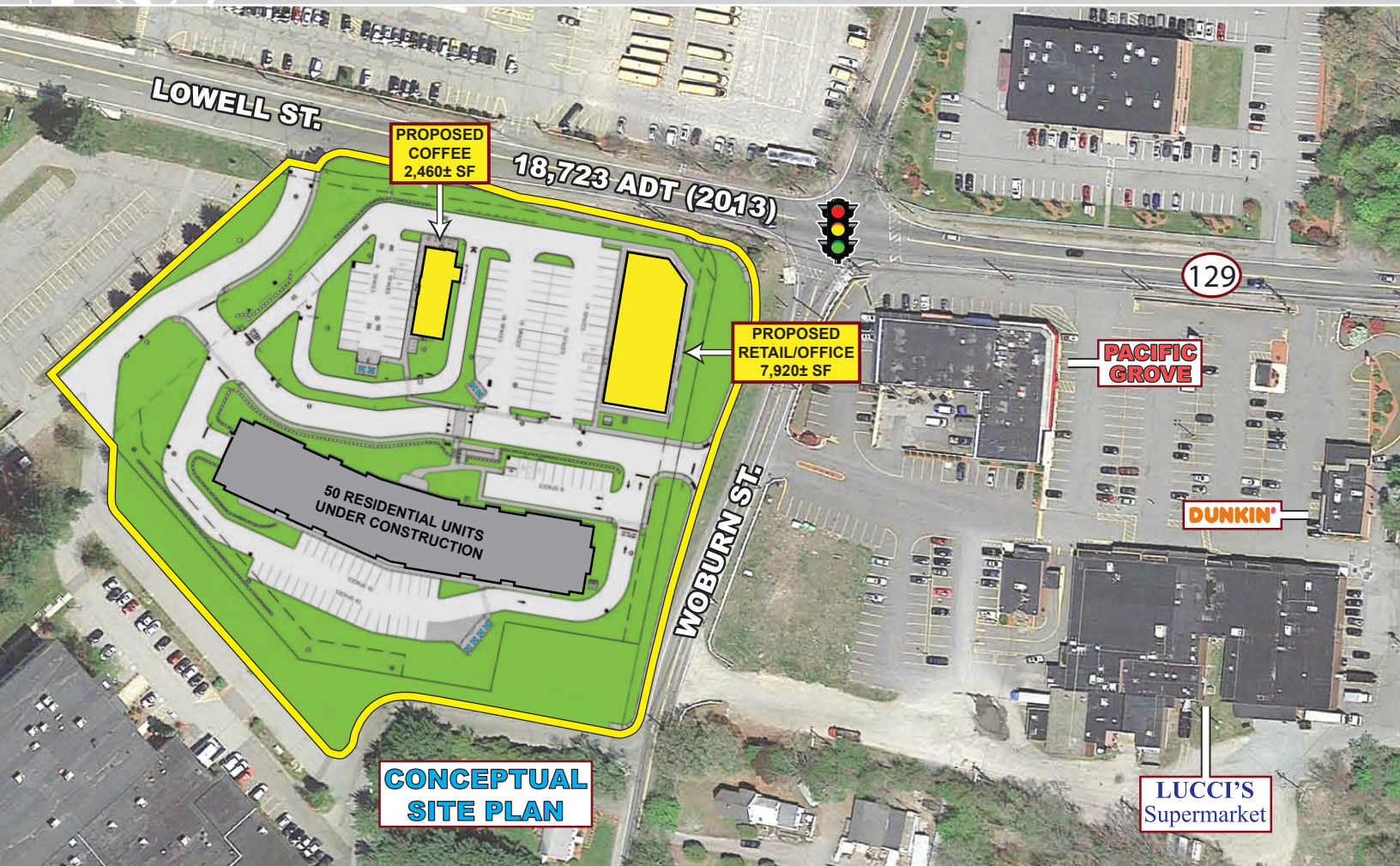


DEVELOPMENT OPPORTUNITY

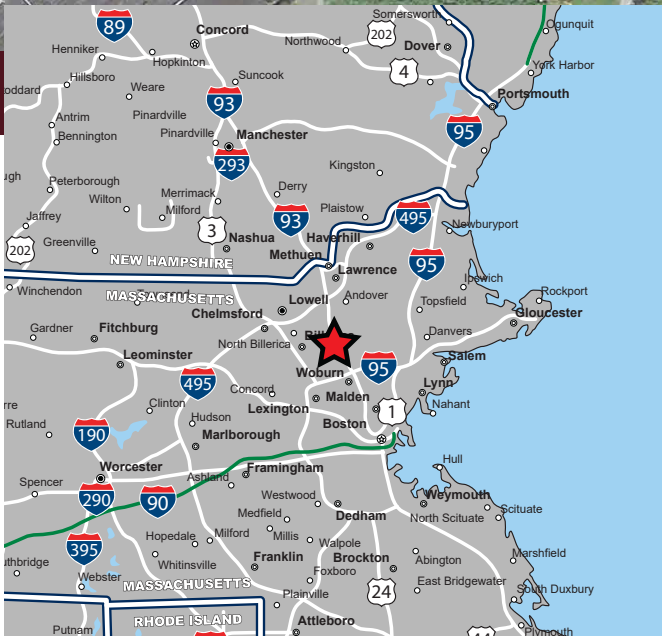
203 Lowell Street, Wilmington, Massachusetts



