



FOR SALE

Automotive
Showroom/
Service/
Warehouse

8,776 SF

1375 Middlesex Ave
Lowell, Massachusetts

- Delivered Vacant
- 21k Traffic Count
- Renovated in 2007
- 75 Car Parking
- 16' Clear Height

OFFERING MEMORANDUM

1375 MIDDLESEX ST
LOWELL, MA 01851

MANSARD  

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14 Essex Street, Andover, MA 01810

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Property Details



INVESTMENT HIGHLIGHTS

- 8,716 SF industrial building
- Turnkey Dealership/ Auto Repair
- 75 Car Capacity
- 10 Auto Lifts, 4 Post Alignment Rack
- Drive Through Service Area
- Auto Exhaust Venting
- 0.49 Acres
- Zoned Light Industrial
- 16ft Ceiling Height
- Business Equipment and Licenses Available
- 21,000 Average Daily Traffic Count

Sale Price

\$1,995,000

PROPERTY OVERVIEW

1375 Middlesex is an 8,716-square-foot building on 0.49 acres with Light Industrial zoning. It is currently operated as an automotive showroom, service, and dealership, and it is seen by 21,000 vehicles daily on Middlesex Avenue. The property features 16-foot ceiling heights, making it suitable for automotive lifts, storage, or large equipment. It's ideal for a dealership or automotive repair business, accommodating 75 vehicles. The facility is located in the Lowell/Chelmsford Submarket, offering excellent market access to the greater Lowell trade area, University of Massachusetts - Lowell, Route 3, and Route 495. The property will be delivered vacant at closing.

OFFERING SUMMARY

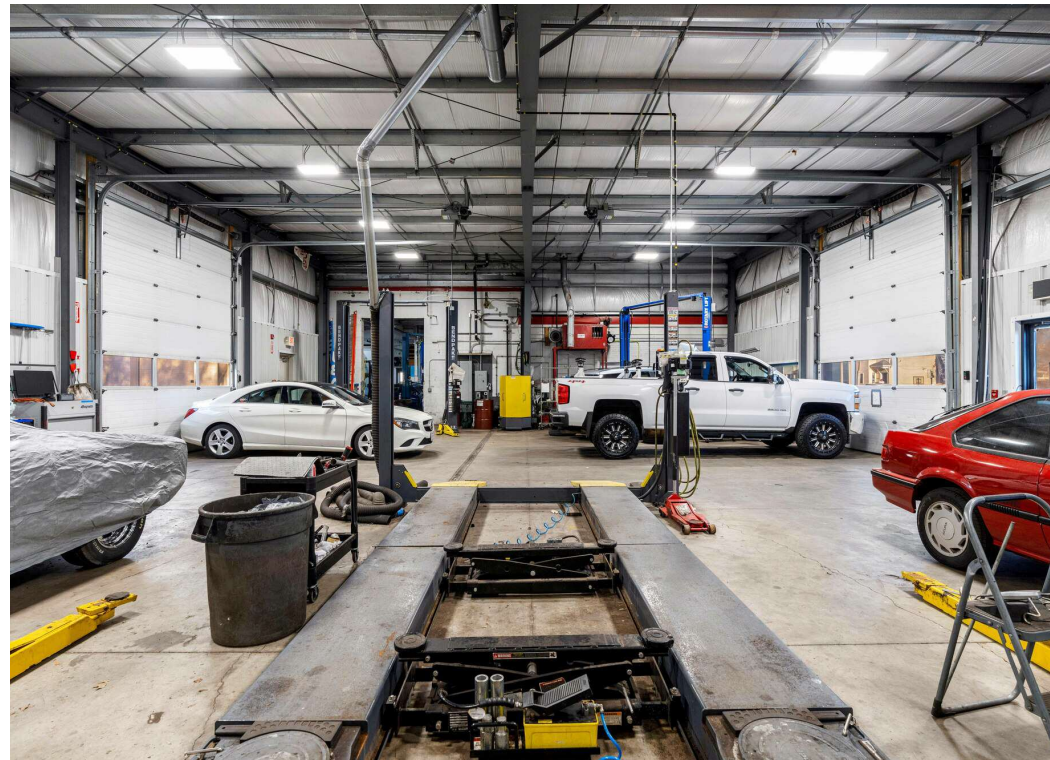
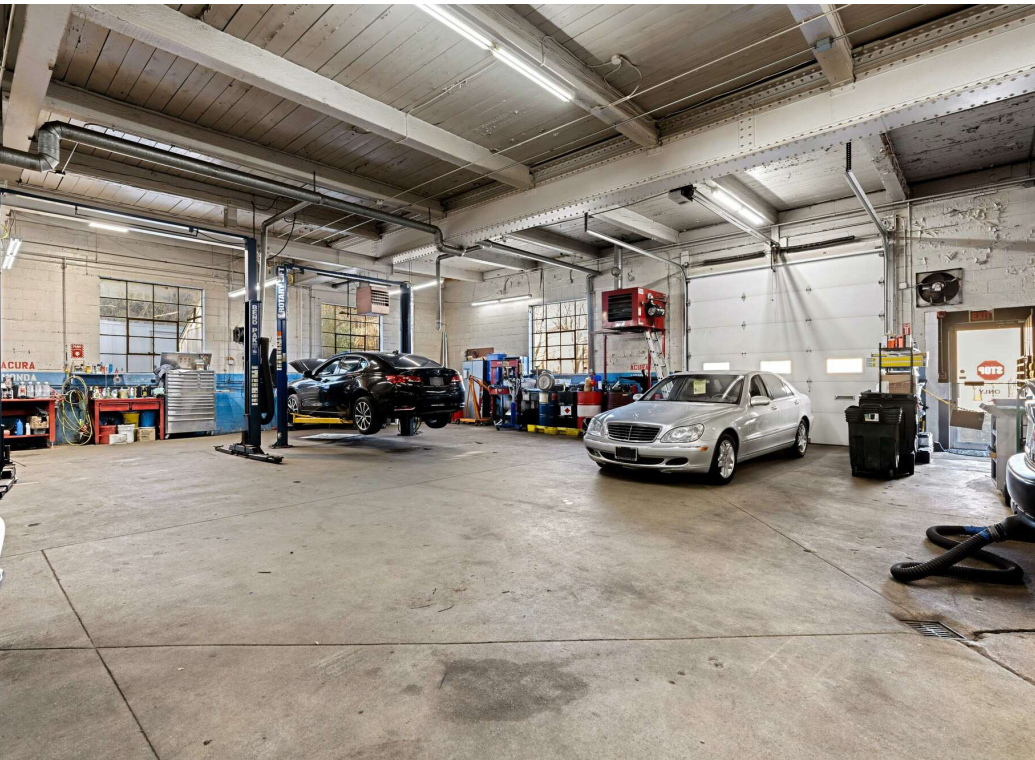
Building Size:	8,716 SF
Lot Size:	0.49 Acres
Price / SF:	\$228.89
Year Built:	1960
Renovated:	2007
Zoning:	Light Industrial
Submarket:	Lowell/Chelmsford

