

BROOKSIDE SHOPS

145 GREAT ROAD
ACTON, MA



aries

FOR LEASE
2,032sf - 4,064sf
RETAIL / RESTAURANT



THE PROPERTY

- Trader Joe's Anchored Retail Center
- 75,529sf GLA
- Built in 2002, new parking lot in 2023
- Located on 2A,
- Acton's major retail corridor Tenancy includes Staples, Trader Joe's, Talbots, J. Jill, Chicos, X-Golf, KJ Cafe
- 17,000+ ADT Traffic Count - Great Road

KEY FEATURES

- Multiple end-cap opportunities available
- Ideal for Restaurant and Retail users in underserved immediate market
- Surrounded by affluent suburbs of Acton, Concord, and Carlisle, average HHI \$176,000+ within 5-mile radius
- Signalized intersection, easy access and high visibility from Great Road (Route 2A)
- Limited retail competition in trade area, long term tenancy at center
- Local ownership and property management

CONTACT

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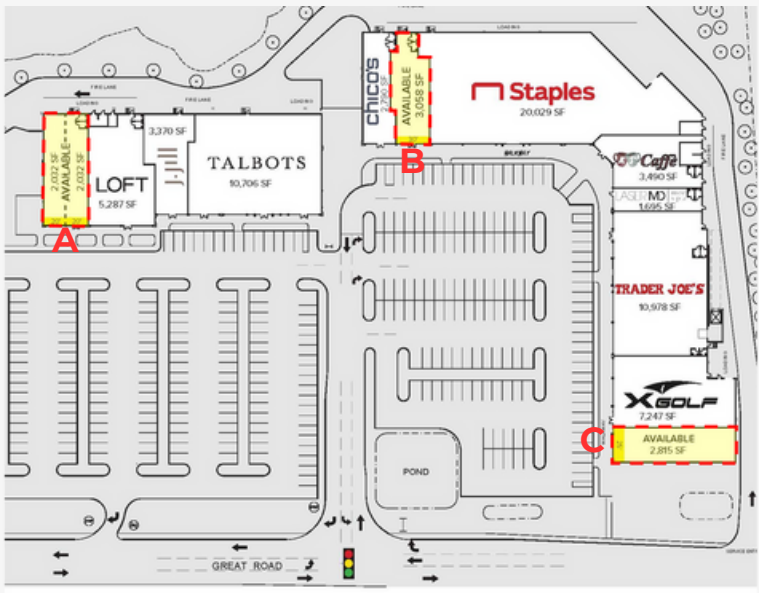


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LEASING PLAN

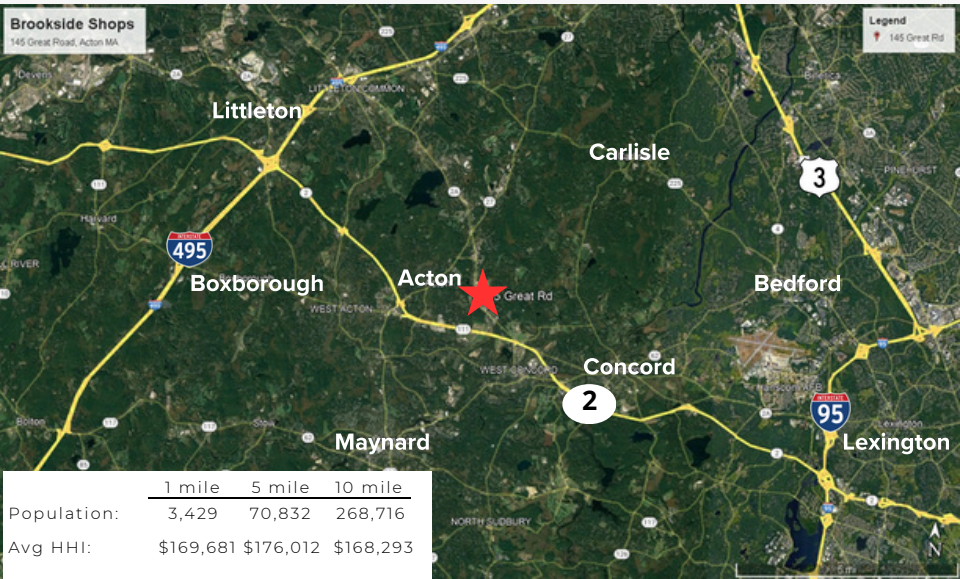


Availabilities:

- A.- 4,064sf** - End-cap, divisible to 2,032sf. Ideal for Restaurant user, small outdoor patio space available, ample parking on this end of the site.
- B.- 3,058sf** - Inline space, former bank branch location, next to Staples, great sightline from entrance to property.
- C.- 2,815sf** - End-cap, high profile visibility on Great Road (2A).

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OVERVIEW

Within Acton, Brookside Shops stands out as a unique retail destination. Situated on Great Road (17,200+ VPD traffic count) and only 1.5 miles to Route 2 (36,900+ VPD traffic count), a major thoroughfare connecting to Interstates 95 and 495, this lifestyle center caters to the surrounding population. With upscale tenants and convenient access, Brookside Shops offers an unmatched shopping experience for the affluent but underserved trade area within Interstate 495. Brookside Shops presents an unparalleled shopping experience with a strong regional draw.

PHOTOS

