

Treble Cove Plaza

199 Boston Road, Billerica, MA 01862

FOR LEASE

2,988 SF; 12,774 SF (Subdividable)



CONTACT: Don Mace
Vice President of Retail Brokerage
DMace@KeyPointPartners.com
781.418.6243

KEYPOINT
PARTNERS
f in X KeyPointPartners.com

Treble Cove Plaza

199 Boston Road, Billerica, MA 01862

FOR LEASE

2,988 SF; 12,774 SF (Subdividable)



Unit 12: 12,774 SF (Subdividable)

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: Don Mace
Vice President of Retail Brokerage
DMace@KeyPointPartners.com
781.418.6243

KEYPOINT
PARTNERS
f in X KeyPointPartners.com

Treble Cove Plaza

199 Boston Road, Billerica, MA 01862

FOR LEASE

2,988 SF; 12,774 SF (Subdividable)

PROPERTY HIGHLIGHTS

121,814 square foot shopping center anchored by Market Basket, The Paper Store, Circle Health, and Lincoln Liquors

Tenancy complemented by strong national and regional tenants: Starbucks, Chipotle, SuperCuts, AT&T, Frangos Chicken Fingers (coming soon), and others

Attractive three-mile ring: \$150,780 average household income, 43,380 population

Easy access via signalized main entrance

Prominent pylon signage available

Parking lot consists of 475 spaces

12,774 SF available - subdividable

2,988 SF inline available

2025 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	5,114	43,380	178,014
NUMBER OF HH	1,918	16,351	66,116
AVERAGE HH INCOME	\$136,349	\$150,780	\$138,523
DAYTIME POPULATION	3,576	35,524	96,821



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: Don Mace
Vice President of Retail Brokerage
DMace@KeyPointPartners.com
781.418.6243

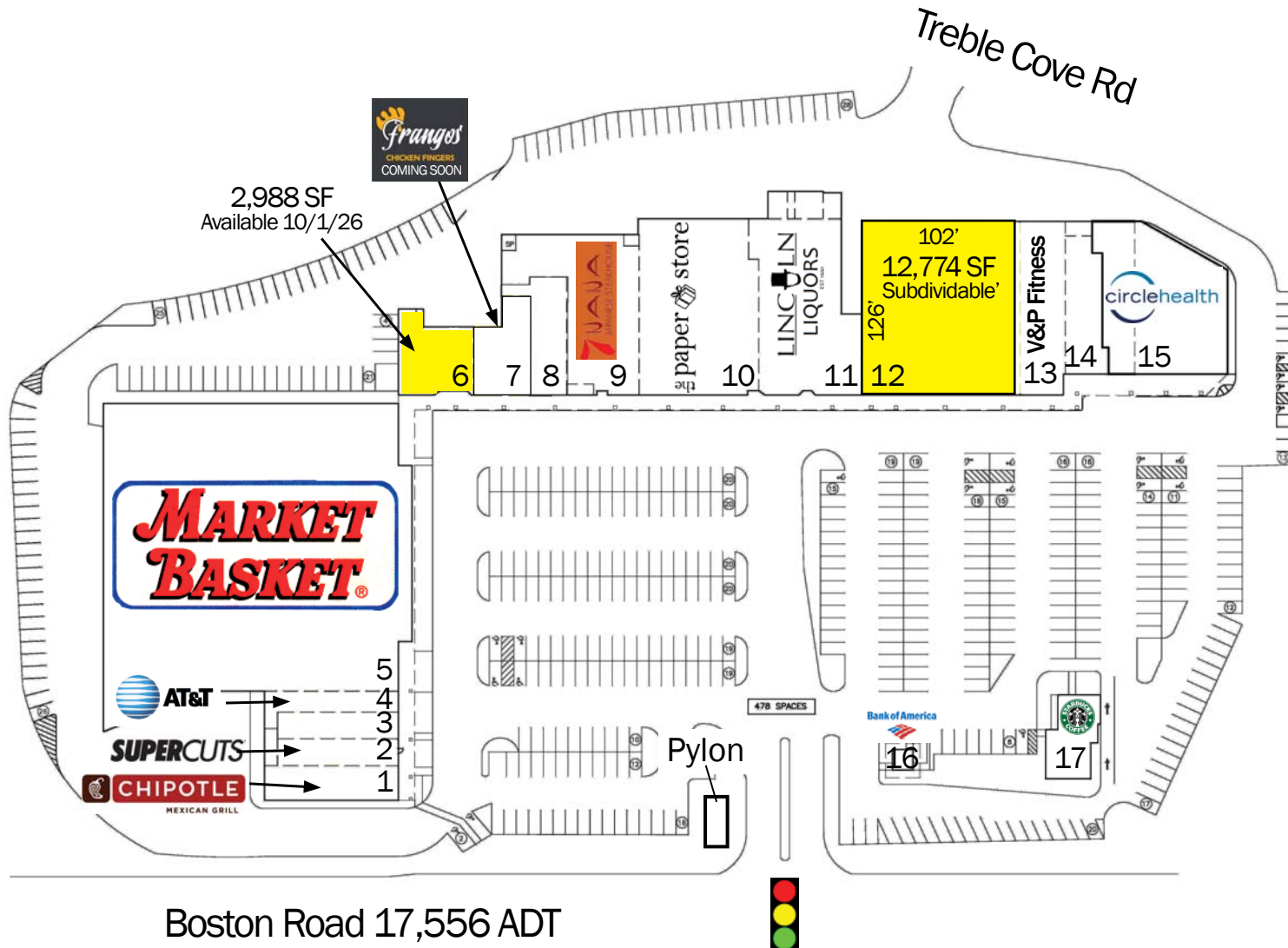
KEYPOINT
PARTNERS
KeyPointPartners.com

Treble Cove Plaza

199 Boston Road, Billerica, MA 01862

FOR LEASE

2,988 SF; 12,774 SF (Subdividable)



Tenant	SF
1 Chipotle	2,632 SF
2 SuperCuts	1,736 SF
3 Golden Nails	1,736 SF
4 AT&T	1,613 SF
5 Market Basket	46,910 SF
6 Available 10/1/26	2,988 SF
7 Frangos Chicken Fingers	2,400 SF
8 Bay State Physical Therapy	2,500 SF
9 Nana 7 Japanese Rest.	7,683 SF
10 The Paper Store	10,986 SF
11 Lincoln Liquors	8,957 SF
12 Available (102'x126')	12,774 SF
13 V&P Fitness (Coming Soon)	4,000 SF
14 Pioneer Dental	2,788 SF
15 Circle Health	9,200 SF
16 Bank of America	500 SF
17 Starbucks	1,600 SF



CONTACT: Don Mace
Vice President of Retail Brokerage
DMace@KeyPointPartners.com
781.418.6243