

# Chelmsford Plaza

101-131 Drum Hill Road, Chelmsford, MA 01863

**Space for Lease**



## DESCRIPTION

- 1,500 SF Available
- Located off Exit 32 (Drum Hill rotary) on Rte. 3 in Chelmsford
- The Drum Hill Rotary is at the entrance to the Drum Hill shopping district with an average of 34,000 vehicles per day
- Nearby retailers include Walmart, Hannaford, Panera Bread, Dunkin' Donuts, and Chipotle
- Over 299,000 annual visitors\*

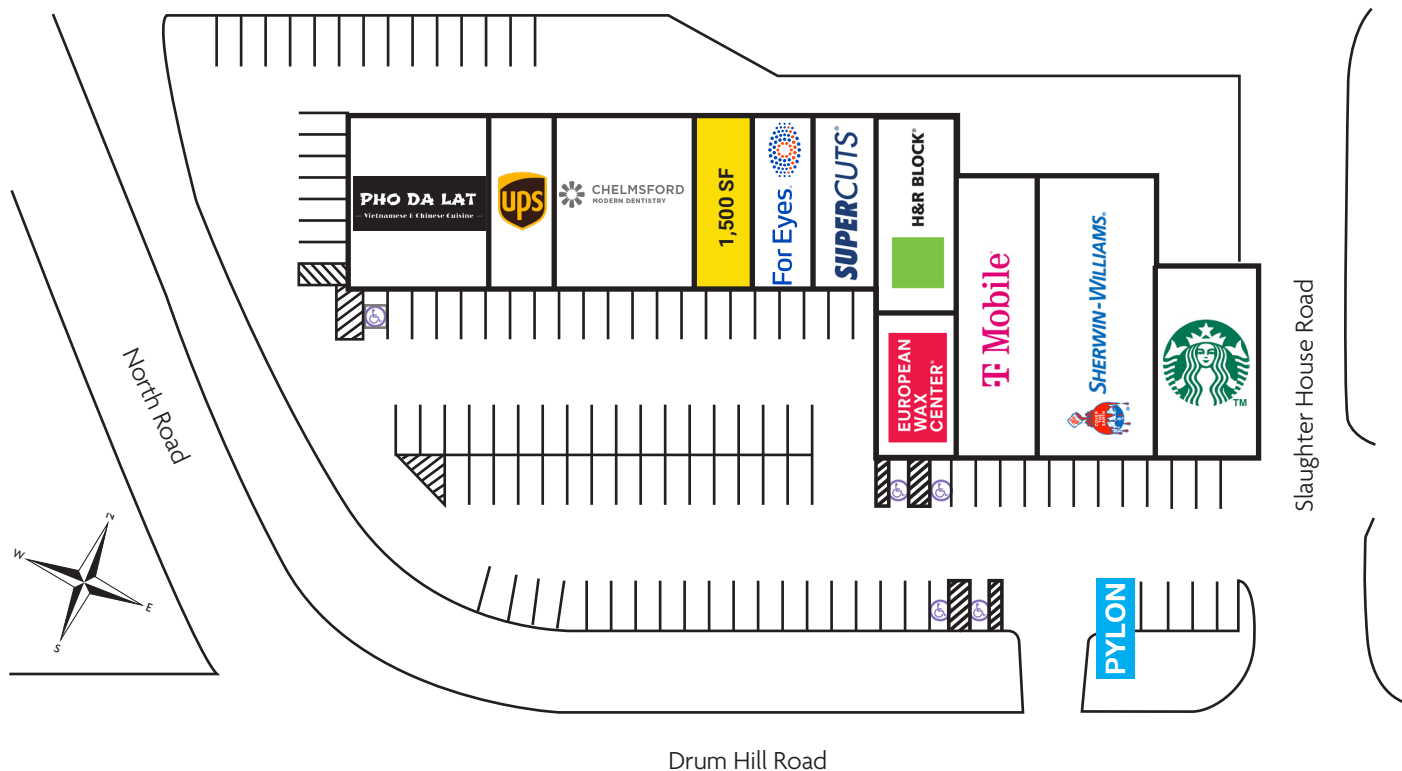
\*Source: Placer.ai



## FOR MORE INFORMATION

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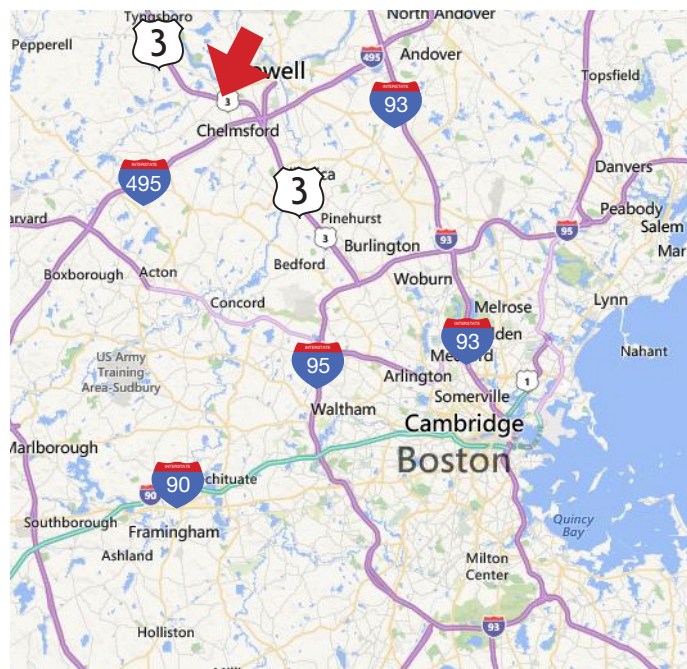
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## SITE DATA

<b>Space Available:</b>	1,500 SF Available
<b>Key Tenants:</b>	Starbucks, Sprint, Supercuts and H&R Block
<b>Avg. Daily Traffic:</b>	34,000 vehicles per day (Drum Hill Road)
<b>Parking:</b>	98 spaces (4.0/1,000 SF)

## DEMOGRAPHICS

Radius	Residential Population	Average HH Income	Daytime Population
2 mile	45,225	\$125,128	16,633
3 mile	95,293	\$112,911	39,625



## FOR MORE INFORMATION

**Evan Eisenhardt**

Senior Vice President - Leasing

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