

WESTFORD CROSSING SHOPPING CENTER

NWC LITTLETON ROAD & NIXON ROAD
WESTFORD, MASSACHUSETTS



PROJECT HIGHLIGHTS

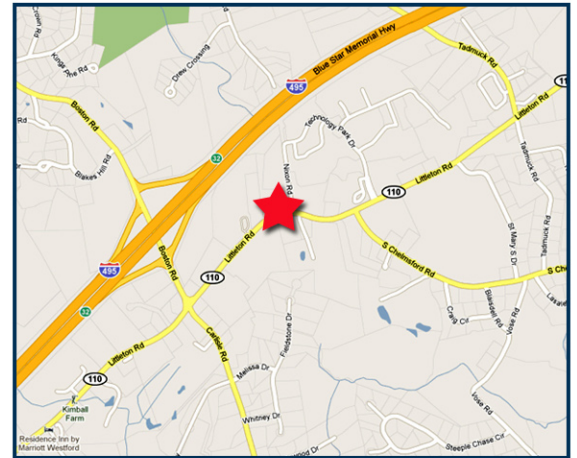
- ★ The proposed expansion area is adjacent to a 15,000sf Walgreens, Chili's Bar & Grill, and Boost Fitness Center.
- ★ The site is located across the street from Westford Valley Marketplace, the region's most successful grocery anchored shopping center, which draws shoppers from a radius of approximately 8 to 10 miles.
- ★ The shopping center has access to a signalized intersection via easement agreement over adjacent restaurant pads.
- ★ Approximately 2,000,000sf of office building space is located within 2 miles of the site.
- ★ Signage facing I-495 (on rear of building) is available.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,406	25,953	72,887
Housholds	847	9,538	27,594
2023 Avg HH Income	\$171,535	\$200,622	\$193,098
2023 Med HH Income	\$151,913	\$170,748	\$163,145
Median Age	42.4	43.4	43.2

