

FOR SALE

RETAIL PROPERTY



# 962 WASHINGTON STREET

962 WASHINGTON STREET, HANOVER, MA 02339

*For More Information*

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## OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	9000 SF
Available SF:	3,000 SF
Lot Size:	1.14 Acres
Number of Units:	3
Price / SF:	-
Year Built:	1986
Renovated:	2020
Zoning:	B

## PROPERTY OVERVIEW

Mixed-use retail/office building on Route 53 in Hanover available for sale. Property has two tenants signed to long-term leases and one unit available for an owner-occupant, making this a rare opportunity to own your businesses real estate along this high traffic corridor. Strong traffic counts and visibility with over 20,000 vehicles per day passing by and both building and pylon signage opportunities available.

Available unit has a flexible layout with a reception/waiting area, 6 private offices, conference room, 2 private bathrooms, and a kitchen/break room. Current zoning allows a wide variety of uses including retail, professional office, and medical. Building exterior has recently been painted and parking lot has been redone.

## PROPERTY HIGHLIGHTS

- Strong Demographics - 3 Mile Population Over 20,000 and HH Income Over \$125,000
- High Traffic Counts - Over 20,000 Vehicles Per Day
- Versatile Layout - Ready To Be Customized
- Signage - Pylon and Building Signage Opportunities Available
- Flexible Zoning - Wide Variety Of Uses Allowed By Right

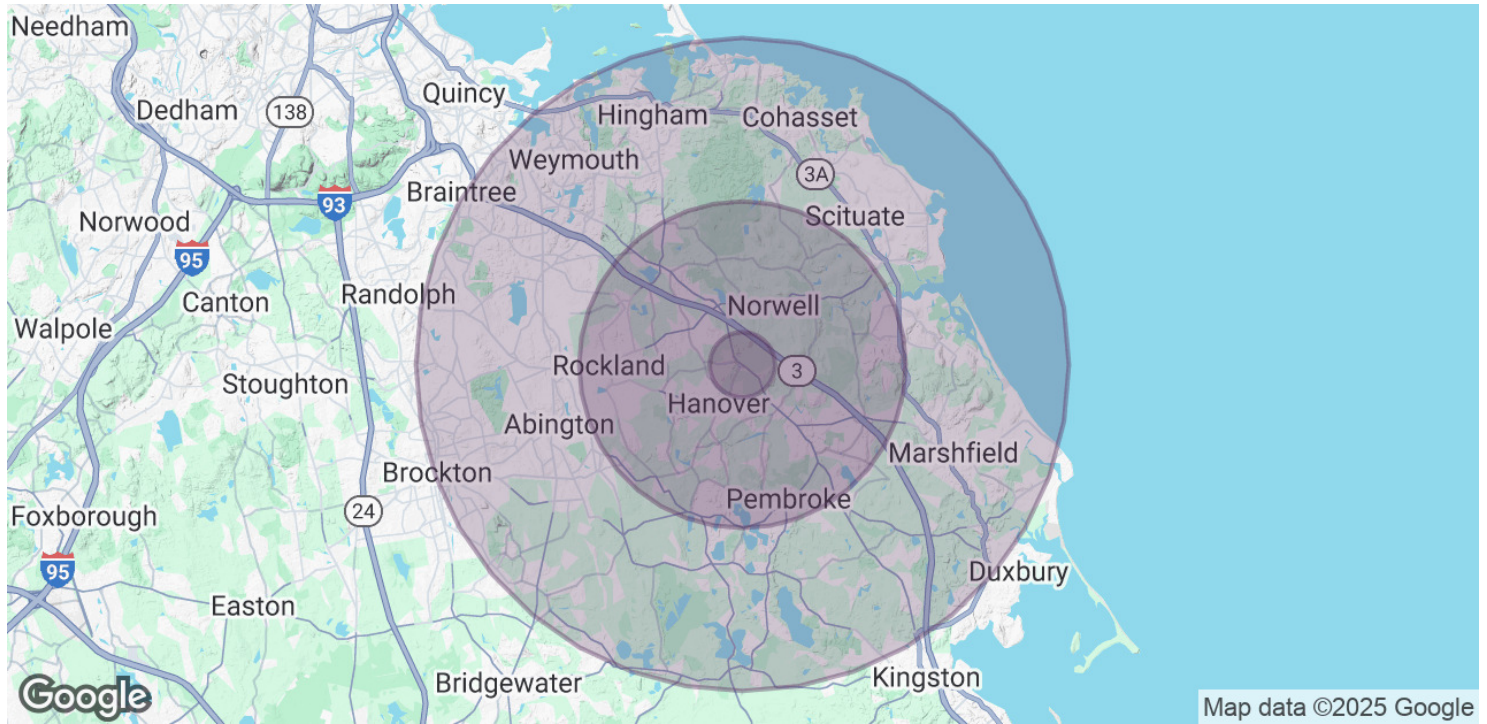


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,469	58,504	271,144
Average Age	40.8	40.8	40.8
Average Age (Male)	39.2	39.6	39.6
Average Age (Female)	42.1	41.7	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	863	20,655	101,521
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$119,713	\$111,493	\$100,715
Average House Value	\$543,064	\$506,313	\$454,915

2020 American Community Survey (ACS)