

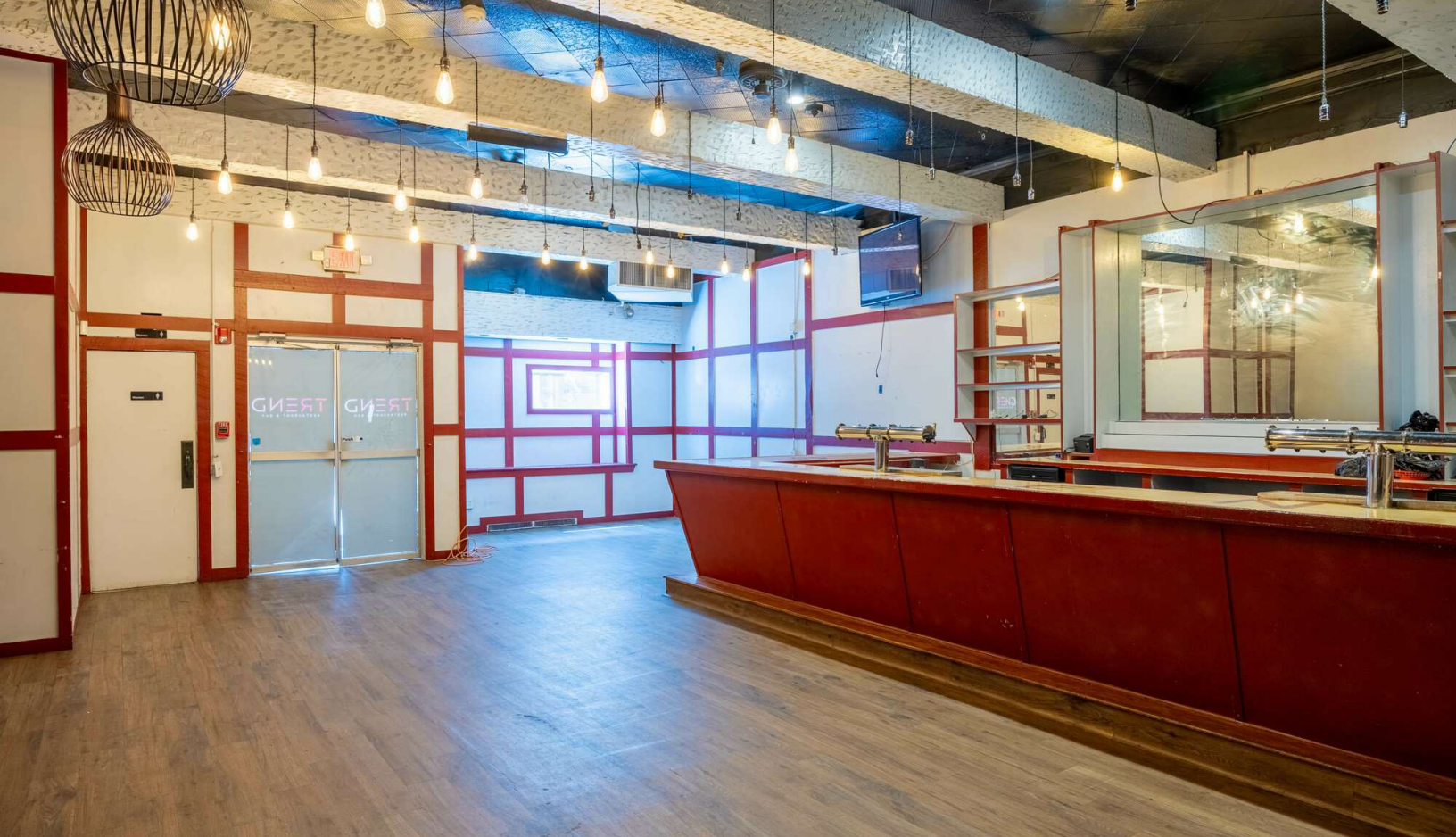


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# 19 MERRIMACK ST

RETAIL PROPERTY FOR LEASE

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## PROPERTY DESCRIPTION

CRG Commercial is pleased to present 19 Merrimack Street in Lowell, MA. Boasting a prime location, this meticulously maintained building offers flexible retail and restaurant use with abundant natural light, high ceilings, and a large outdoor patio. The large hood vent allows for a variety of cuisines. There's a walk in cooler and a walk in freezer. It's turn key and ready for a new tenant to thrive.