DEVELOPMENT OPPORTUNITY AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » Pad Opportunity with Drive-Thru Available
- » 2,000 SF Up To 7,920 SF Office / Retail Space Available
- » Conveniently Located at Exit 31 off I-93
- » Multiple Uses Allowed
- » Excellent Visibility & Access
- » Local Area Retailers Include Market Basket, Savers, TJ Maxx, Dollar Tree, Advance Auto and more

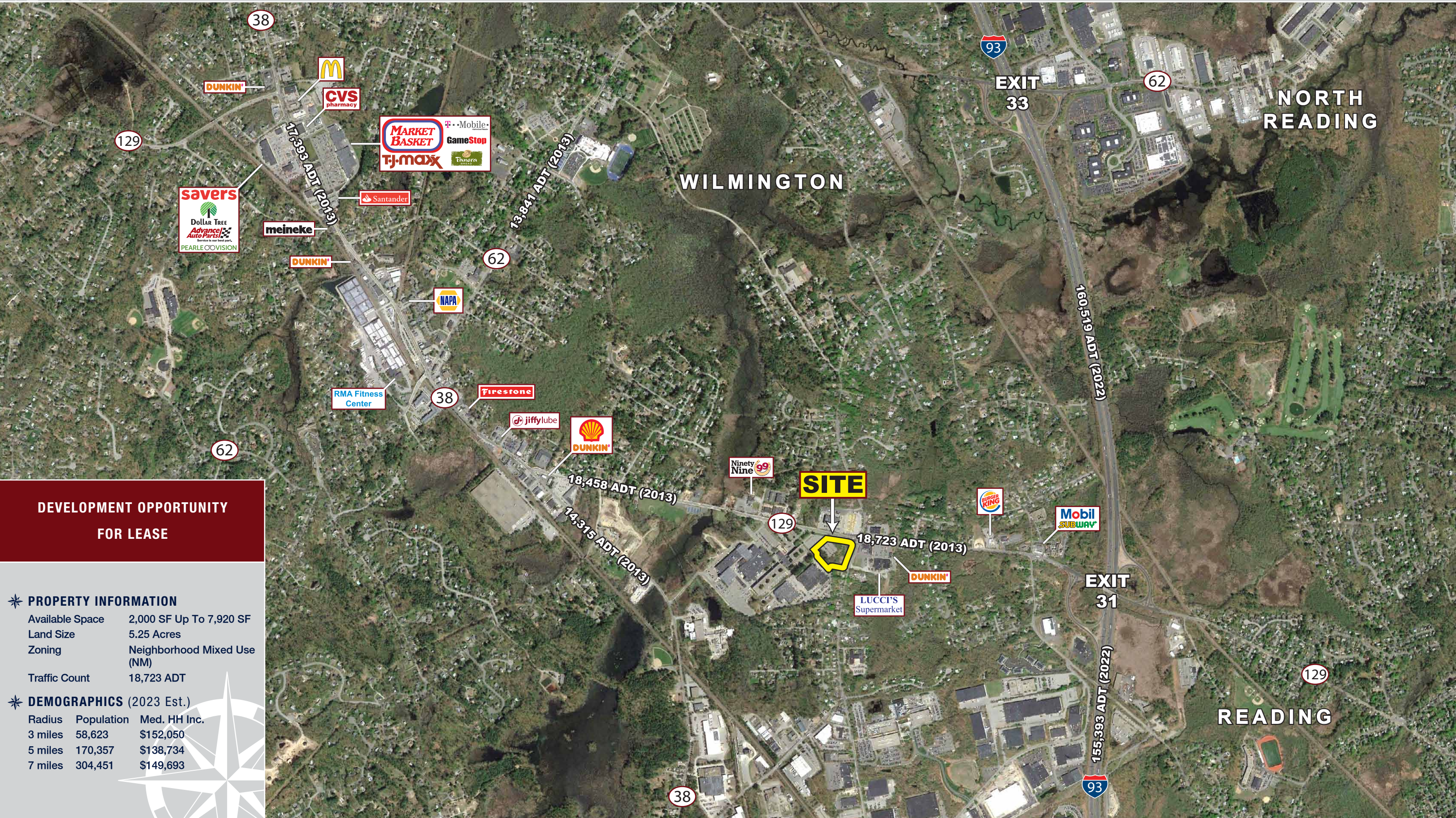


DEVELOPMENT OPPORTUNITY

203 Lowell Street, Wilmington Massachusetts



EASTERN
RETAIL PROPERTIES



DEVELOPMENT OPPORTUNITY FOR LEASE

✦ **PROPERTY INFORMATION**

Available Space	2,000 SF Up To 7,920 SF
Land Size	5.25 Acres
Zoning	Neighborhood Mixed Use (NM)
Traffic Count	18,723 ADT

