



434 LITTLETON RD

WESTFORD, MA

FOR SALE | 8,281 SF OFFICE/RETAIL SPACE ON 1.86 AC

- Multi Tenant Property
- Owner/User or Investment Opportunity
- Existing in place Income

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

8,281 SF of Retail/ Office Space on 1.86 AC

PROPERTY HIGHLIGHTS

- Multi Tenant Property
- Owner/User or Investment Opportunity
- Existing in place Income
- 1,500 SF Unit Available

PROPERTY SPECIFICATIONS

Building Size:	8,281 SF
Lot Size:	1.86 AC
Stories:	2
Construction:	Wood Frame
Sale Price:	\$1,950,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,167	21,124	103,870
Total Population	19,252	56,433	283,697
Average HH Income	\$189,479	\$196,652	\$172,465

TRAFFIC VOLUME

- I 495: 122,924
- Great Road: 12,984
- Littleton Rd: 11,371
- King St: 10,180









NEW HAMPSHIRE
MASSACHUSETTS

HIGHWAY
PROXIMITY

 0.7 MILES
 ADJACENT
 4.8 MILES

BOSTON, MA
40 MILES | 44 MINS
NASHUA, NH
26 MILES | 29 MINS



SUBJECT
PROPERTY

434 LITTLETON RD

WESTFORD, MA

FOR SALE | 8,281 SF OFFICE/RETAIL SPACE ON 1.86 AC

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