TRAFFIC COUNTS

Route 110 (W of Site)	18,500 vpd
Route 110 (E of Site)	16,740 vpd



**BTS or GROUND LEASE
UP TO 11,175 SF**

FOR LEASING
CONTACT

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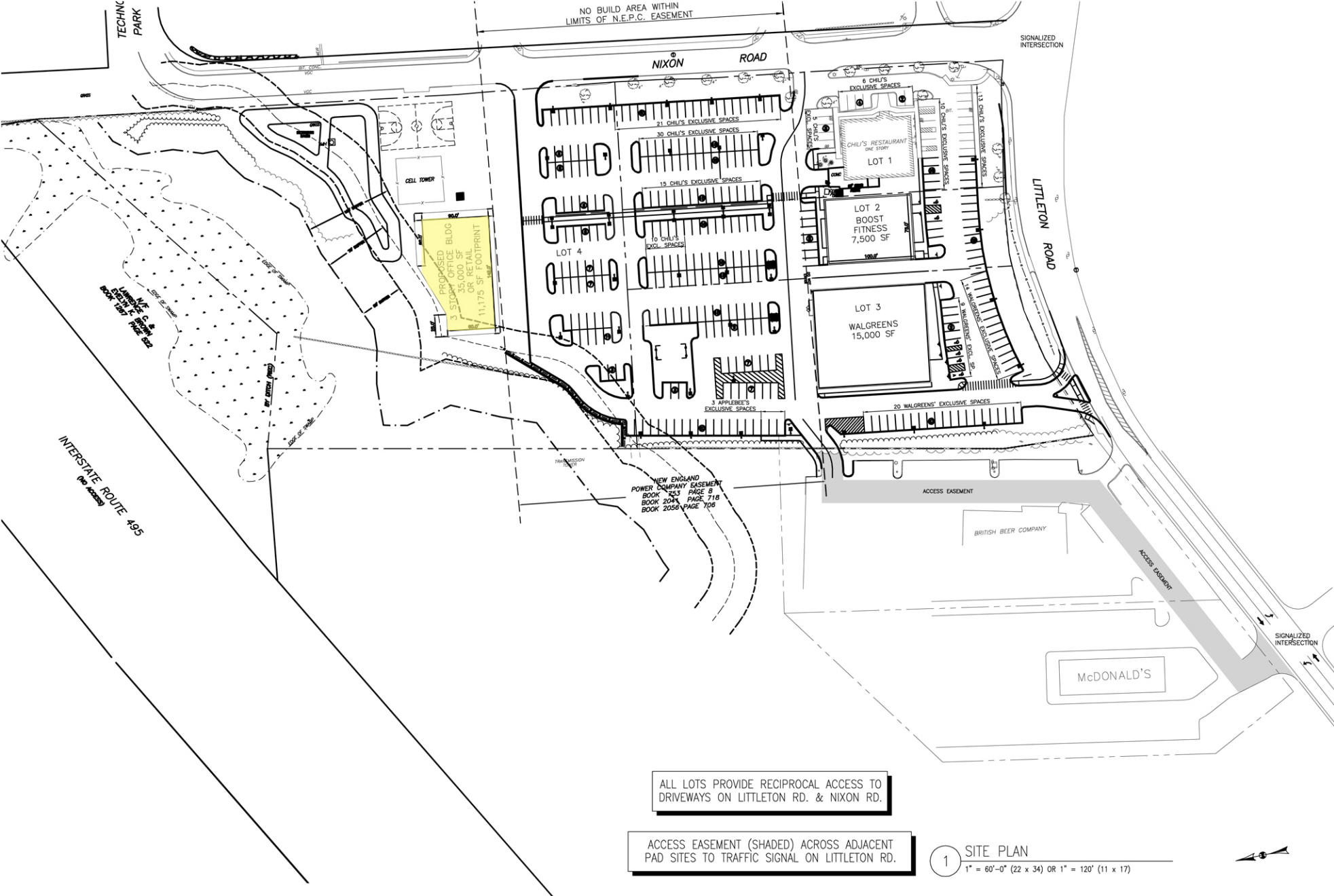
REALM REALTY

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ALL LOTS PROVIDE RECIPROCAL ACCESS TO DRIVEWAYS ON LITTLETON RD. & NIXON RD.

ACCESS EASEMENT (SHADED) ACROSS ADJACENT PAD SITES TO TRAFFIC SIGNAL ON LITTLETON RD.

1 SITE PLAN
1" = 60'-0" (22 x 34) OR 1" = 120' (11 x 17)

Westford Crossing Shopping Center
Northwest Corner of Littleton Rd. & Nixon Rd.
Westford, Massachusetts



