

# O'Connor Hardware Plaza

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

## FOR LEASE

934 SF; 4,800 SF; 6,520 SF Restaurant



**CONTACT:** Rob Grady  
Vice President of Retail Brokerage  
RGrady@KeyPointPartners.com  
781.418.6267

Magnolia Neu  
Retail Brokerage Associate  
MNeu@KeyPointPartners.com  
781.418.6272

**KEYPOINT**  
PARTNERS  
f in X KeyPointPartners.com

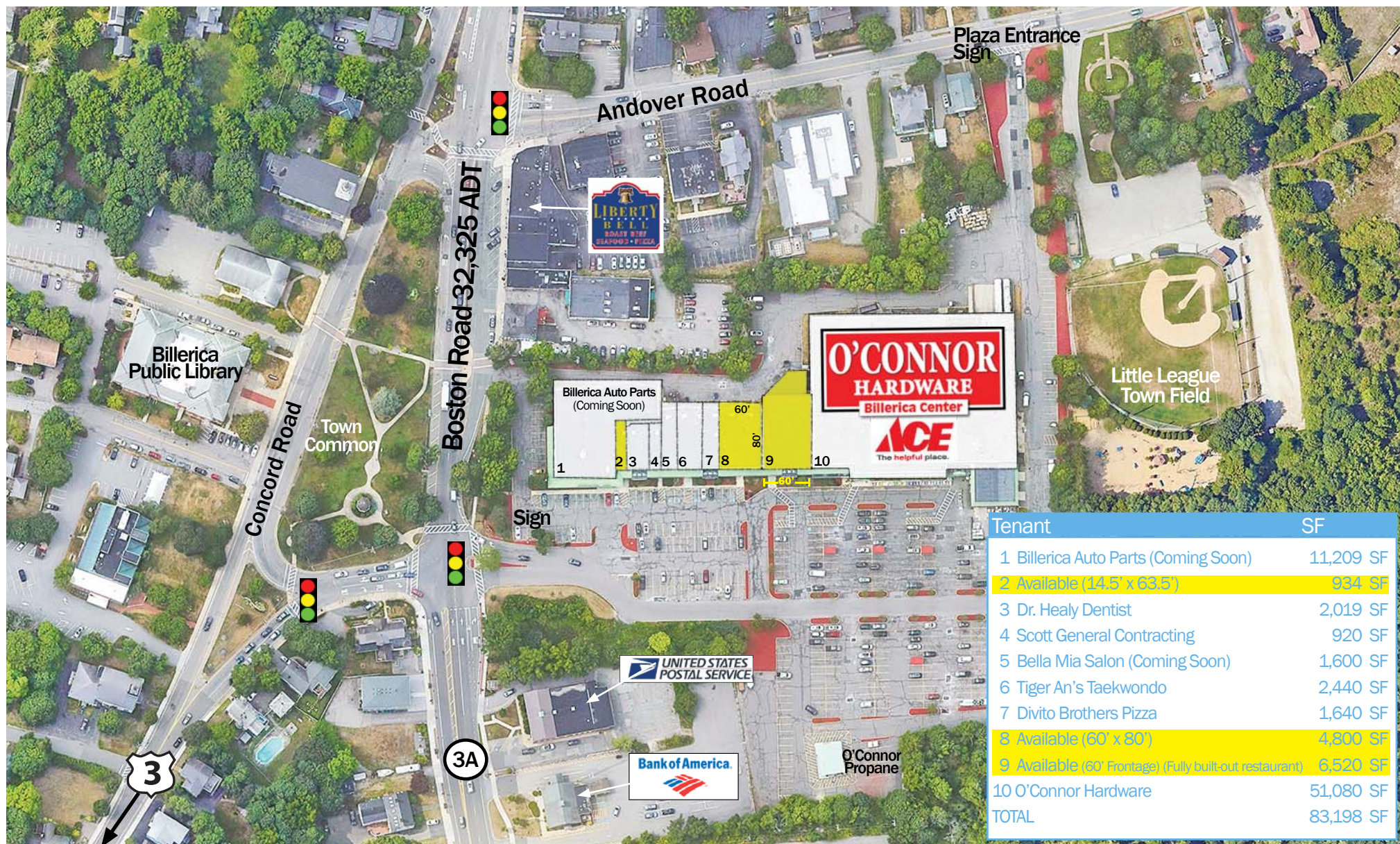


# O'Connor Hardware Plaza

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

## FOR LEASE

934 SF; 4,800 SF; 6,520 SF Restaurant



**CONTACT:** Rob Grady  
Vice President of Retail Brokerage  
RGrady@KeyPointPartners.com  
781.418.6267

Magnolia Neu  
Retail Brokerage Associate  
MNeu@KeyPointPartners.com  
781.418.6272

**KEYPOINT**  
PARTNERS

[f](#) [in](#) [X](#) KeyPointPartners.com



# O'Connor Hardware Plaza

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

## FOR LEASE

934 SF; 4,800 SF; 6,520 SF Restaurant

**446**  
**O'Connor Hardware Plaza**

O'Connor Ace Hardware	
Billerica Auto Parts (Coming Soon)	
	Dr. Healy Dentist
Tiger An's Taekwando	Bella Mia Salon
R. Scott Contracting	Divito Bros. Pizza

Proposed Boston Road Pylon



**446**  
**O'Connor Hardware Plaza**

O'Connor Ace Hardware	
Billerica Auto Parts (Coming Soon)	
	Dr. Healy Dentist
Tiger An's Taekwando	Bella Mia Salon
Divito Bros. Pizza	R. Scott Contracting

Proposed Andover Road Pylon



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

**CONTACT:** Rob Grady  
Vice President of Retail Brokerage  
RGrady@KeyPointPartners.com  
781.418.6267

Magnolia Neu  
Retail Brokerage Associate  
MNeu@KeyPointPartners.com  
781.418.6272

**KEYPOINT**  
PARTNERS  
KeyPointPartners.com



# O'Connor Hardware Plaza

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

# FOR LEASE

934 SF; 4,800 SF; 6,520 SF Restaurant

## PROPERTY HIGHLIGHTS

83,162 square foot shopping center with signalized main entrance 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: 45,395 persons with average household income of \$170,758 within 3 miles

6,520 fully built out restaurant available

New multi-tenant pylons pending



2024 Demographics	1 Mile	3 Mile	5 Mile
POPULATION	6,313	45,395	122,839
DAYTIME POPULATION	2,960	29,269	89,444
NUMBER OF HH	2,635	16,240	44,917
AVERAGE HH INCOME	\$156,018	\$170,758	\$179,224

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.



**CONTACT:** Rob Grady  
Vice President of Retail Brokerage  
RGrady@KeyPointPartners.com  
781.418.6267

Magnolia Neu  
Retail Brokerage Associate  
MNeu@KeyPointPartners.com  
781.418.6272

**O'Connor Hardware Plaza**

**O'CONNOR HARDWARE**  
Billerica Center

**ACE**  
The helpful place.

**Tiger An's Taekwondo**

**DiVito Brother's Italian Pizzeria**

**Bella Mia**  
Hair Salon

**Billerica Auto Parts (Coming Soon)**

**Robert A. Scott General Contracting**

**Matthew Healy DMD**

**Shops at Billerica**

**BIG LOTS!**

**Burlington**

**SHOE DEPT. ENCORE**

**GEORGIO'S LIQUORS**

**Great Clips**

**DOLLAR TREE**

Mixed-Use Redevelopment Under Construction