



279 BOSTON ROAD

BILLERICA, MA

32,000 SF | MIXED USE MULTIFAMILY FOR SALE

NICK AWADA
DAVID BERMAN
CHRIS MICHNIEWICZ
JAMES STUBBLEBINE
DAVID STUBBLEBINE

857.362.9609
413.636.9055
774.994.1698
617.592.3388
617.592.3391

nawada@stubblebinecompany.com
dberman@stubblebinecompany.com
chris@stubblebinecompany.com
james@stubblebinecompany.com
david@stubblebinecompany.com



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



LOCATION HIGHLIGHTS

- 1.5 Miles to Route 3
- 4.5 Miles to I-495
- 7.5 Miles to I-93

OFFERING SUMMARY

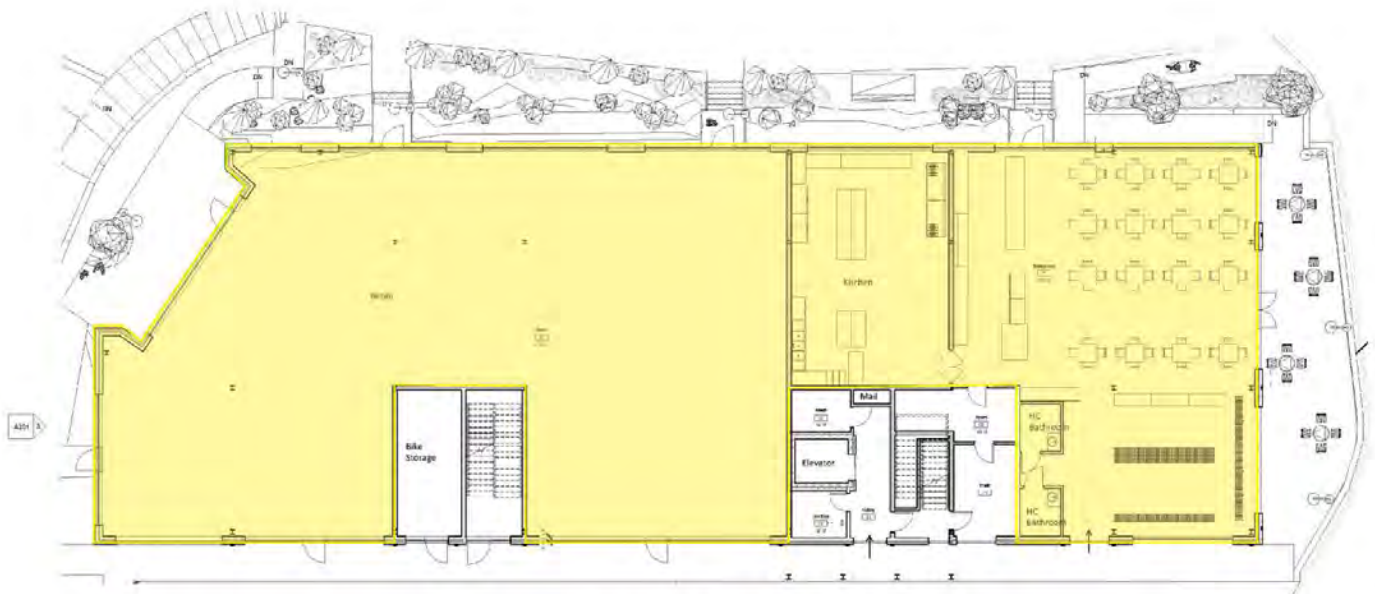
Building Size:	32,000 SF
Stories:	3 Stories
Retail Space:	10,000 SF First Floor
Apartment Units:	20 Total Units on 1st and 2nd Floors
Unit Mix:	Ten (10) One-Bedroom Six (6) Two Bedroom Four (4) Three Bedroom

DEMOGRAPHICS	3 MILES	5 MILES
Total Households	13,488	49,676
Total Population	38,699	137,638
Average HH Income	\$92,401	\$86,789