## PROPERTY HIGHLIGHTS

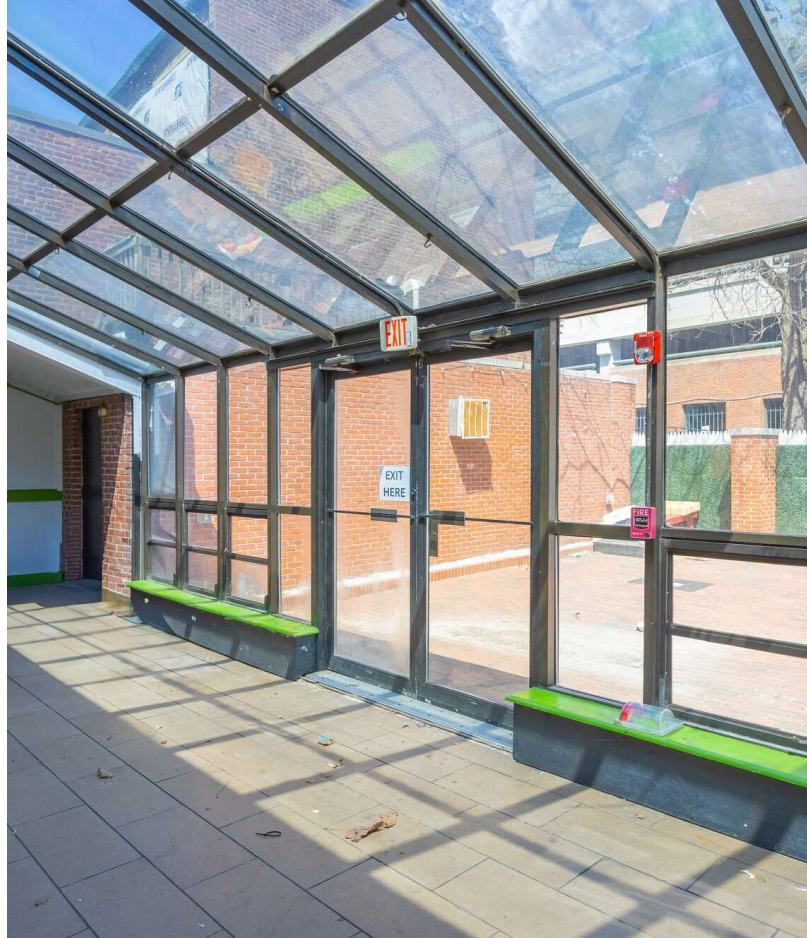
- Prime location on Merrimack Street
- Abundant natural light and high ceilings
- 18-20 foot hood
- Customizable floor plans

## OFFERING SUMMARY

Lease Rate:	Withheld
Number of Units:	1
Available SF:	3,254 SF
Lot Size:	7,067 SF
Building Size:	5,662 SF

