



For Lease: Prime Commercial Location | 306 Cabot

**306 CABOT STREET
BEVERLY, MA 01915**

Price: \$33 SF

PROPERTY SUMMARY

306 CABOT STREET | BEVERLY, MA 01915

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Property Summary

Lease Rate:	\$33 SF
Lease Term:	5 Years
Available SF:	2,921
Year Built:	1900
Parking:	20
Lot Size:	11,761 SF
Zoning:	CC
Walk Score:	Walkers Paradise 96
Traffic Count	15,000 VPD
Lease Type	Modified Gross

Property Overview

A former office space, 306 Cabot Street in Beverly, MA, is a 2,921-square-foot free-standing commercial building on a 0.27-acre lot in the city's downtown area. With a flexible Central Business (CC) zoning, the property is suitable for various uses, including retail, office, and food service.

Key features

- **Highly visible location:** The property is situated in the heart of downtown Beverly, offering high visibility and significant foot and vehicle traffic. It is also surrounded by restaurants, shops, and public transit.
- **Versatile interior layout:** The commercial storefront space includes a large open area, four private offices, two restrooms, an eat-in kitchen, and abundant storage.
- **On-site parking:** The lot offers parking for over 20 vehicles behind the building, in addition to available on-street public parking.

Location Overview

Surrounding area and accessibility:

Public transit: The location is a two-minute drive (or 0.8-mile walk) from the Beverly Depot on the MBTA Commuter Rail's Newburyport/Rockport Line.

Downtown amenities: Surrounded by thriving local businesses, shops, and restaurants, the area is highly walkable and draws both local and visitor traffic. Nearby attractions include The Cabot, a restored historic theater, at 286 Cabot Street.

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PROPERTY DESCRIPTION

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3 Flags Plaza | 45,000 SqFt Office Park

• This highly visible, free-standing commercial building at 306 Cabot Street presents a superb tenant opportunity in the heart of downtown Beverly. The property offers nearly 3,000 square feet of versatile space with flexible "Central Business" zoning, accommodating a wide range of uses including retail, office, food service, and personal services. Located on a prominent street with strong pedestrian and vehicle traffic, ensuring excellent exposure. The interior, previously configured as an office, includes a large open work area, four private offices, a kitchenette, and two restrooms. The property's zoning is suitable for a variety of businesses, from retail and office space to restaurants. A full unfinished basement and multiple storage rooms provide plenty of space for inventory and supplies. A private, paved lot behind the building offers more than 20 off-street parking spaces, a significant advantage in the downtown area. The location is surrounded by thriving shops, restaurants, and public transit, including proximity to the Beverly Depot commuter rail station. This is a rare opportunity to have your business in a standalone commercial property in one of the North Shore's most active commercial districts, ideal for businesses seeking to establish a strong presence.