Property Details (Continued)

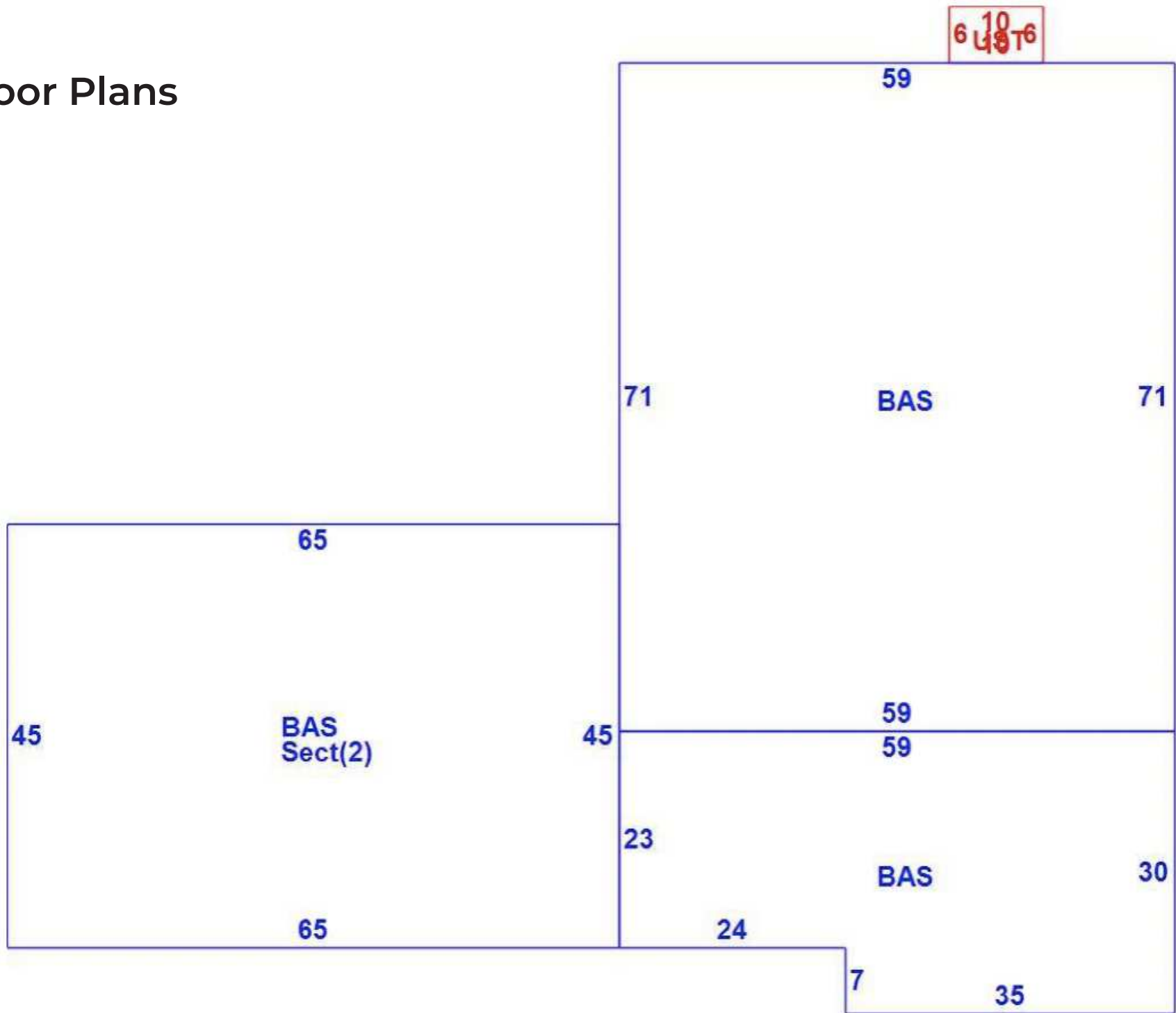
Sale Price:	\$1,995,000
Building Size:	8,716 SF
Lot Size:	0.49 Acres
Price / SF:	\$228.89
Year Built:	1960
Renovated:	2007
Zoning:	Light Industrial
Submarket:	Lowell/Chelmsford
Traffic Count:	9,333



Additional Photos



Floor Plans



Amenity Map



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,527	138,509	208,414
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,620	50,371	75,977
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$110,686	\$105,500	\$124,135
Average House Value	\$478,737	\$439,036	\$490,091