PRINT RECORD	DATE
PURPOSE	

REVISION RECORD		
NO.	CHANGE	DATE
1	BASE LINE	04/23/13

DRAWN	SWG
CHECKED	SWG
DATE	03/11/10

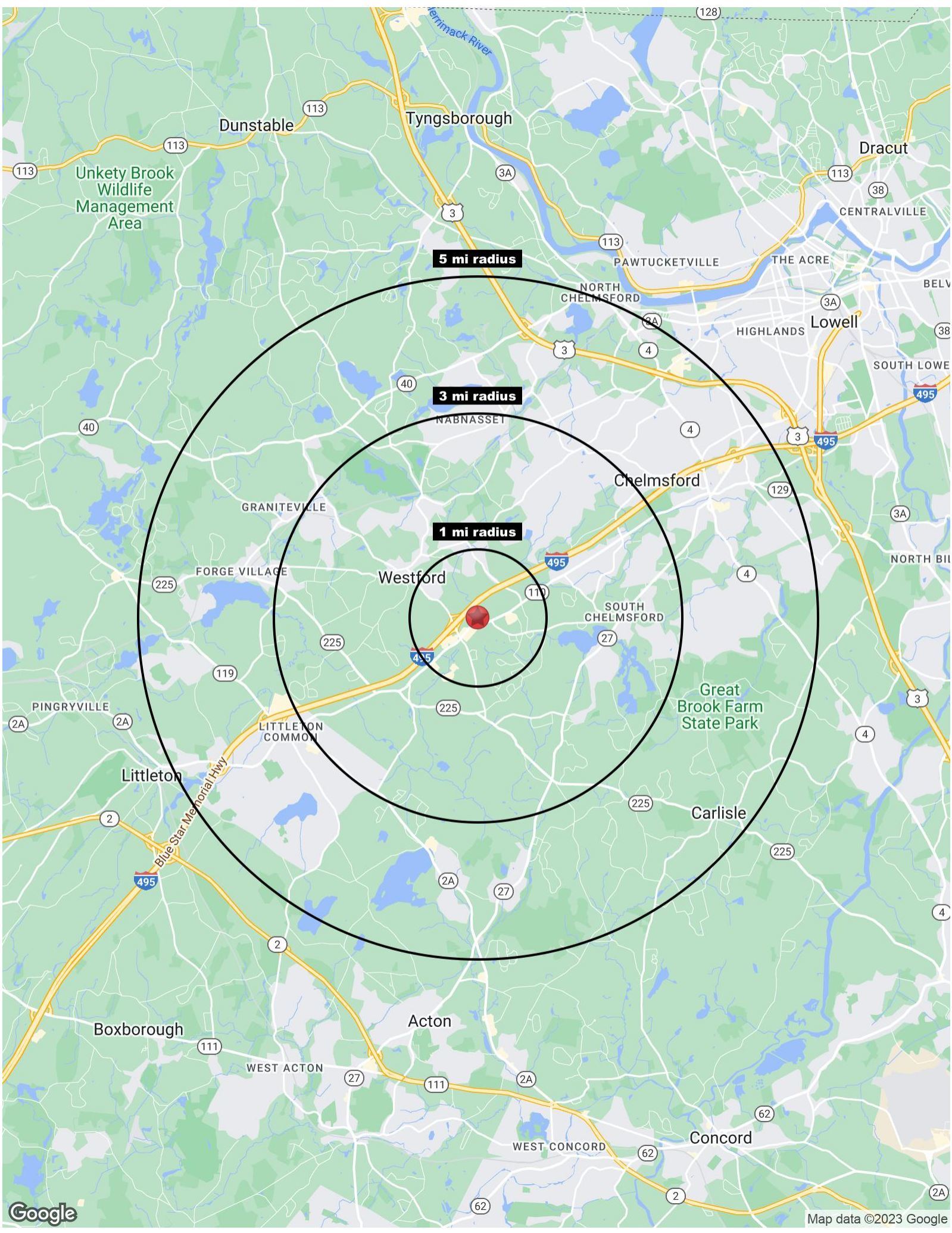
SHEET TITLE

SITE PLAN

REALM
REALTY



SHEET	OF
SP-1	TOTAL



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Realm Realty
Lat/Lon: 42.5708/-71.4192