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PROPERTY PHOTOS

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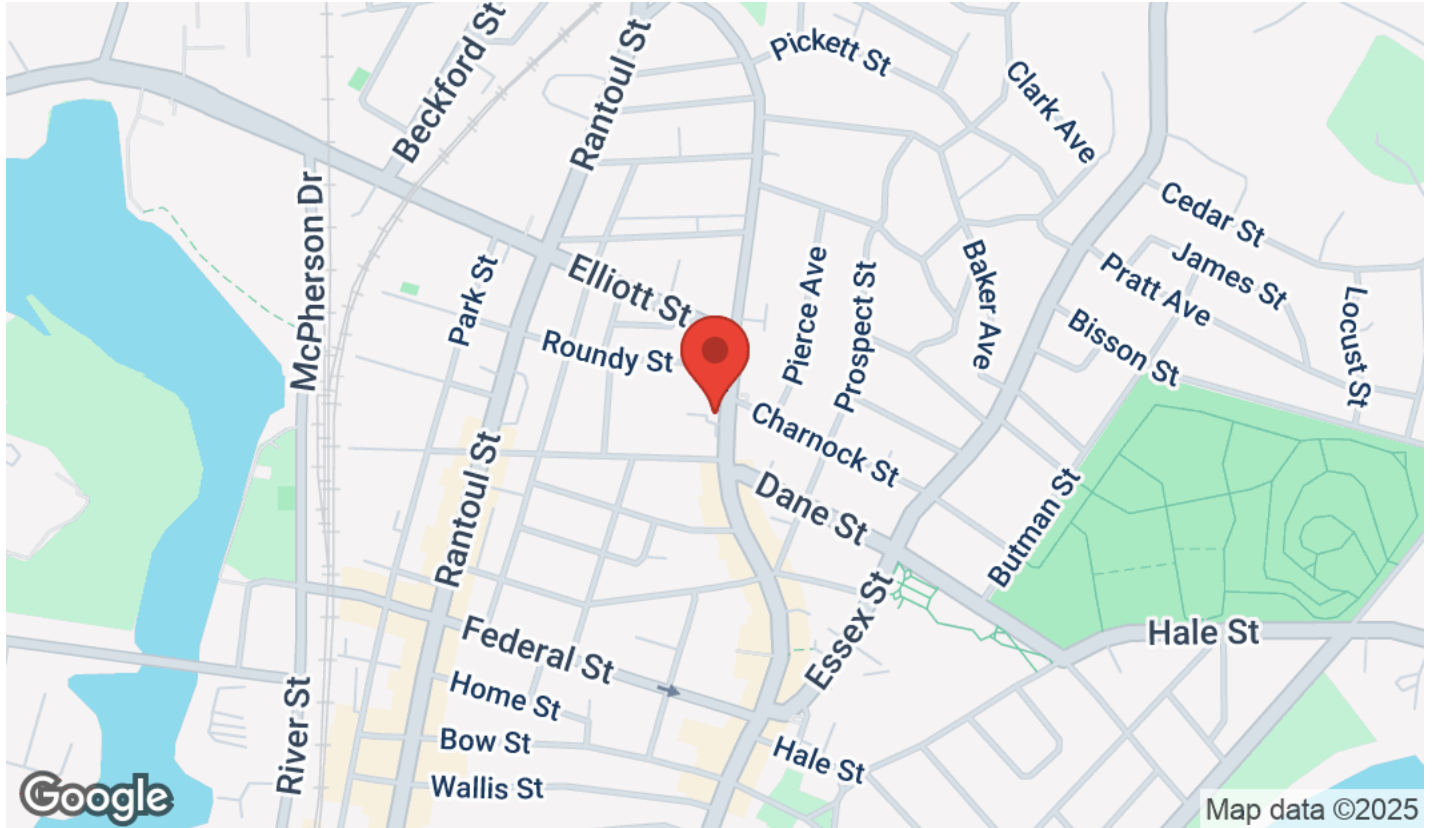
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LOCATION MAPS