ADDITIONAL RENDERING



FLOOR PLAN

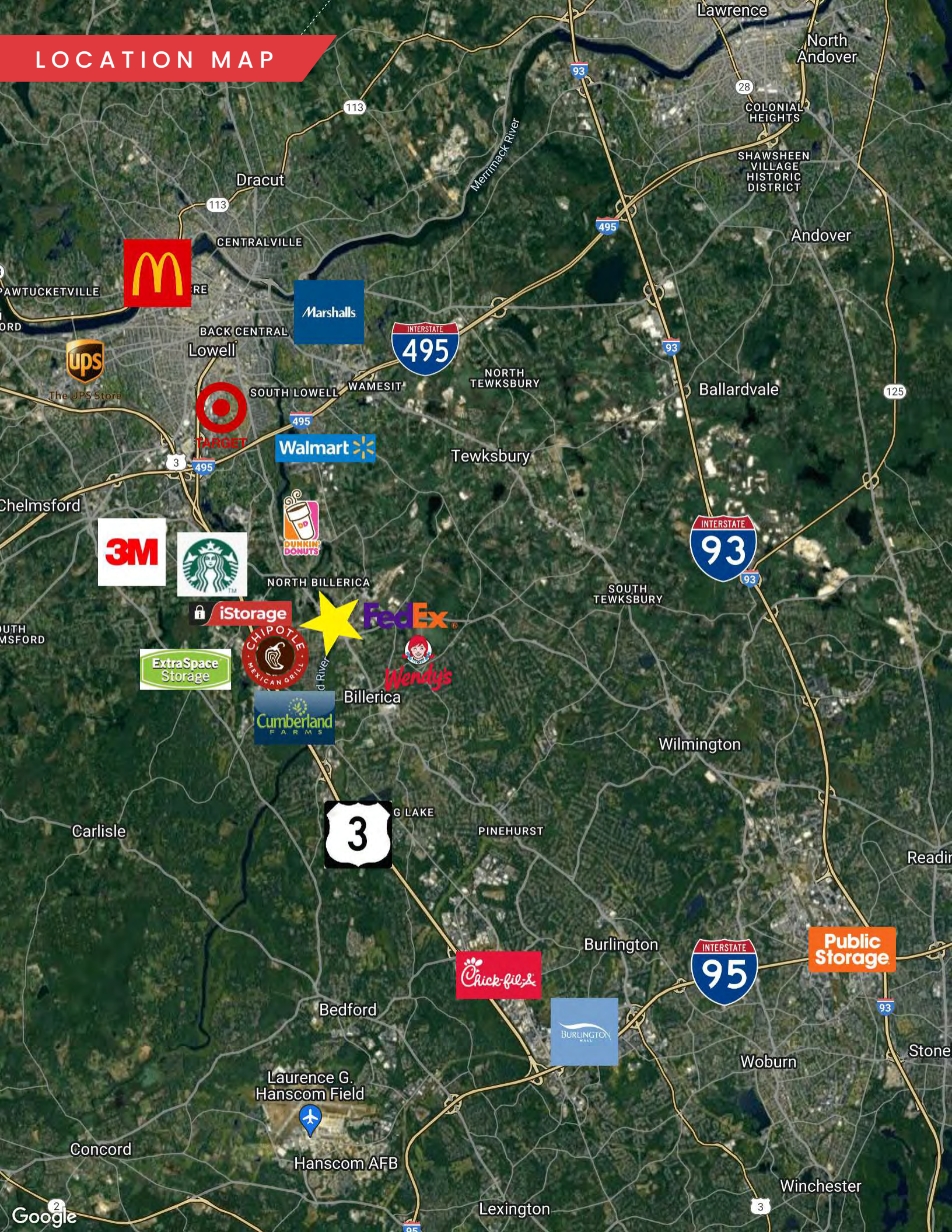


First Floor Retail: 10,000 SF

Level 1
1/8" = 1'-0" A300



LOCATION MAP



279 BOSTON ROAD

BILLERICA, MA

32,000 SF | MIXED USE MULTIFAMILY FOR SALE

NICK AWADA
857.362.9609
nawada@stubblebinecompany.com

DAVID BERMAN
413.636.9055
dberman@stubblebinecompany.com

CHRIS MICHNIEWICZ
774.994.1698
chris@stubblebinecompany.com

JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com

DAVID STUBBLEBINE
617.592.3391
david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



CORFAC INTERNATIONAL