



3,295 SF AVAILABLE FOR LEASE

1 PEABODY, MA 01960
SYLVAN ST

MANSARD   

Property Details



HIGHLIGHTS

- Signalized, four-corner intersection of Route 114 (Andover Street) and Sylvan Street
- Pylon signage with direct exposure to ±39,000–45,000 vehicles per day (MassDOT AADT, Rt. 114)
- Immediate neighbors include Starbucks, Trader Joe's, Petco, The Container Store, Five Guys, Walgreens, and Aspen Dental
- Steps from Northshore Mall and Liberty Tree Mall — two of the North Shore's premier shopping destinations
- Recently renovated multi-tenant retail building
- Rear-facing, at-grade space — prime corridor positioning at below-market rents well under the \$40/SF front-facing retail rate

Lease Rate

\$17.95 SF/YR

OFFERING SUMMARY

Building Size:	14,480 SF
Available SF:	3,295 SF
Lot Size:	35,327 SF
NNN Charges:	\$3.50/SF
Year Built:	1950
Renovated:	2025
Zoning:	BR

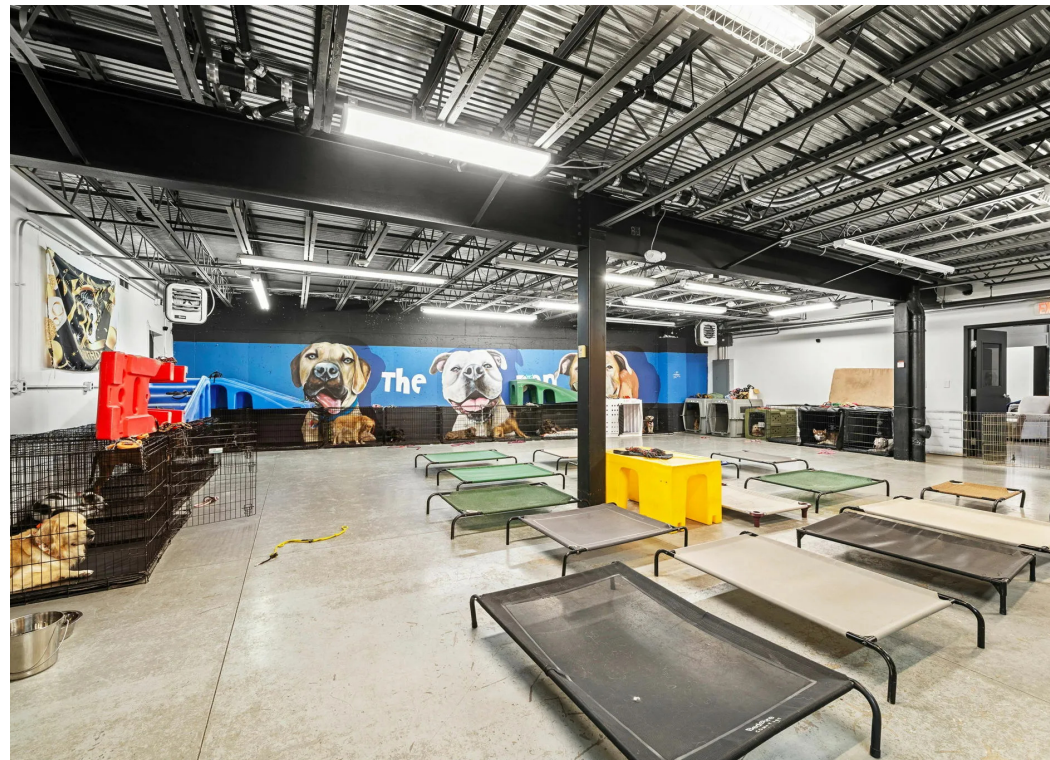
PROPERTY OVERVIEW

Are you looking for a high-traffic retail location without the premium price tag? 1 Sylvan Street in Peabody offers the perfect balance of visibility and value. Located at the bustling, signalized intersection of Route 114 (Andover Street) and Sylvan Street, this newly renovated property provides exceptional exposure for your business.

Benefit from prominent pylon signage that captures the attention of approximately 39,000 to 45,000 vehicles passing by daily. You'll be in excellent company, surrounded by name-brand retailers like Starbucks, Trader Joe's, Petco, and The Container Store, while drawing from the same robust consumer base as the nearby Northshore Mall tenants.

3,295 SF of available space is situated at the rear, at grade level. Contact us today to schedule a tour.

