

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 & Evviva Trattoria
- Westford at I-495: Major Regional Market for Shopping, Dining, Hospitality, Corporate HQ, Small Business, Education, Innovation



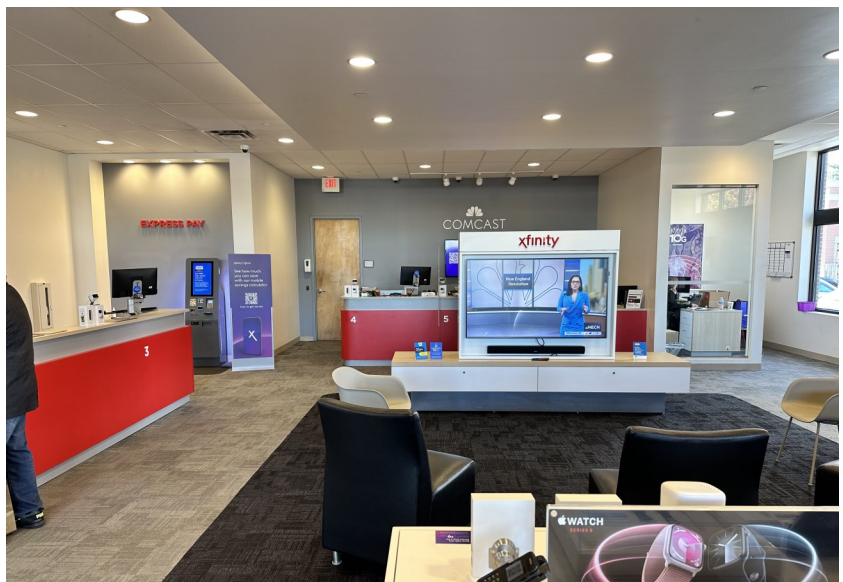
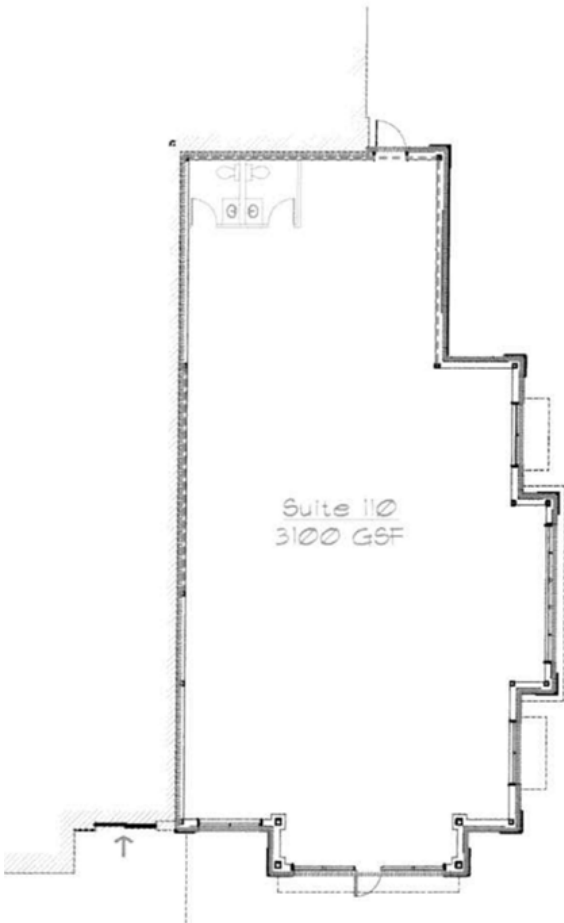
For Lease

Cornerstone Square

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6 Cornerstone Square

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





For Lease

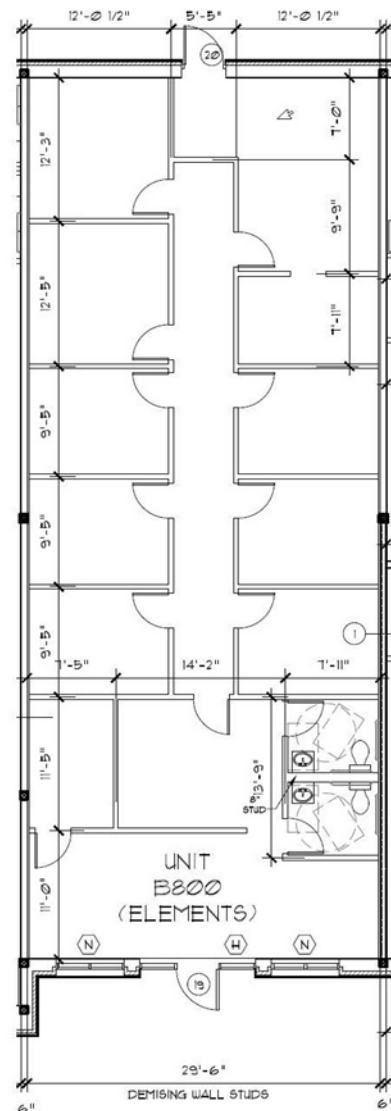
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9 Cornerstone Square

- ⇒ 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 | 2,360 SF AVAILABLE | 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 | 3,100 SF AVAILABLE |
| 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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