

aries



**FOR LEASE**  
**5,400 SF RETAIL BUILDING**  
**(SUBDIVIDABLE DOWN TO 1,740 SF)**

**17 Arlington Street | Dracut, MA**

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**LOCATION**

17 Arlington Street, Dracut, MA 01826

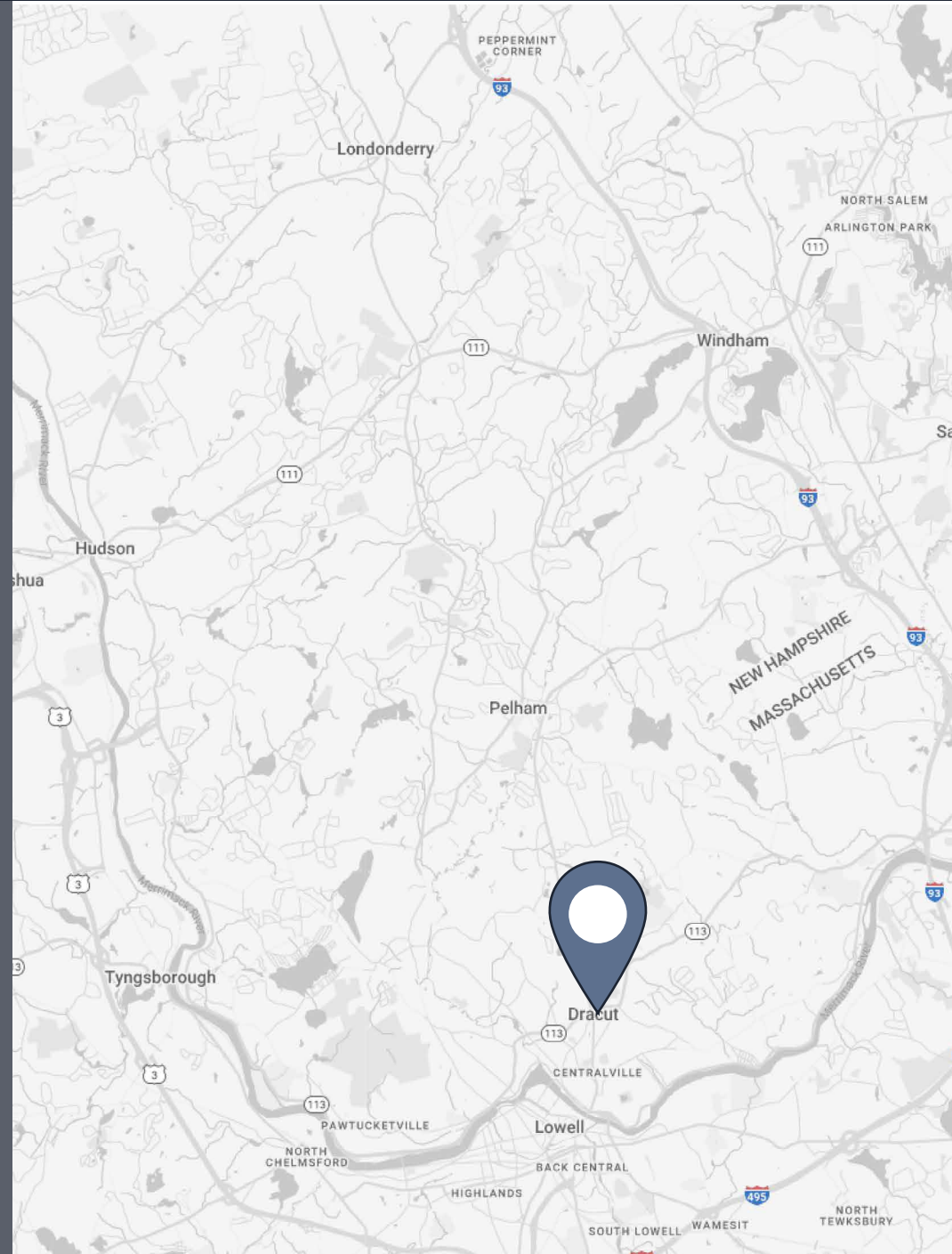
**AVAILABLE**

5,400 SF Retail Building (New Construction)