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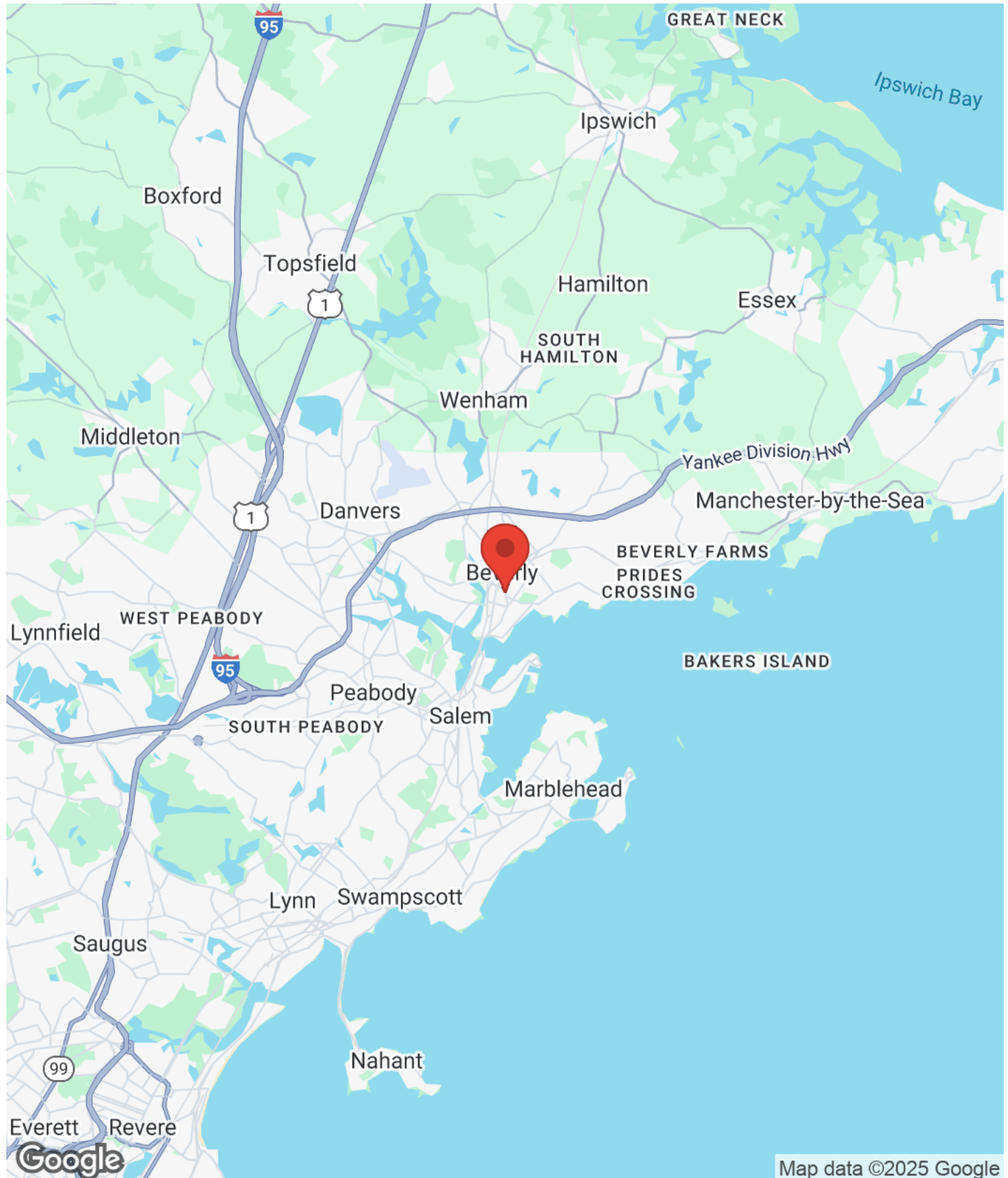
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REGIONAL MAP

