

O'Connor Hardware Plaza

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

FULLY LEASED



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Tenant	SF
1 Billerica Auto Parts	11,209 SF
2 Mimi's Banh Mi (Coming Soon)	934 SF
3 Dr. Healy Dentist	2,019 SF
4 Robert A. Scott General Contracting	920 SF
5 Bella Mia Salon	1,600 SF
6 Tiger An's Taekwondo	2,440 SF
7 Divito Brothers Pizza	1,640 SF
8 Champions Indoor Golf	4,800 SF
9 Los Altos Mexican Restaurant	6,580 SF
10 O'Connor Hardware	51,080 SF
TOTAL	83,222 SF

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PROPERTY HIGHLIGHTS

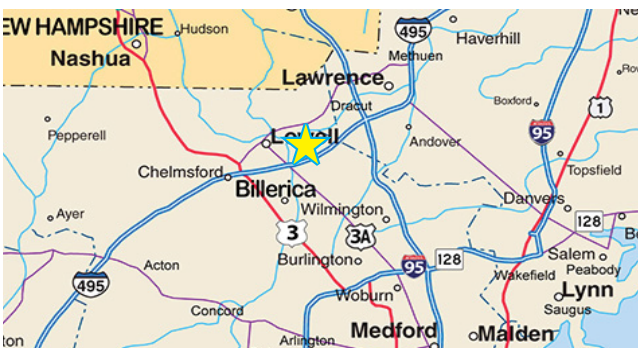
83,222 square foot shopping center with signalized main entrance on busy Boston Road and rear access on Andover Road

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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