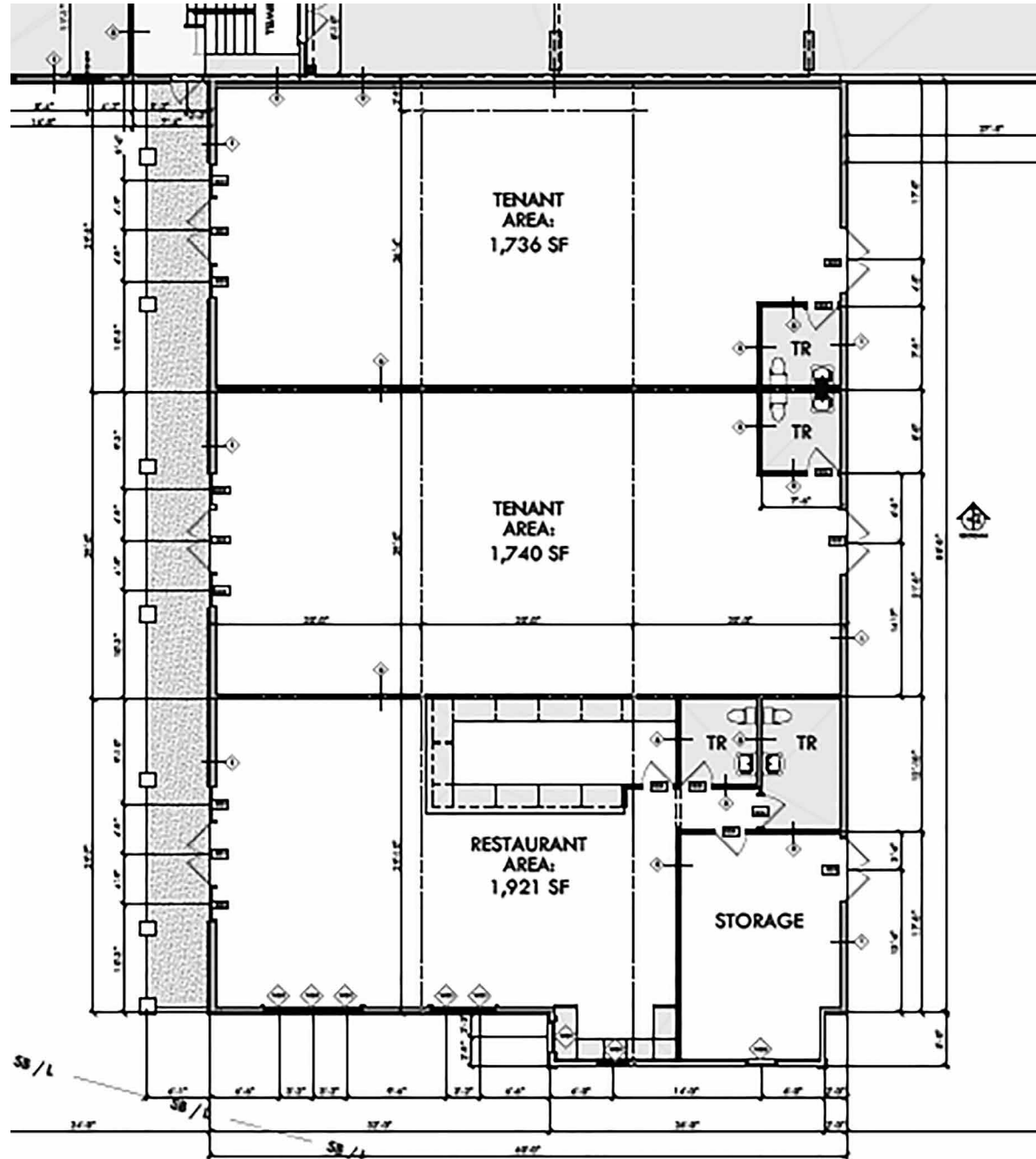
Can be demised down to 1,740 SF

**PROPERTY HIGHLIGHTS**

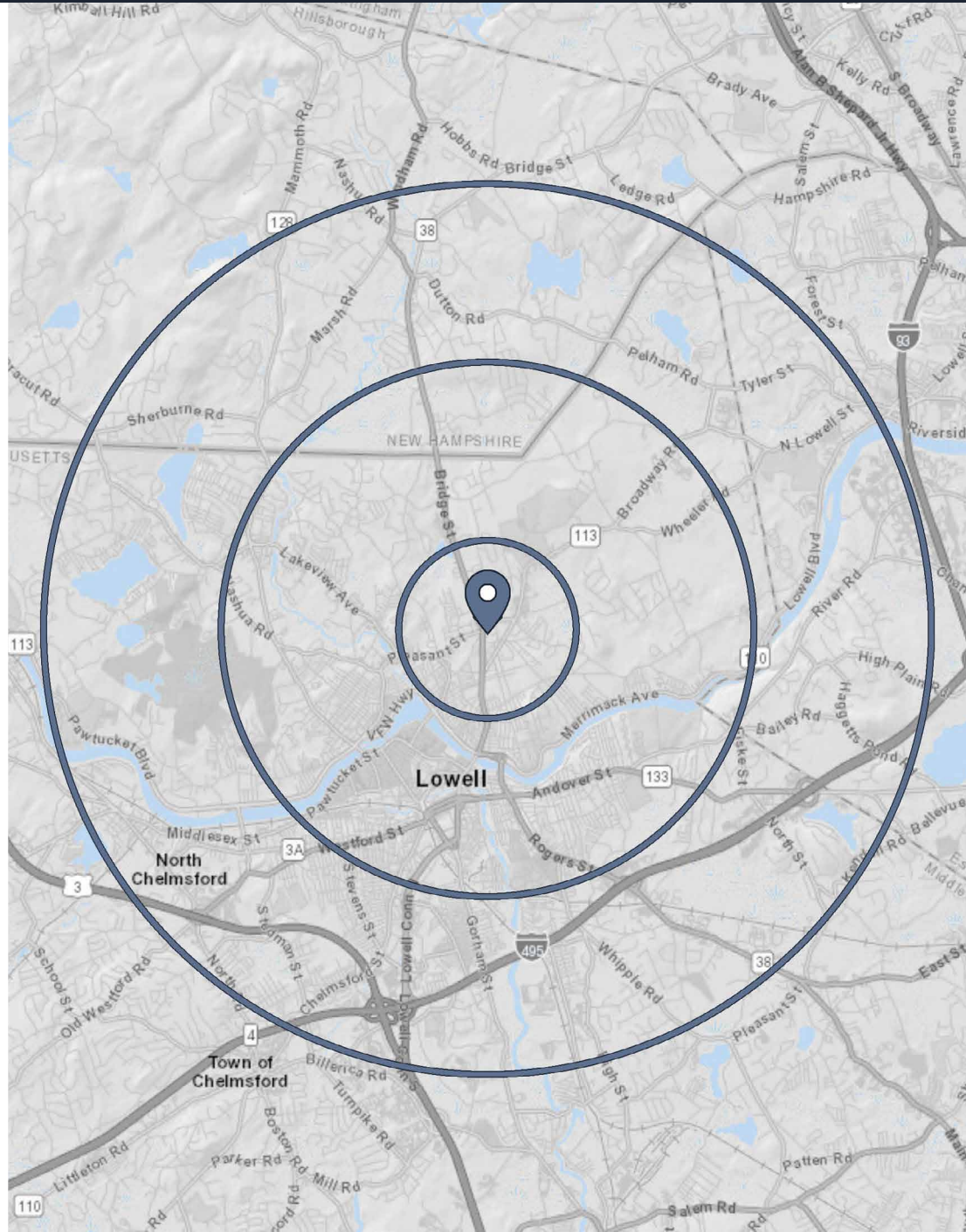
- Highly visible location adjacent to a controlled intersection in tight retail market
- 1.5 Miles from UMass Lowell
- Located near several national retailers including Market Basket, McDonald's, Burger King, Walgreen's and Wendy's
- Total population within 3-mile radius: 113,889
- Average household income within 3-mile radius: \$107,577







DEMOGRAPHICS



| 2025 SUMMARY                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 14,656    | 113,889   | 189,789   |
| Households                    | 5,475     | 41,272    | 69,179    |
| Families                      | 3,586     | 25,138    | 44,530    |
| Average Household Size        | 2.67      | 2.63      | 2.65      |
| Owner Occupied Housing Units  | 3,209     | 20,269    | 39,782    |
| Renter Occupied Housing Units | 2,355     | 22,063    | 30,778    |
| Median Age                    | 37.7      | 36.4      | 38.4      |
| Average Household Income      | \$101,848 | \$107,577 | \$125,663 |