



## Property Description

Commercial lease in the sought-after historic district in Billerica, offering a spacious and flexible layout ideal with many possible uses. This rear-positioned unit provides added privacy and reduced street noise while still benefiting from strong neighborhood visibility, easy access, and foot traffic from nearby shops and restaurants.

This location provides convenient community, commuter, and local access with foot traffic and a lively local scene. It features direct access to on-site parking for convenient customer access, making it ideal for personal services, boutique retail, salon, studio, or professional use within an established and desirable community. Call for a showing.

## Property Highlights

- Private, rear-facing location directly on the parking lot for easy customer access and convenience
- Strong commercial setting on Boston Road within a well-established historic neighborhood
- Consistent daily traffic with strong local visibility and steady community presence
- Convenient on-site parking steps from the entrance
- Single-level, open layout offering flexible configuration options for a variety of business uses
- Well-maintained building with a clean, professional appearance
- Flexible lease terms available for qualified tenants
- Easy access to major highways and regional routes for broader accessibility
- Excellent signage opportunities along Boston Road for added exposure

## Offering Summary

Lease Rate:	\$2,150/mo (NNN)
Available SF:	1,100 SF

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# 420 Boston Road

Billerica, MA 01821

FOR LEASE

Additional Photos



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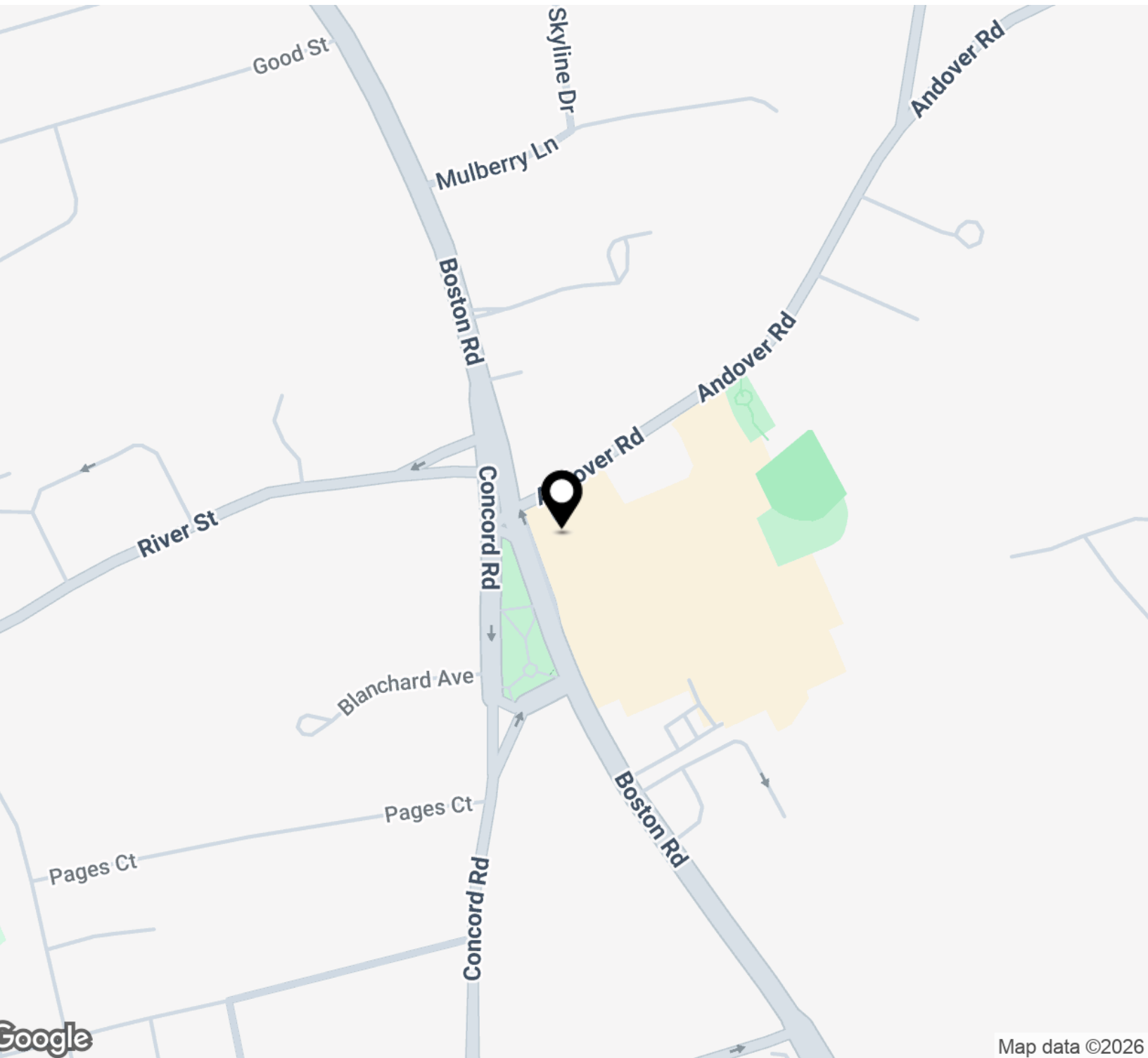
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Location Map