* Demographic data derived from 2020 ACS - US Census



\$113,440

AVERAGE HOUSEHOLD INCOME



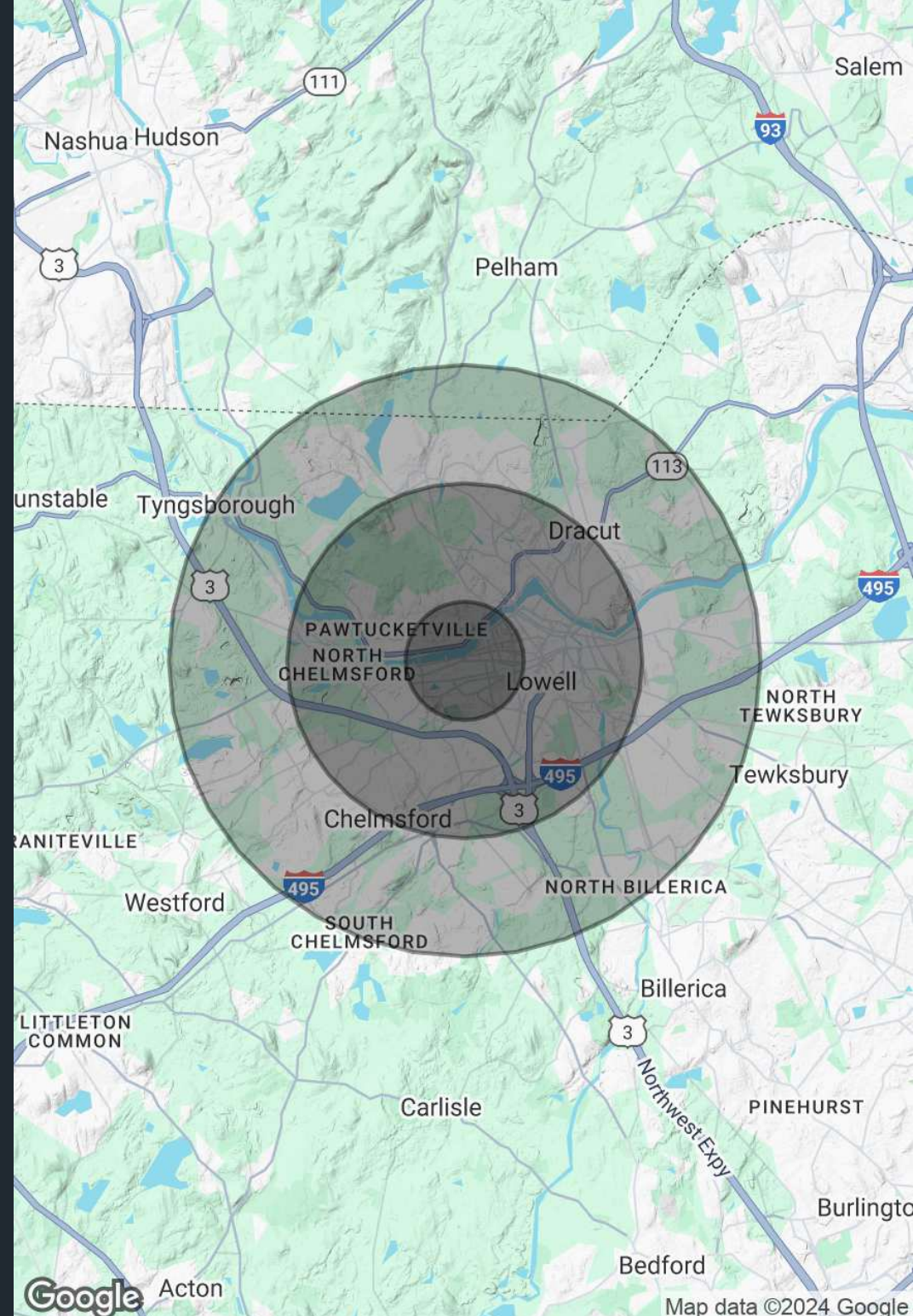
\$490,091

AVERAGE HOUSE VALUE



\$40,251

PER CAPITA INCOME



Lowell, Massachusetts



THE CITY OF
LOWELL
THERE'S A LOT TO like



HISTORICAL LOWELL

Lowell became known as the cradle of the American Industrial Revolution, due to a large series of textile mills. Many of Lowell's historic manufacturing sites have been preserved by the National Park Service and are now categorized as the Downtown Lowell Historic District. Many of the factories adjacent to the historical district have been renovated into Mill Apartments.



HIGHER EDUCATION IN LOWELL

With a rapidly growing student population, Lowell is an emerging college town. With approximately 12,000 students at Middlesex Community College and 18,500 students at University of Massachusetts Lowell, Lowell is currently home to more than 30,000 undergraduate, graduate and doctoral students, and the location of some of the top research laboratories in Massachusetts.



COMMUTER FRIENDLY

With several highways close by and the MBTA commuter rail into Boston, Lowell is an ideal place to settle down for commuters. The city is about 30 miles from Boston and not far from the New Hampshire line. Logan International Airport and Manchester-Boston Regional Airport are both just a 30 minute drive.



LIVING IN LOWELL

Located in Middlesex County, Lowell is a suburb of Boston with a population of 111,249. Living in Lowell offers residents an urban suburban mix feel and most residents rent their homes. Lowell boasts an impressive night life. There are dozens of bars, restaurants, coffee shops, and parks. Many families and young professionals live in Lowell and residents tend to be liberal. The public schools in Lowell are above average.

