

## Cornerstone Square

*At I-495, Boston Rd. and Littleton Rd. (Rt. 110)*

*Westford, MA*

*3,100 SF & 2,360 SF Available*



### Highlights

- I-495 Exit 83 - Excellent Frontage and Visibility
- GLA: 238,410 SF on 31 Acres
- Traffic: Littleton Rd. - 24,272 ADT  
Boston Rd. - 41,293 ADT  
I-495 - 137,378 ADT
- Average Household Income - \$175,000 +
- Anchors: Market Basket, Marshall's, Home Goods, Panera Bread & Ewiva Trattoria
- Westford at I-495: Major Regional Market for Shopping, Dining, Hospitality, Corporate HQ, Small Business, Education, Innovation



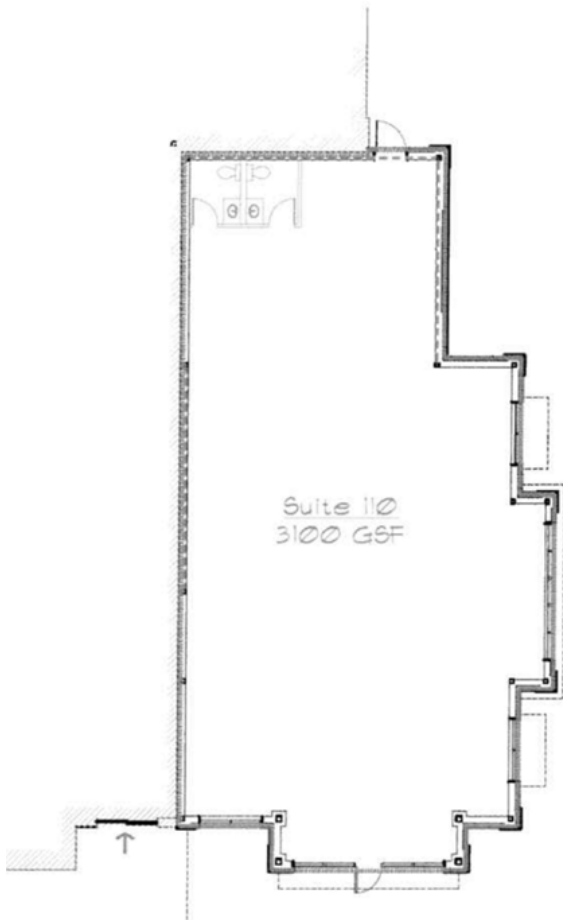
For Lease

## Cornerstone Square

Boston Rd., Littleton Rd. (Rt. 110) | Westford, MA

### 6 Cornerstone Square

- ⇒ Suite 110
- ⇒ Former Xfinity Retail Store
- ⇒ 3,100 SF Retail/Office Space
- ⇒ Next to Market Basket
- ⇒ Endcap





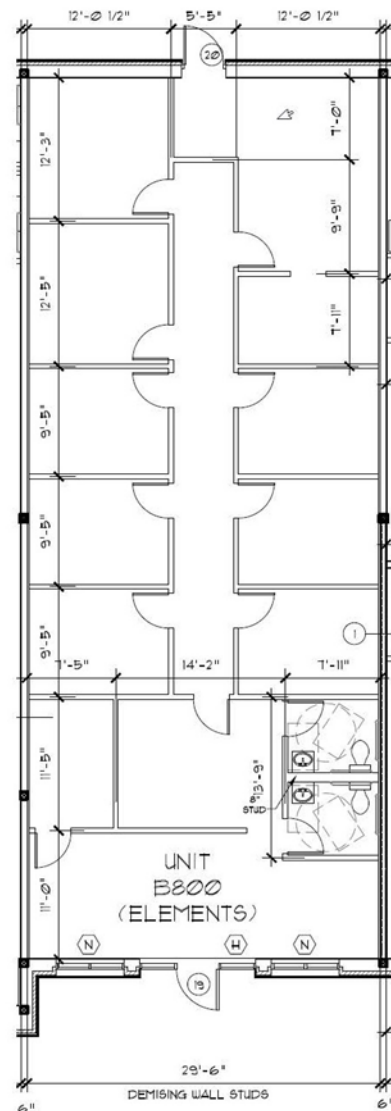
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## 9 Cornerstone Square

- ⇒ Suite B800
- ⇒ Former Elements Massage
- ⇒ 2,360 SF Retail/Office Space
- ⇒ Next to Great Clips





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## Site Plan



## Tenants

- |                                 |                           |                           |
|---------------------------------|---------------------------|---------------------------|
| Marshalls                       | Dalla Nail & Spa          | Evviva Cucina             |
| Home Goods                      | Great Clips               | La Bella Hair Studio      |
| Riverbend & Company             | <b>2,360 SF AVAILABLE</b> | Eye Level Learning Center |
| Zagg Electronics                | Premier Cleaners          | Family Eye Care Center    |
| Westford Veterinary Specialists | Coldwell Banker           | Burton's Grill            |
| Petco                           | European Wax              | Panera Bread              |
| Westford Veterinary Emergency   | UPS                       | Verizon Wireless          |
| Oki Poke                        | Pure Barre                | <b>3,100 SF AVAILABLE</b> |
| Godly Smoothies                 | Acupuncture Atelier       | Market Basket             |
| Five Guys                       | Westford Wine & Spirits   | Eastern Bank              |



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## Retail Market



2024 Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	1,504	24,110	69,842	376,688
Estimated Households	536	8,768	25,811	139,373
Estimated Daytime Employment	46,815	14,666	28,166	179,415
Estimated Average Household Income	\$179,261	\$175,089	\$170,276	\$136,663

## Contact Us



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