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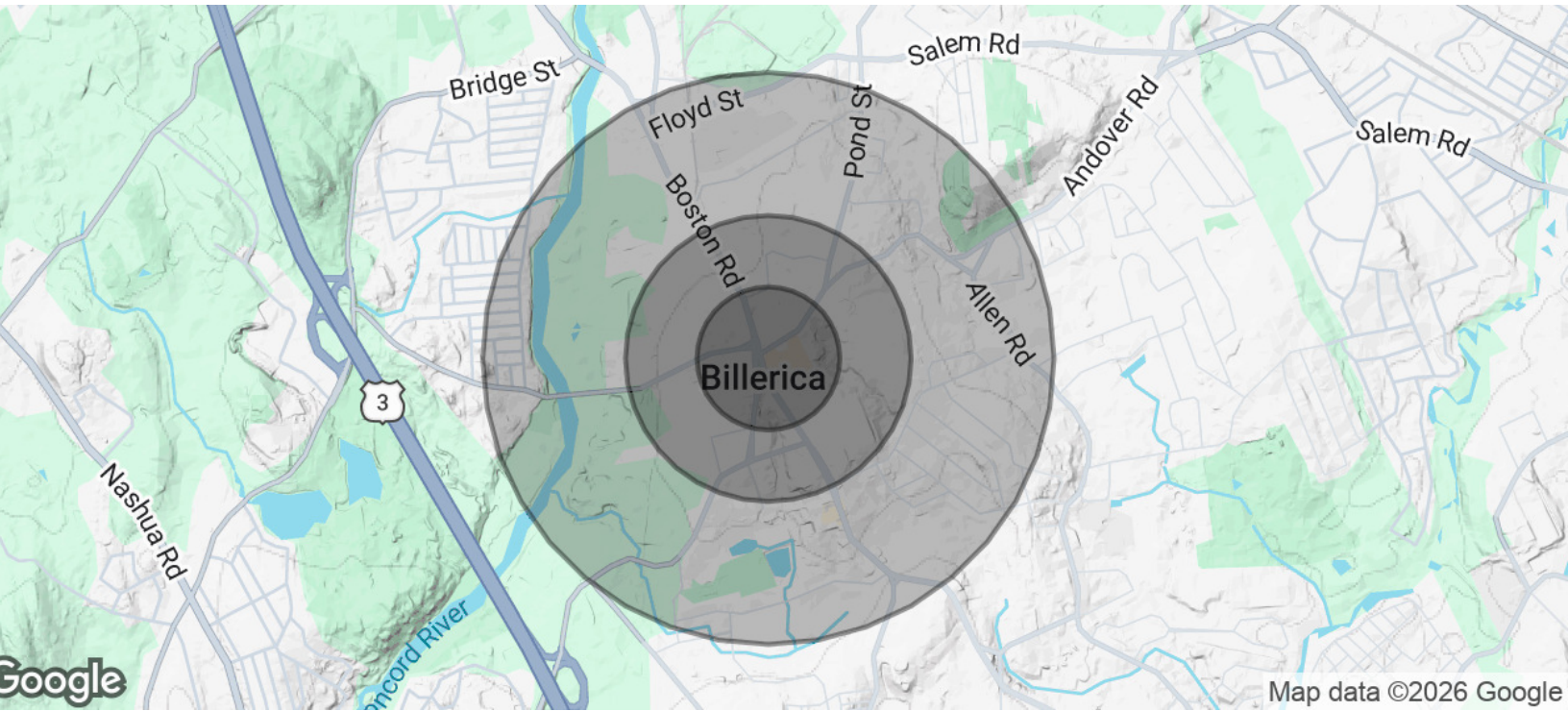
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	345	1,497	6,623
Average Age	40.5	40	41.2
Average Age (Male)	40.5	39.5	39.6
Average Age (Female)	40.9	41.3	43.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	128	580	2,724
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$176,548	\$163,524	\$151,372
Average House Value	\$623,938	\$588,130	\$543,703

2023 American Community Survey (ACS)

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