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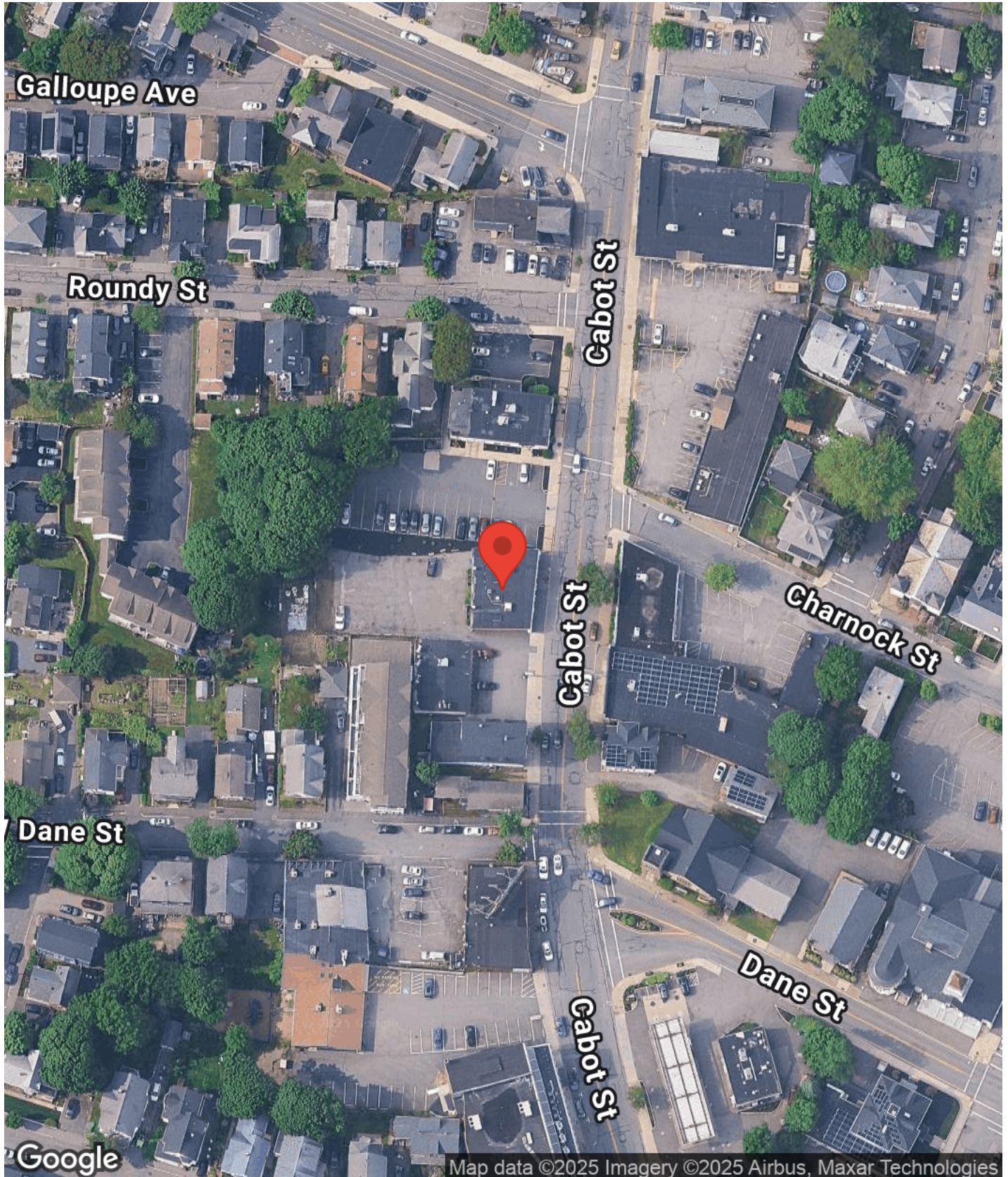
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AERIAL MAP

