



# Chelmsford Town Center

16-18 BOSTON RD, CHELMSFORD MA

**1,758 SF**

QUICK SERVICE RESTAURANT FOR LEASE



# Property Highlights

STRATEGICALLY LOCATED  
AT THE INTERSECTION OF  
THE 4 MAJOR ROADS IN  
CHELMSFORD

JUST 1 MILE FROM I-495



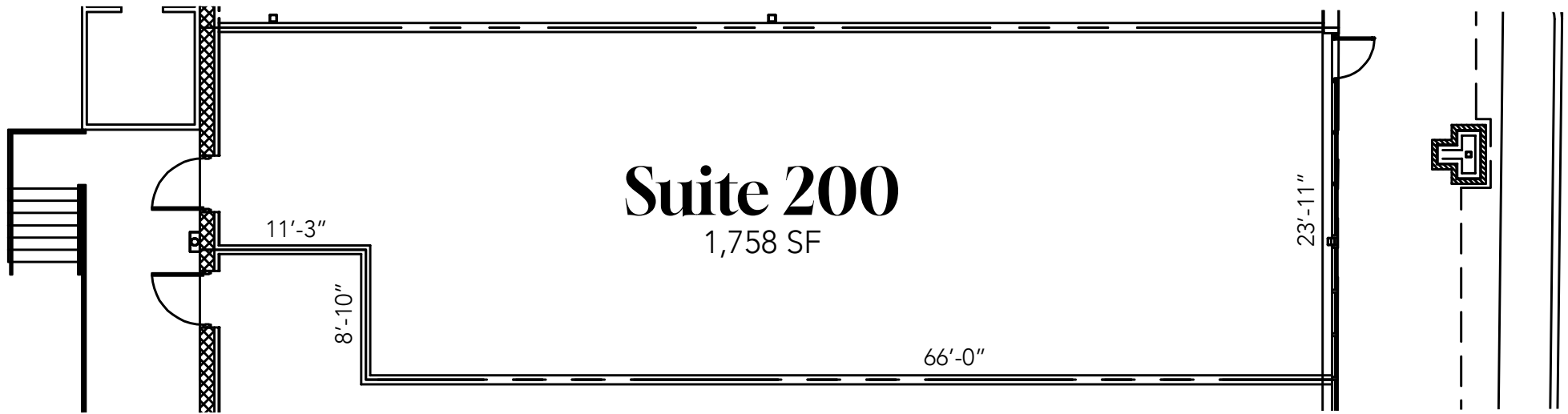
# Key Co-Tenants



# Lease Plan



# Floor Plans





# Market Aerial



# Demographics

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**45 MINUTES**  
AVERAGE DRIVE TIME  
TO BOSTON



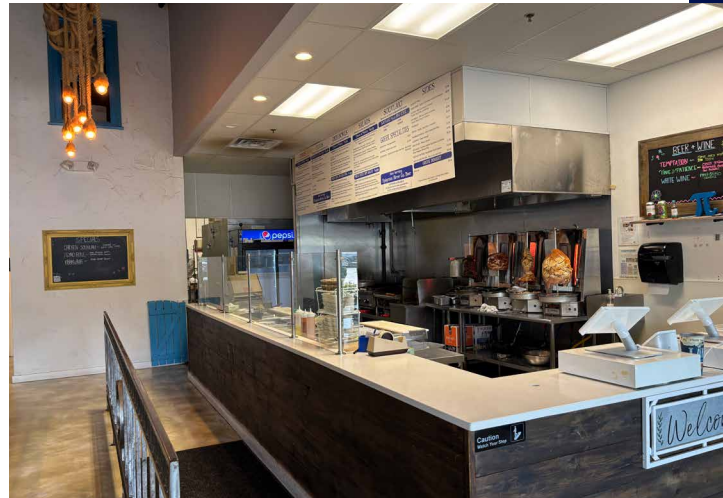
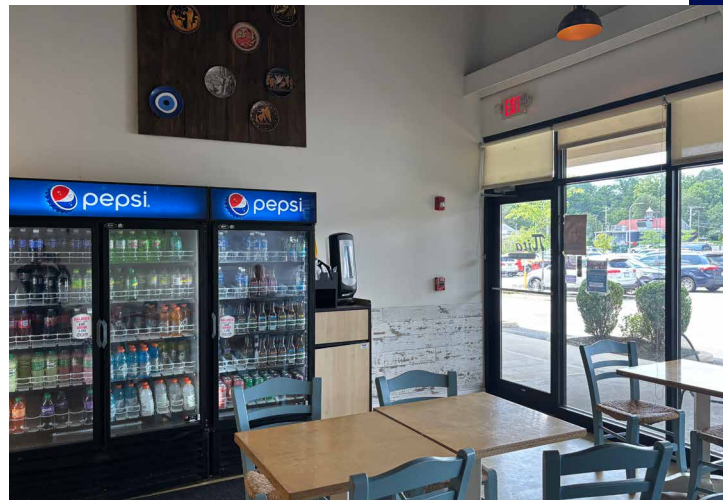
**\$705,000**  
MEDIAN  
HOME VALUE



**\$140,000**  
MEDIAN  
HOUSEHOLD INCOME



**184K PEOPLE**  
WITHIN  
5 MILES



# Property Description

Boston Realty Advisors is pleased to present a 1,758 square foot retail opportunity at Chelmsford Town Center, a high-traffic shopping center ideally positioned at the intersection of Summer Street and Boston Road (Route 4, directly off I-495) in Chelmsford, Massachusetts.

This in-line space was formerly occupied by PITA, a popular fast-casual Greek restaurant, and remains fully built out for Quick Service Restaurant (QSR) use. The space includes a vented kitchen, dining area, "two" ADA compliant restrooms, and existing infrastructure to support immediate occupancy for a food & beverage operator.

With customer traffic anchored by Choice Fitness and CVS next door, as well as a dense concentration of service uses, and some of the areas most popular sit down and quick serve restaurants onsite, Chelmsford Town Center offers a rare opportunity to join the daily routines of customers in the trade area.



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