

Cornerstone Square

At I-495, Boston Rd. and Littleton Rd. (Rt. 110)

Westford, MA

3,100 SF & 2,360 SF Available



Highlights

- I-495 Exit 83 - Excellent Frontage and Visibility
- GLA: 238,410 SF on 31 Acres
- Traffic: Littleton Rd. - 24,272 ADT
Boston Rd. - 41,293 ADT
I-495 - 137,378 ADT
- Average Household Income - \$175,000 +
- Anchors: Market Basket, Marshall's, Home Goods, Panera Bread & Evviva Trattoria
- Westford at I-495: Major Regional Market for Shopping, Dining, Hospitality, Corporate HQ, Small Business, Education, Innovation



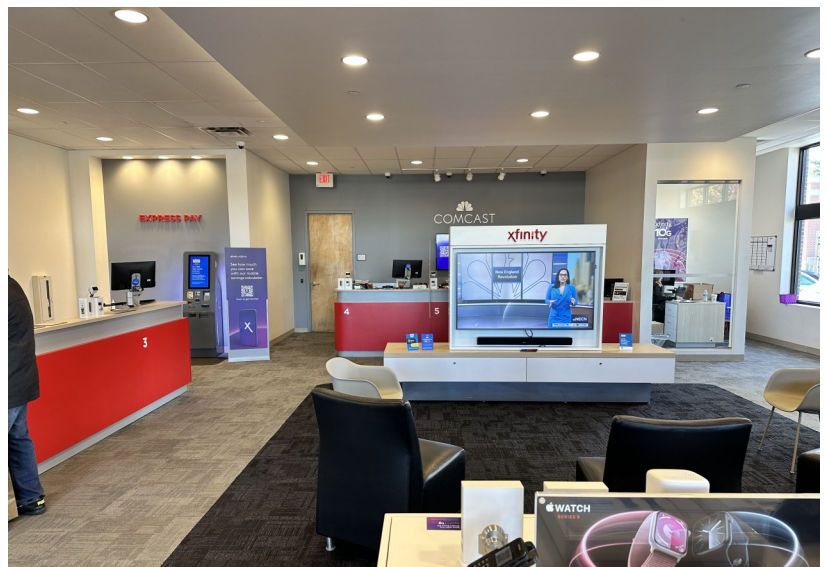
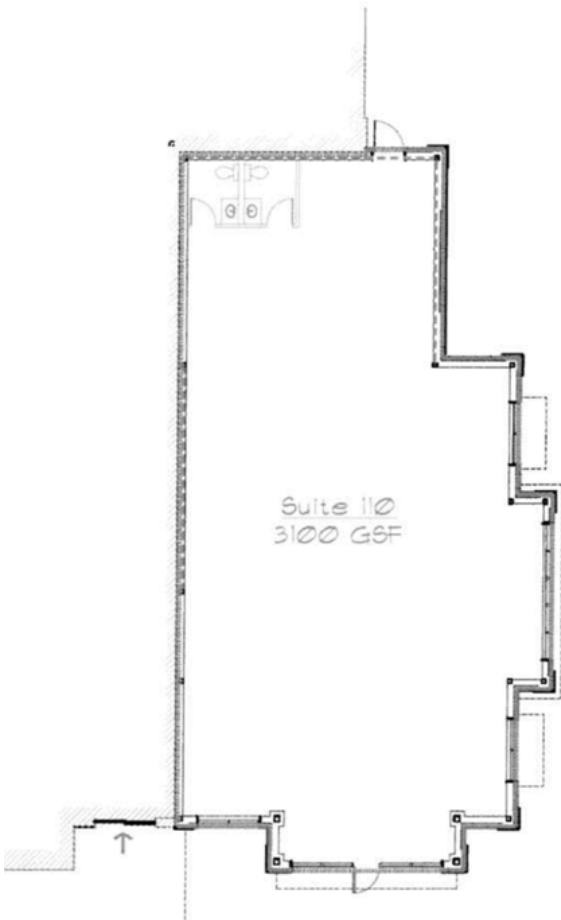
For Lease

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6 Cornerstone Square

- ⇒ Suite 110
- ⇒ Former Xfinity Retail Store
- ⇒ 3,100 SF Retail Space
- ⇒ Next to Market Basket
- ⇒ Endcap







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Site Plan



Tenants

Marshalls	Dalla Nail & Spa	Evviva Cucina
Home Goods	Great Clips	La Bella Hair Studio
Riverbend & Company	2,360 SF AVAILABLE	Eye Level Learning Center
Zagg Electronics	Premier Cleaners	Family Eye Care Center
Westford Veterinary Specialists	Coldwell Banker	Burton's Grill
Petco	European Wax	Panera Bread
Westford Veterinary Emergency	UPS	Verizon Wireless
Oki Poke	Pure Barre	3,100 SF AVAILABLE
Godly Smoothies	Acupuncture Atelier	Market Basket
Five Guys	Westford Wine & Spirits	Eastern Bank



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Retail Market



2025 Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	1,504	24,110	69,842	376,688
Estimated Households	536	8,768	25,811	139,373
Estimated Daytime Employment	6,815	14,666	28,166	179,415
Estimated Average Household Income	\$179,261	\$175,089	\$170,276	\$136,663

Contact Us



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