



MIDDLETON C O R N E R

PAD SITE FOR SALE OR LEASE

(4TH QUARTER 2027)

FUTURE PAD SITE
RENDERING

Learn2Swim

Learn2Swim

The LEARNING EXPERIENCE
Academy of Early Education

ROUTE 114 / 49 SOUTH MAIN ST

MIDDLETON, MA

NEW MIXED-USE DEVELOPMENT - PAD SITE UP TO 4,500 SF AVAILABLE



PROJECT DETAILS

ROUTE 114 / 49 SOUTH MAIN STREET • 4,500 SF PAD SITE AVAILABLE • FOR SALE OR FOR LEASE



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PROPERTY HIGHLIGHTS

- Freestanding up to 4,500 SF retail, restaurant or service space available
- Up to approximately 180 seats available plus outdoor patio
- Located on Rte.114 at the intersection of Route 62
- Serving the commuter traffic on 114 in addition to the high-income communities of Middleton, Lynnfield, North Andover, and Danvers
- Located on Route 114 at its intersection with Route 62
- Traffic counts: Route 114 – 23,870 ADT; Route 62 – 8,235 ADT

Middleton Corner is a new mixed-use development planned for the former Angelica's Restaurant site, located directly on Route 114 between Middleton Town Square and the new Middleton Municipal Complex.

The project will feature The Learning Experience daycare center, Learn2Swim, an international swim school, and a planned 60-unit luxury apartment community anchoring the rear of the property. An approximately 4,500-square-foot freestanding building opportunity remains available within the development.

Located in a high-profile Middleton location, Middleton Corner offers excellent visibility, strong daily traffic drivers, and a complementary mix of residential, educational, and family-oriented uses.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,609	9,037	32,293
Total Population	4,644	25,641	86,683
Average HH Income	\$192,477	\$189,945	\$182,931

PAD SITE
AVAILABLE



For more information regarding leasing please contact:

RENDERING SUBJECT TO REVISION

SITE PLAN

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MIDDLETON
CORNER



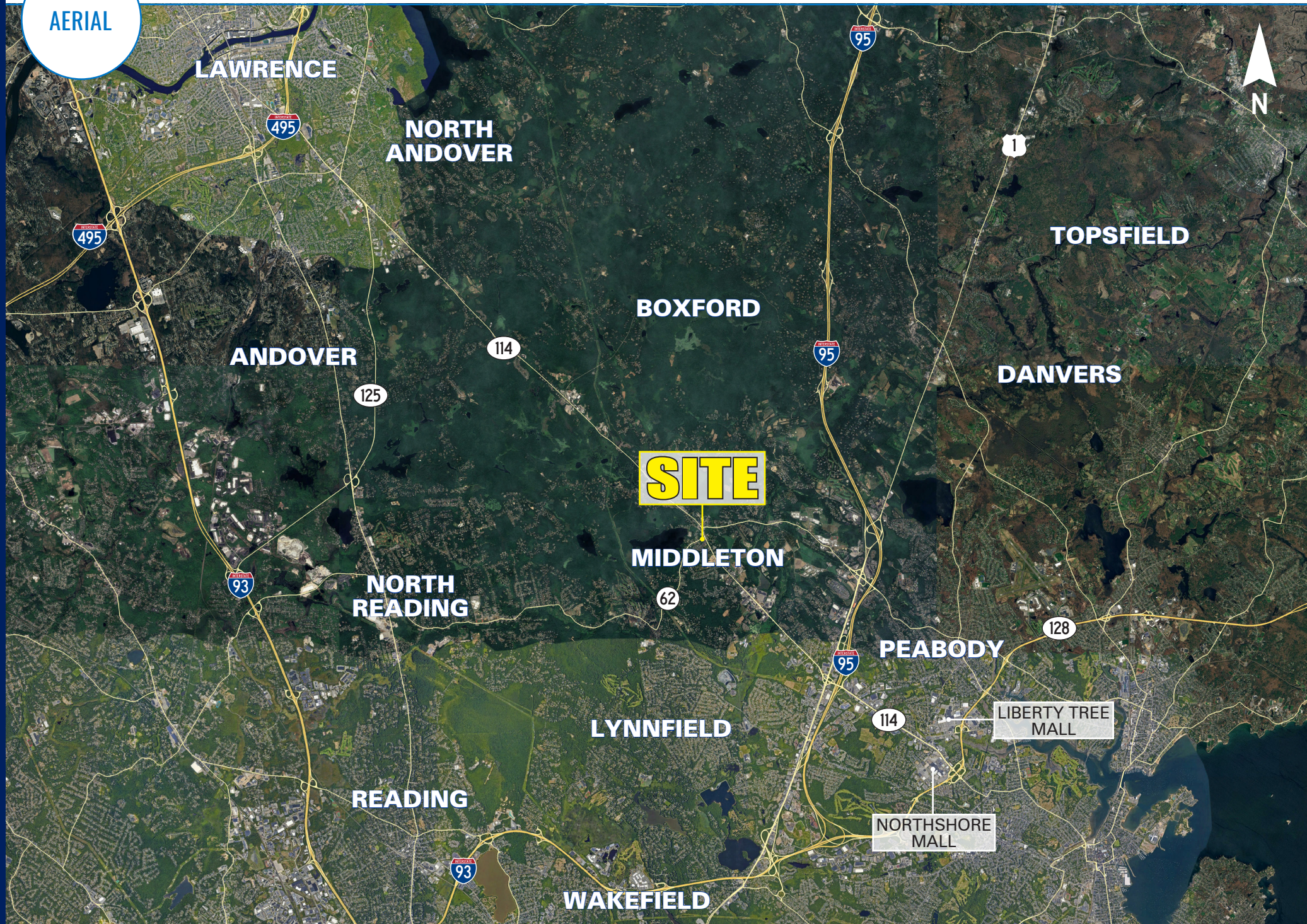
AERIAL

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MIDDLETON
CORNER



AERIAL



ROUTE 114 / 49 SOUTH MAIN STREET

MIDDLETON, MA

PAD SITE UP TO 4,500 SF AVAILABLE

FUTURE PAD SITE

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MIDDLETON
C O R N E R

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