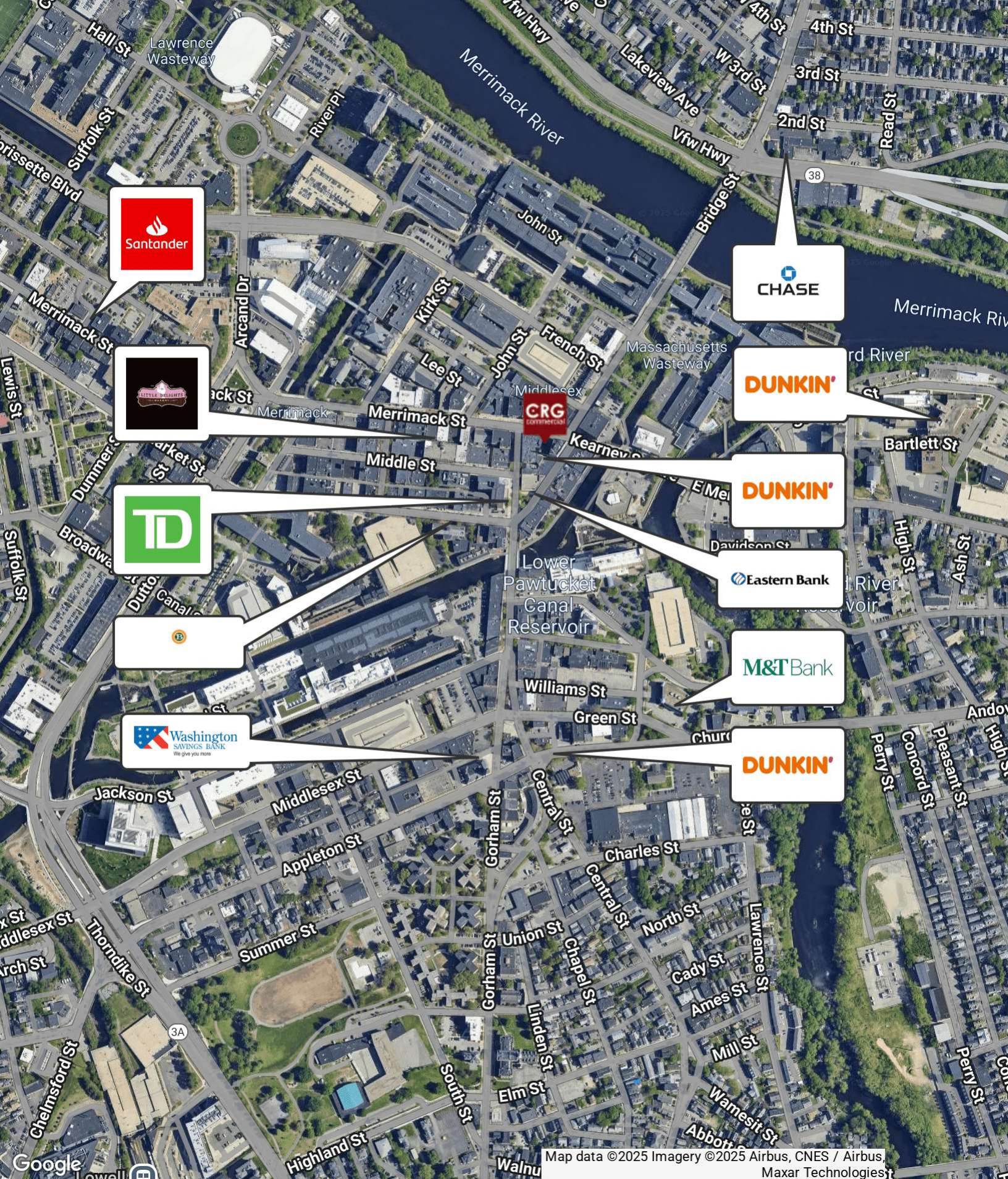
## DEMOGRAPHICS

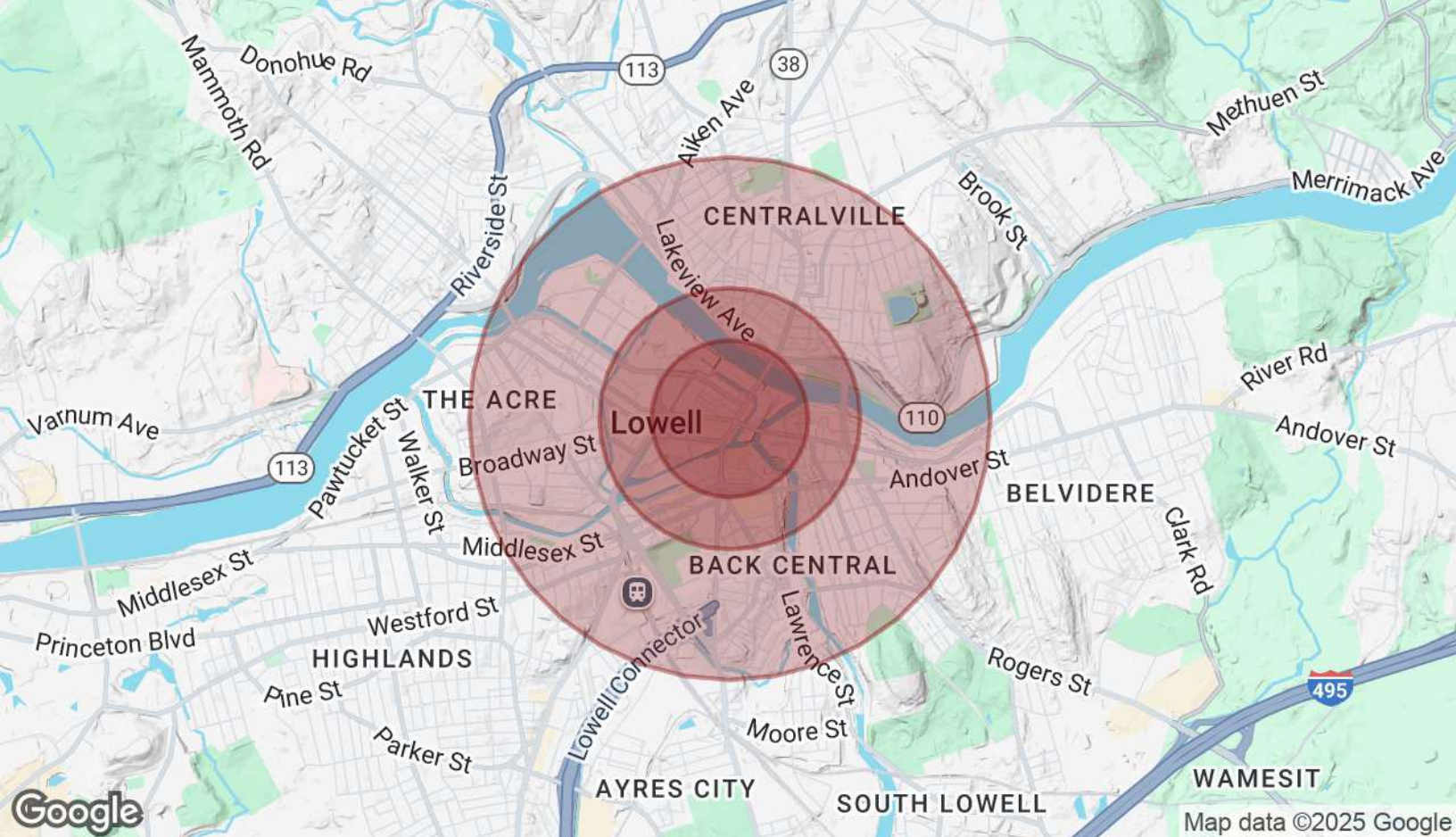
	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,456	4,948	16,167
Total Population	3,029	11,115	44,179
Average HH Income	\$68,111	\$70,679	\$79,622



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,029	11,115	44,179
Average Age	39	38	37
Average Age (Male)	38	38	36
Average Age (Female)	39	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,456	4,948	16,167
# of Persons per HH	2.1	2.2	2.7
Average HH Income	\$68,111	\$70,679	\$79,622
Average House Value	\$316,102	\$346,527	\$377,332

Demographics data derived from AlphaMap