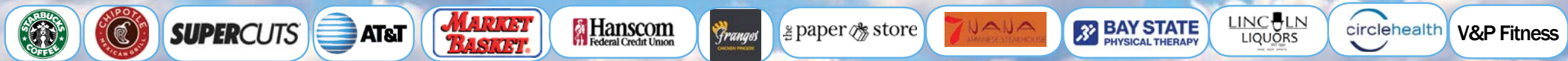


# Treble Cove Plaza

199 Boston Road, Billerica, MA 01862

# FOR LEASE

12,774 SF



**CONTACT:** Don Mace  
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781.418.6243

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



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**Unit 12: 12,774 SF**

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## 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

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



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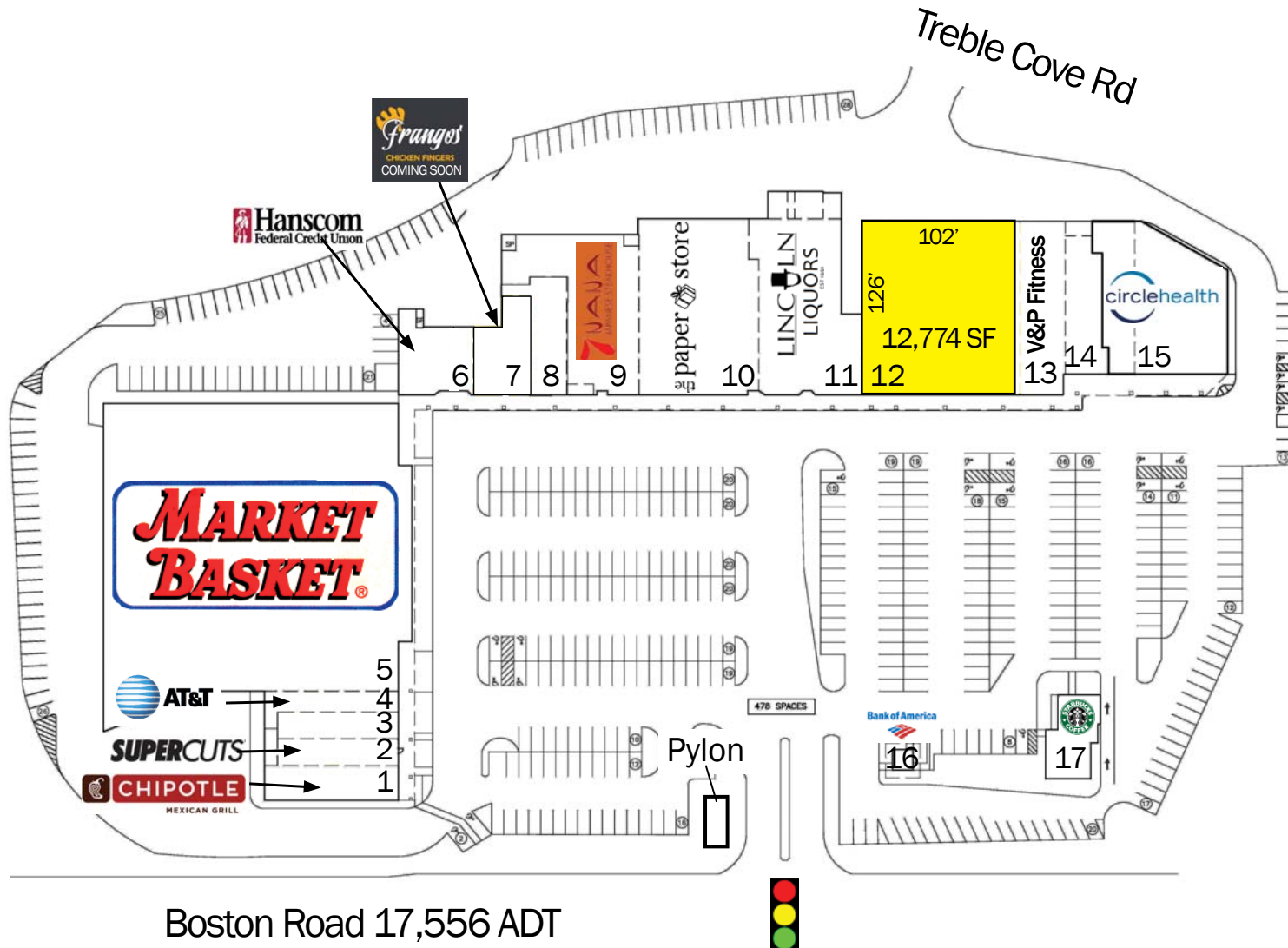


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## FOR LEASE

12,774 SF



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 Hanscom Federal Credit Union	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



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