



451 Andover Street/203 Turnpike Street, North Andover, MA

# Medical/Offices for Lease

## North Andover Medical Park

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# Specifications

## Aerial



## Demographics

1 mile		5 miles		10 miles	
Population <b>11,931</b>	# of Households <b>4,235</b>	Population <b>192,172</b>	# of Households <b>65,735</b>	Population <b>523,742</b>	# of Households <b>188,559</b>
Avg HH Income <b>\$160,078</b>	# of Employees <b>5,048</b>	Avg HH Income <b>\$134,399</b>	# of Employees <b>100,856</b>	Avg HH Income <b>\$141,692</b>	# of Employees <b>250,469</b>

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2024.



- Quick access to & from Routes 125, 114 & I-495
- Highly visible
- Excellent co-tenancy
- Surrounding retailers include Starbucks, Friendly Toast & Chipotle

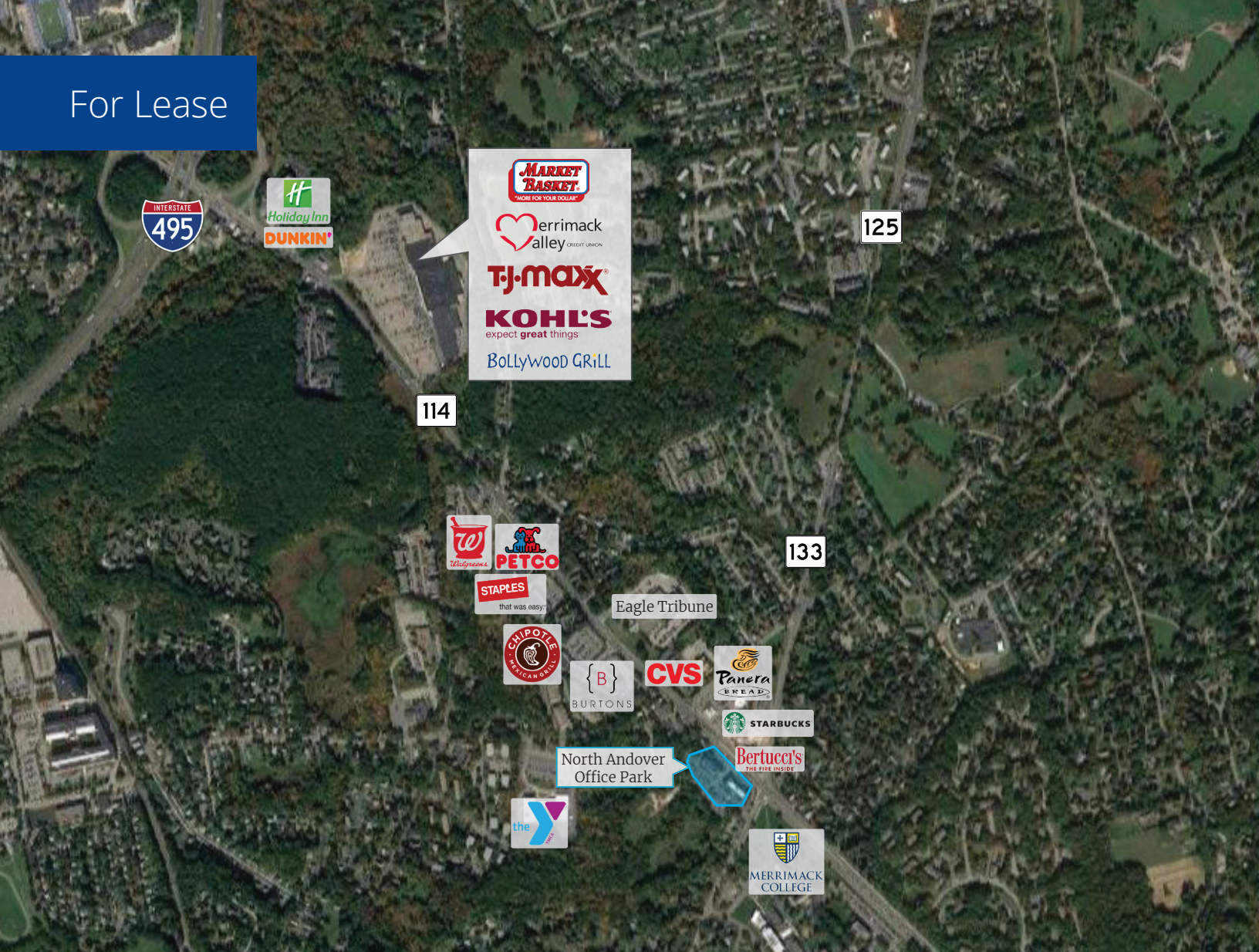


## Specifications

<b>Address:</b>	451 Andover Street/203 Turnpike Street
<b>Location:</b>	North Andover, MA 01845
<b>Building Type:</b>	Medical/office
<b>Year Built:</b>	451 Andover Street: 1972 203 Turnpike Street: 1978
<b>Total Building SF:</b>	451 Andover Street: 54,564± 203 Turnpike Street: 82,458±
<b>451 Andover Street Available SF:</b>	Suite 195: 1,377± Suite 200: 332± Suite 211: 309±
<b>203 Turnpike Street Available SF:</b>	Unit 303: 1,304±
<b>Floors:</b>	4
<b>Utilities:</b>	Municipal water & sewer FHA
<b>Zoning:</b>	B4
<b>Parking:</b>	Ample on-site
<b>Elevator:</b>	Yes
<b>Accessibility:</b>	Adjacent to Merrimack College at the intersection of Routes 125 and 114 and just over 1 mile from Exit 100A off I-495
<b>Lease Rate:</b>	\$24.95 modified gross



For Lease



## Property Highlights

- Medical/office condominiums available in the North Andover Medical Park in North Andover, MA
- Office park tenants include Andover Pediatrics, North Andover Auto School, Steward Medical Group Primary Care of North Andover, Northeast Oral Surgery & Dental Implant Center, Quest Diagnostics, and more
- Surrounding businesses include Bertucci's, CVS, Burton's Grill & Bar, Chipotle Mexican Grill, The Eagle Tribune, TD Bank, Starbucks, Rocky's Ace Hardware, and more
- Located adjacent to Merrimack College at the intersection of Route 125 and Route 114, boasting 41,243 AADT per MASSDOT 2024, and just over 1 mile from Exit 100A off I-495



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