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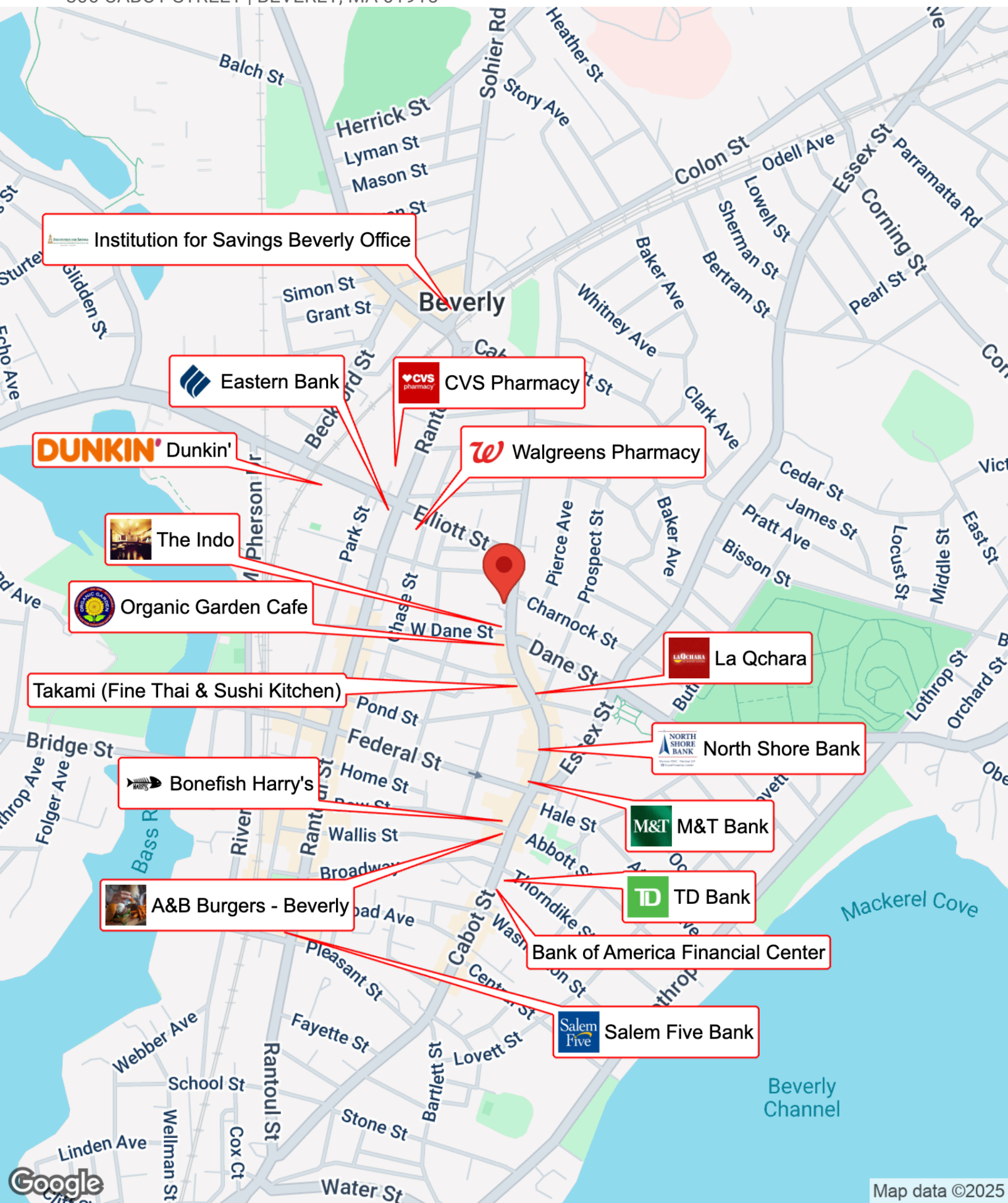
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BUSINESS MAP