Westford Crossing Westford, MA 01886	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	2,406	25,953	72,887
2028 Projected Population	3,186	28,951	78,566
2020 Census Population	2,551	25,855	72,754
2010 Census Population	1,835	22,547	65,612
Projected Annual Growth 2023 to 2028	6.5%	2.3%	1.6%
Historical Annual Growth 2010 to 2023	2.4%	1.2%	0.9%
Households			
2023 Estimated Households	847	9,538	27,594
2028 Projected Households	1,145	10,791	30,176
2020 Census Households	882	9,271	27,076
2010 Census Households	646	8,055	24,445
Projected Annual Growth 2023 to 2028	7.1%	2.6%	1.9%
Historical Annual Growth 2010 to 2023	2.4%	1.4%	1.0%
Age			
2023 Est. Population Under 10 Years	11.8%	10.5%	10.4%
2023 Est. Population 10 to 19 Years	15.4%	14.1%	13.4%
2023 Est. Population 20 to 29 Years	6.6%	7.3%	7.9%
2023 Est. Population 30 to 44 Years	18.6%	19.1%	20.0%
2023 Est. Population 45 to 59 Years	24.9%	25.8%	24.2%
2023 Est. Population 60 to 74 Years	16.6%	17.7%	17.8%
2023 Est. Population 75 Years or Over	6.0%	5.5%	6.3%
2023 Est. Median Age	42.4	43.4	43.2
Marital Status & Gender			
2023 Est. Male Population	50.7%	50.3%	49.7%
2023 Est. Female Population	49.3%	49.7%	50.3%
2023 Est. Never Married	26.7%	25.7%	26.3%
2023 Est. Now Married	54.0%	61.4%	59.8%
2023 Est. Separated or Divorced	13.6%	8.1%	9.1%
2023 Est. Widowed	5.8%	4.7%	4.7%
Income			
2023 Est. HH Income \$200,000 or More	39.2%	40.4%	37.2%
2023 Est. HH Income \$150,000 to \$199,999	14.7%	17.8%	16.6%
2023 Est. HH Income \$100,000 to \$149,999	13.2%	15.1%	15.4%
2023 Est. HH Income \$75,000 to \$99,999	3.7%	7.3%	8.5%
2023 Est. HH Income \$50,000 to \$74,999	7.2%	7.0%	8.4%
2023 Est. HH Income \$35,000 to \$49,999	5.6%	3.4%	3.9%
2023 Est. HH Income \$25,000 to \$34,999	5.3%	2.6%	2.9%
2023 Est. HH Income \$15,000 to \$24,999	4.2%	3.4%	3.3%
2023 Est. HH Income Under \$15,000	6.9%	3.0%	4.0%
2023 Est. Average Household Income	\$171,535	\$200,622	\$193,098
2023 Est. Median Household Income	\$151,913	\$170,748	\$163,145
2023 Est. Per Capita Income	\$60,580	\$73,833	\$73,209
2023 Est. Total Businesses	298	1,171	3,315
2023 Est. Total Employees	7,366	17,181	39,856

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Race			
2023 Est. White	70.3%	75.8%	76.1%
2023 Est. Black	2.7%	2.1%	2.5%
2023 Est. Asian or Pacific Islander	21.8%	16.4%	16.4%
2023 Est. American Indian or Alaska Native	0.2%	0.1%	-
2023 Est. Other Races	5.1%	5.6%	5.0%
Hispanic			
2023 Est. Hispanic Population	109	1,345	3,332
2023 Est. Hispanic Population	4.5%	5.2%	4.6%
2028 Proj. Hispanic Population	4.6%	5.5%	4.7%
2020 Hispanic Population	4.3%	3.9%	3.9%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	1,665	18,572	52,673
2023 Est. Elementary (Grade Level 0 to 8)	2.3%	0.6%	1.1%
2023 Est. Some High School (Grade Level 9 to 11)	0.9%	0.9%	1.5%
2023 Est. High School Graduate	10.7%	11.2%	14.1%
2023 Est. Some College	5.7%	7.7%	10.9%
2023 Est. Associate Degree Only	7.7%	8.4%	7.8%
2023 Est. Bachelor Degree Only	34.5%	33.7%	32.3%
2023 Est. Graduate Degree	38.2%	37.4%	32.4%
Housing			
2023 Est. Total Housing Units	880	10,090	29,158
2023 Est. Owner-Occupied	83.3%	80.9%	79.1%
2023 Est. Renter-Occupied	12.9%	13.6%	15.5%
2023 Est. Vacant Housing	3.8%	5.5%	5.4%
Homes Built by Year			
2023 Homes Built 2010 or later	11.6%	7.9%	7.4%
2023 Homes Built 2000 to 2009	11.0%	8.4%	7.7%
2023 Homes Built 1990 to 1999	22.6%	16.3%	13.9%
2023 Homes Built 1980 to 1989	14.9%	14.5%	11.9%
2023 Homes Built 1970 to 1979	9.4%	11.8%	12.0%
2023 Homes Built 1960 to 1969	12.6%	15.5%	15.7%
2023 Homes Built 1950 to 1959	0.9%	6.9%	10.2%
2023 Homes Built Before 1949	13.2%	13.1%	15.9%
Home Values			
2023 Home Value \$1,000,000 or More	7.3%	7.3%	7.7%
2023 Home Value \$500,000 to \$999,999	69.2%	60.3%	55.9%
2023 Home Value \$400,000 to \$499,999	15.4%	16.1%	17.3%
2023 Home Value \$300,000 to \$399,999	4.5%	8.1%	10.2%
2023 Home Value \$200,000 to \$299,999	2.4%	3.4%	4.4%
2023 Home Value \$150,000 to \$199,999	0.8%	0.8%	1.1%
2023 Home Value \$100,000 to \$149,999	-	0.2%	0.6%
2023 Home Value \$50,000 to \$99,999	0.2%	2.3%	1.3%
2023 Home Value \$25,000 to \$49,999	-	0.9%	0.7%
2023 Home Value Under \$25,000	0.1%	0.7%	0.8%
2023 Median Home Value	\$640,394	\$612,995	\$587,929
2023 Median Rent	\$2,049	\$1,952	\$1,718