KEY FACTS

111,294

Population



2.7
Average Household Size

34.4

Median Age

\$54,994

Median Household Income

19%

No High School Diploma



33%
High School Graduate



23%
Some College



25%
Bachelor's/Grad/Prof Degree

KEY FACTS

BUSINESS



3,152

Total Businesses



38,166

Total Employees

EMPLOYMENT

59%

White Collar



25%

Blue Collar



16%

Services

16.8%
Unemployment Rate

INCOME



\$54,994

Median Household



\$26,424

Per Capita Income



\$23,981

Median Net Worth

Household By Income

The largest group: \$50,000-\$74,999 (16.8%)

The smallest group: \$200,000+ (4.3%)

Indicator▲	Value	Dif
<\$15,000	16%	+9%
\$15,000 - \$24,999	8.6%	+3.5%
\$35,000 - \$49,999	11.1%	+3.7%
\$50,000 - \$74,999	16.8%	+4.5%
\$75,000 - \$99,999	12.7%	+1.4%
\$100,000 - \$149,999	14.9%	-4.3%
\$150,000 - \$199,999	5.9%	-6.1%
\$200,000 +		

Legend: Middlesex County

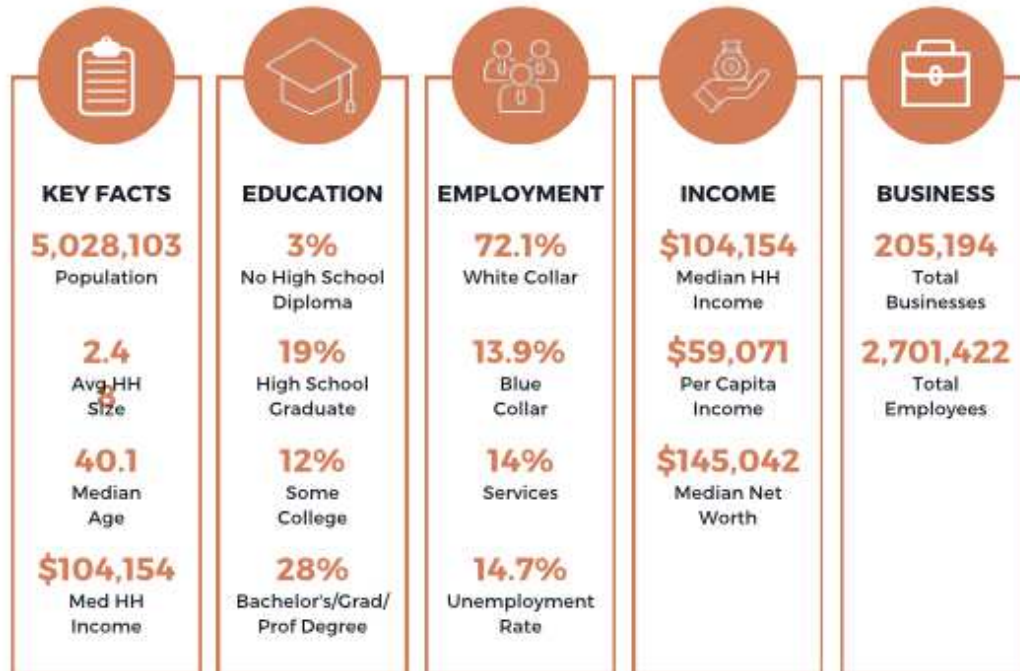
About Boston, MSA



BOSTON MSA Boston Metropolitan Statistical Area is made up of three subdivisions that span throughout Massachusetts and New Hampshire. They include the Boston, MA Metropolitan Division, the Cambridge-Newton-Framingham, MA Division and the Rockingham County-Strafford County, NH Division. Some of Greater Boston's most well-known contributions involve the region's higher education and medical institutions. Greater Boston has been influential upon American history and industry. The region and the state of Massachusetts are global leaders in biotechnology, engineering, higher education, finance, and maritime trade.

Over 80% of Massachusetts' population lives in the Greater Boston metropolitan region. Greater Boston is ranked tenth in population among US metropolitan statistical areas and is home to almost five million residents.

Demographics



Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)

The smallest group: \$25,000 - \$34,999 (5.6%)

Indicator	Value	Diff
<\$15,000	9%	-0.5%
\$15,000 - \$24,999	6.1%	-1%
\$25,000 - \$34,999	5.6%	-0.9%
\$35,000 - \$49,999	8.2%	-0.9%
\$50,000 - \$74,999	13.5%	-1%
\$75,000 - \$99,000	11.4%	-0.4%
\$100,000 - \$149,999	18.5%	+0.9%
\$150,000 - \$199,999	9.3%	+1.1%
\$200,000+	14%	+2.7%

Bars show deviation from Massachusetts

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At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

Our Services Offered:
Sales, Leasing and Valuations

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OFFERING MEMORANDUM