✦ **DEMOGRAPHICS (2023 Est.)**

Radius	Population	Med. HH Inc.
3 miles	58,623	\$152,050
5 miles	170,357	\$138,734
7 miles	304,451	\$149,693

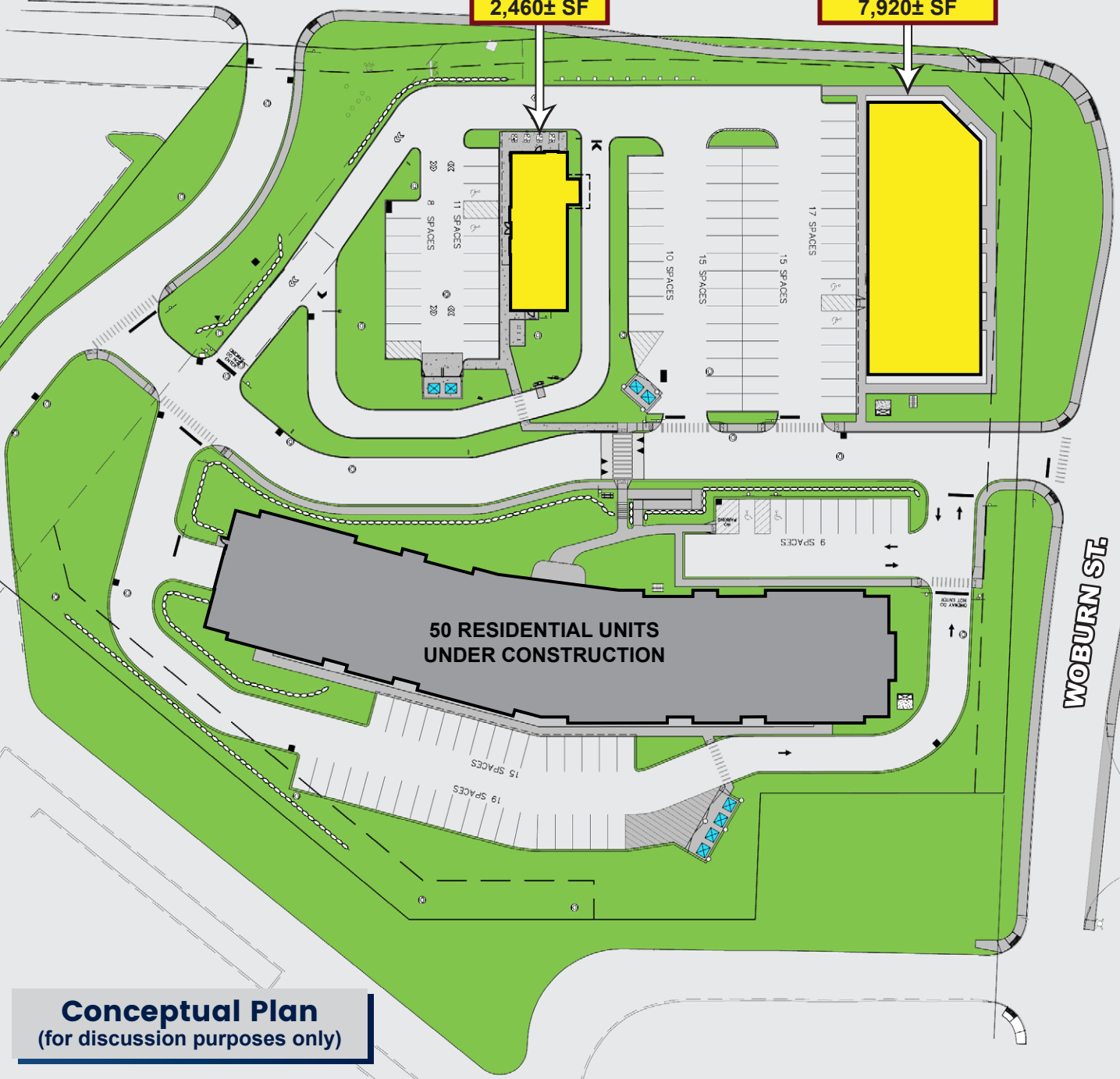


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LOWELL ST.
18,723 ADT (2013)

PROPOSED
COFFEE
2,460± SF

PROPOSED
RETAIL/OFFICE
7,920± SF



Conceptual Plan
(for discussion purposes only)

Development Opportunity - 203 Lowell Street, Wilmington, Massachusetts



EASTERN
RETAIL PROPERTIES

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