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	1,883	20,838	59,090
2023 Est. Civilian Employed	68.9%	67.7%	66.3%
2023 Est. Civilian Unemployed	2.5%	2.9%	2.6%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	28.6%	29.4%	31.1%
2023 Labor Force Males	49.3%	49.7%	49.1%
2023 Labor Force Females	50.7%	50.3%	50.9%
Occupation			
2023 Occupation: Population Age 16 Years or Over	1,297	14,108	39,150
2023 Mgmt, Business, & Financial Operations	24.7%	26.7%	26.1%
2023 Professional, Related	50.4%	44.9%	42.0%
2023 Service	10.5%	7.5%	8.1%
2023 Sales, Office	9.6%	14.1%	14.5%
2023 Farming, Fishing, Forestry	-	-	0.3%
2023 Construction, Extraction, Maintenance	3.2%	3.1%	4.2%
2023 Production, Transport, Material Moving	1.6%	3.7%	4.8%
2023 White Collar Workers	84.7%	85.6%	82.6%
2023 Blue Collar Workers	15.3%	14.4%	17.4%
Transportation to Work			
2023 Drive to Work Alone	53.4%	55.1%	54.0%
2023 Drive to Work in Carpool	4.4%	3.2%	3.6%
2023 Travel to Work by Public Transportation	2.8%	1.7%	1.5%
2023 Drive to Work on Motorcycle	-	0.3%	0.2%
2023 Walk or Bicycle to Work	1.1%	1.1%	1.2%
2023 Other Means	0.9%	1.2%	0.9%
2023 Work at Home	37.4%	37.5%	38.6%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	28.1%	21.6%	19.7%
2023 Travel to Work in 15 to 29 Minutes	24.2%	32.7%	36.1%
2023 Travel to Work in 30 to 59 Minutes	35.2%	36.0%	34.9%
2023 Travel to Work in 60 Minutes or More	12.5%	9.6%	9.3%
2023 Average Travel Time to Work	27.8	26.6	26.2
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$89.48 M	\$1.14 B	\$3.2 B
2023 Est. Apparel	\$3.29 M	\$42.08 M	\$117.4 M
2023 Est. Contributions, Gifts	\$6.05 M	\$77.73 M	\$215.72 M
2023 Est. Education, Reading	\$3.73 M	\$47.77 M	\$131.57 M
2023 Est. Entertainment	\$5.33 M	\$68.39 M	\$190.68 M
2023 Est. Food, Beverages, Tobacco	\$13.07 M	\$166.32 M	\$467.27 M
2023 Est. Furnishings, Equipment	\$3.26 M	\$41.93 M	\$117.04 M
2023 Est. Health Care, Insurance	\$7.74 M	\$98.57 M	\$277.24 M
2023 Est. Household Operations, Shelter, Utilities	\$28.31 M	\$360.33 M	\$1.01 B
2023 Est. Miscellaneous Expenses	\$1.72 M	\$21.99 M	\$61.54 M
2023 Est. Personal Care	\$1.19 M	\$15.24 M	\$42.69 M
2023 Est. Transportation	\$15.8 M	\$202.32 M	\$567.18 M

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