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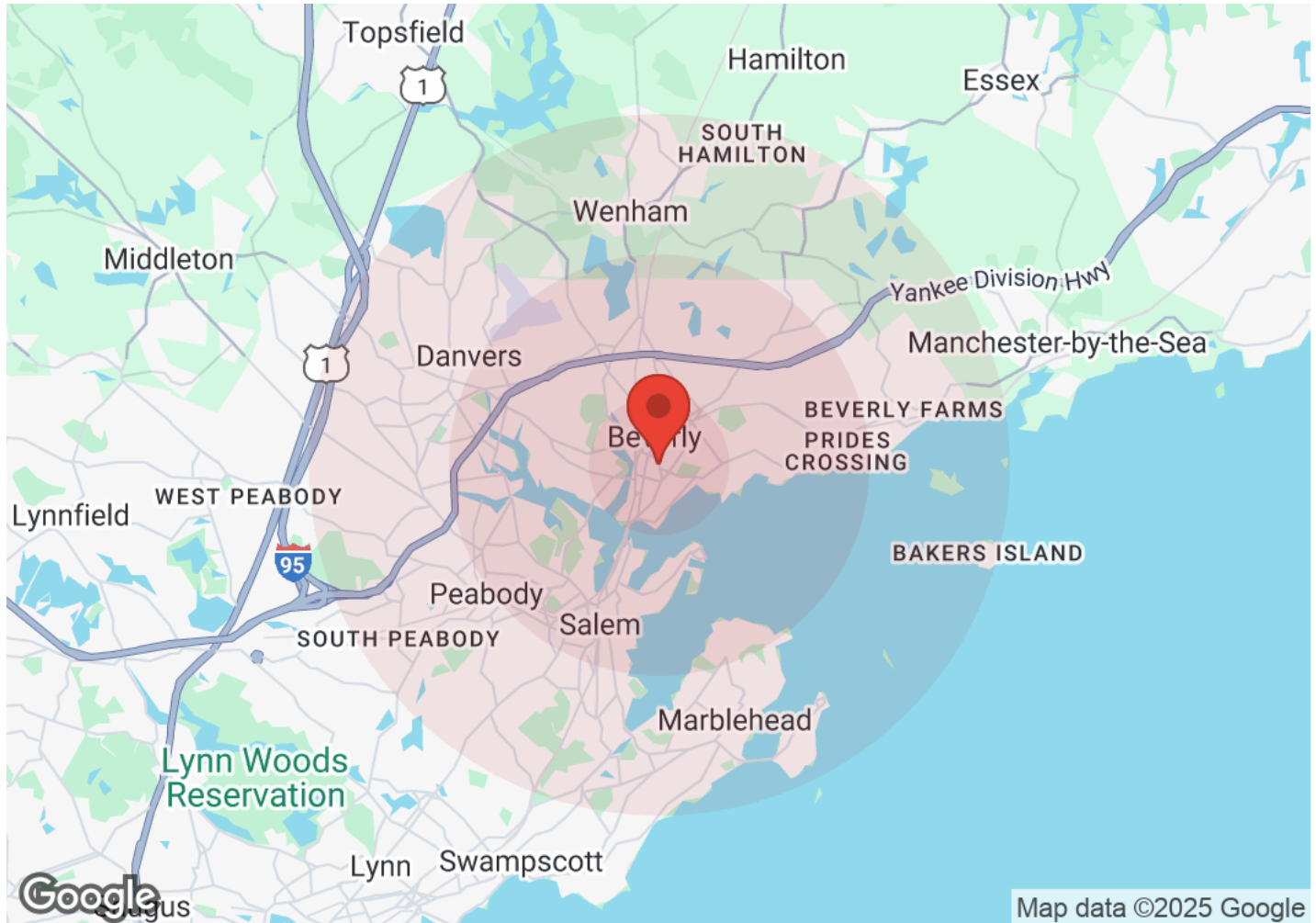
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	9,779	42,885	88,906	Median	\$97,768	\$99,976	\$108,770
Female	10,290	43,235	90,284	< \$15,000	780	2,957	4,919
Total Population	20,069	86,120	179,190	\$15,000-\$24,999	958	2,739	4,418
				\$25,000-\$34,999	290	1,884	3,883
				\$35,000-\$49,999	568	2,213	4,412
				\$50,000-\$74,999	991	4,267	8,849
				\$75,000-\$99,999	1,082	4,306	7,952
				\$100,000-\$149,999	1,891	7,013	14,067
				\$150,000-\$199,999	1,063	3,920	8,379
				> \$200,000	1,520	7,423	17,016
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	3,386	13,632	28,411	Total Units	9,504	38,145	76,812
Ages 15-24	2,233	10,927	23,283	Occupied	9,143	36,720	73,895
Ages 25-54	8,367	33,664	65,034	Owner Occupied	4,327	19,576	44,746
Ages 55-64	2,674	11,549	24,657	Renter Occupied	4,816	17,144	29,149
Ages 65+	3,410	16,348	37,807	Vacant	361	1,425	2,917
Race	1 Mile	3 Miles	5 Miles				
White	14,594	61,696	130,038				
Black	1,300	5,150	10,644				
Am In/AK Nat	8	34	54				
Hawaiian	N/A	N/A	18				
Hispanic	3,093	14,968	29,172				
Asian	624	2,601	6,039				
Multi-Racial	395	1,430	2,813				
Other	50	250	430				

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PROFESSIONAL BIO

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PRESENTED BY:

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