

O'Connor Hardware Plaza

446 Boston Rd. (Rt. 3A), Billerica, MA 01821

FULLY LEASED



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PROPERTY HIGHLIGHTS

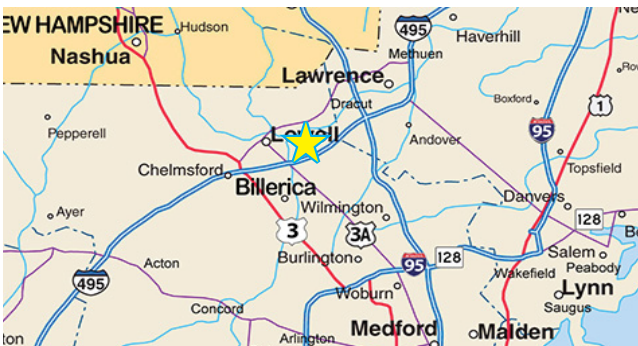
83,222 square foot shopping center with signalized main entrance on busy Boston Road and rear access on Andover Road

Anchored by O'Connor Hardware, the dominant home improvement retailer within a 5 mile radius

Located in the heart of Billerica Center along the heavily-traveled Route 3A retail corridor

Densely populated area: 44,444 persons with average household income of \$165,822 within 3 miles

New multi-tenant pylons



2025 Demographics	1 Mile	3 Mile	5 Mile
POPULATION	6,372	44,444	120,806
DAYTIME POPULATION	2,801	28,684	87,051
NUMBER OF HH	2,679	16,381	44,676
AVERAGE HH INCOME	\$161,595	\$165,822	\$173,937

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