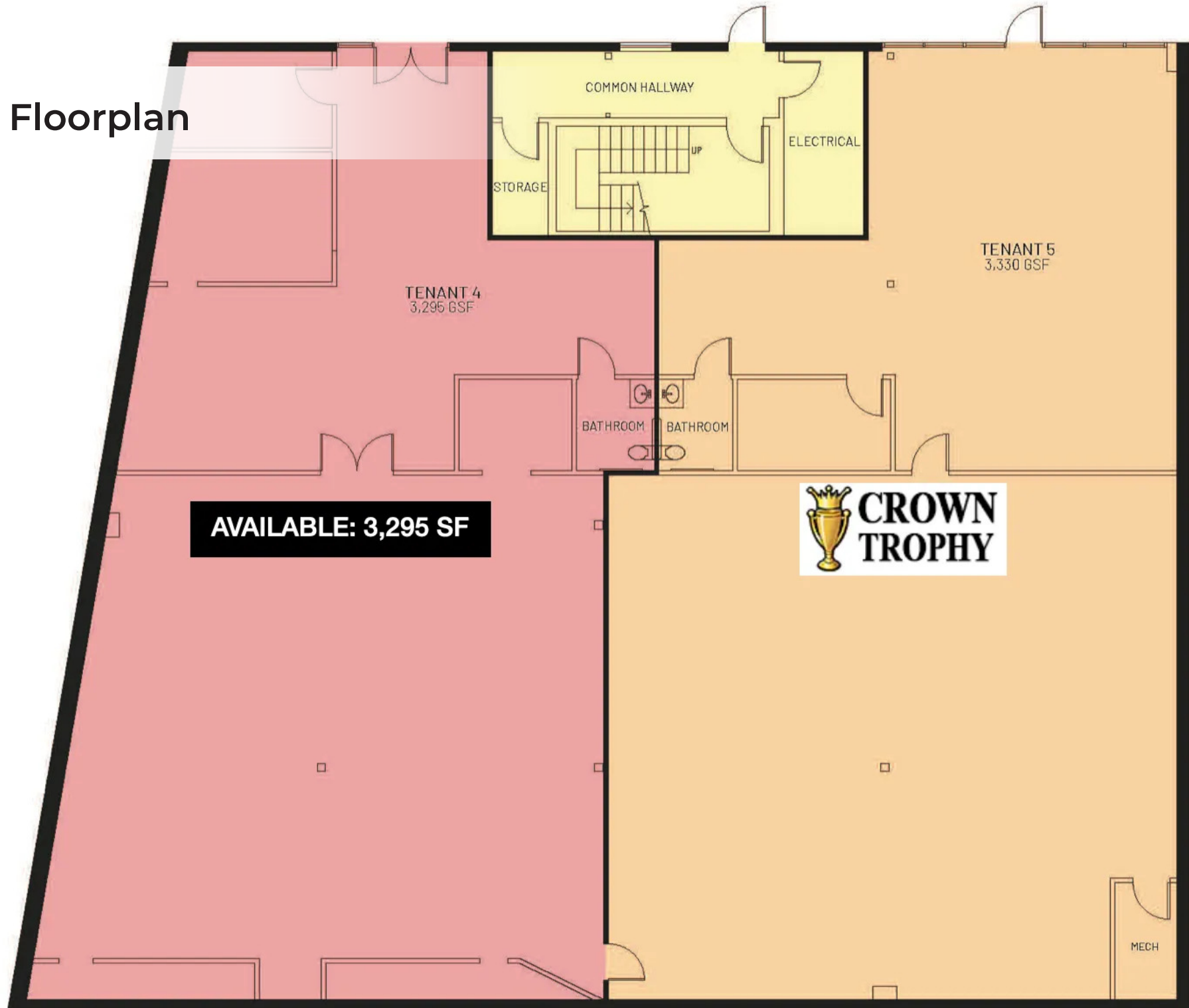
Interior Photos



Exterior Photos



Floorplan



Area Retailers



LIFETIME

CHASE

BANK OF AMERICA

114

The Container Store

CROSS ST

TD

Long's
JEWELERS

Safelite
AutoGlass

114

1 Sylvan St,
Peabody, MA

bp

NORTHSHORE MALL



ULTA
BEAUTY

L.L.Bean

NORDSTROM



JCPenney
shaws

ARHAUS
BARNES & NOBLE

The Cheesecake
Factory

REONE

INDUS TO GO



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,248	91,086	218,368
Average Age	43.7	45.0	42.8
Average Age (Male)	42.9	44.3	41.7
Average Age (Female)	45.4	45.7	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,962	38,551	88,403
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$115,855	\$123,264	\$129,162
Average House Value	\$563,600	\$569,029	\$604,406

* Demographic data derived from 2020 ACS - US Census



\$122,760

AVERAGE HOUSEHOLD INCOME



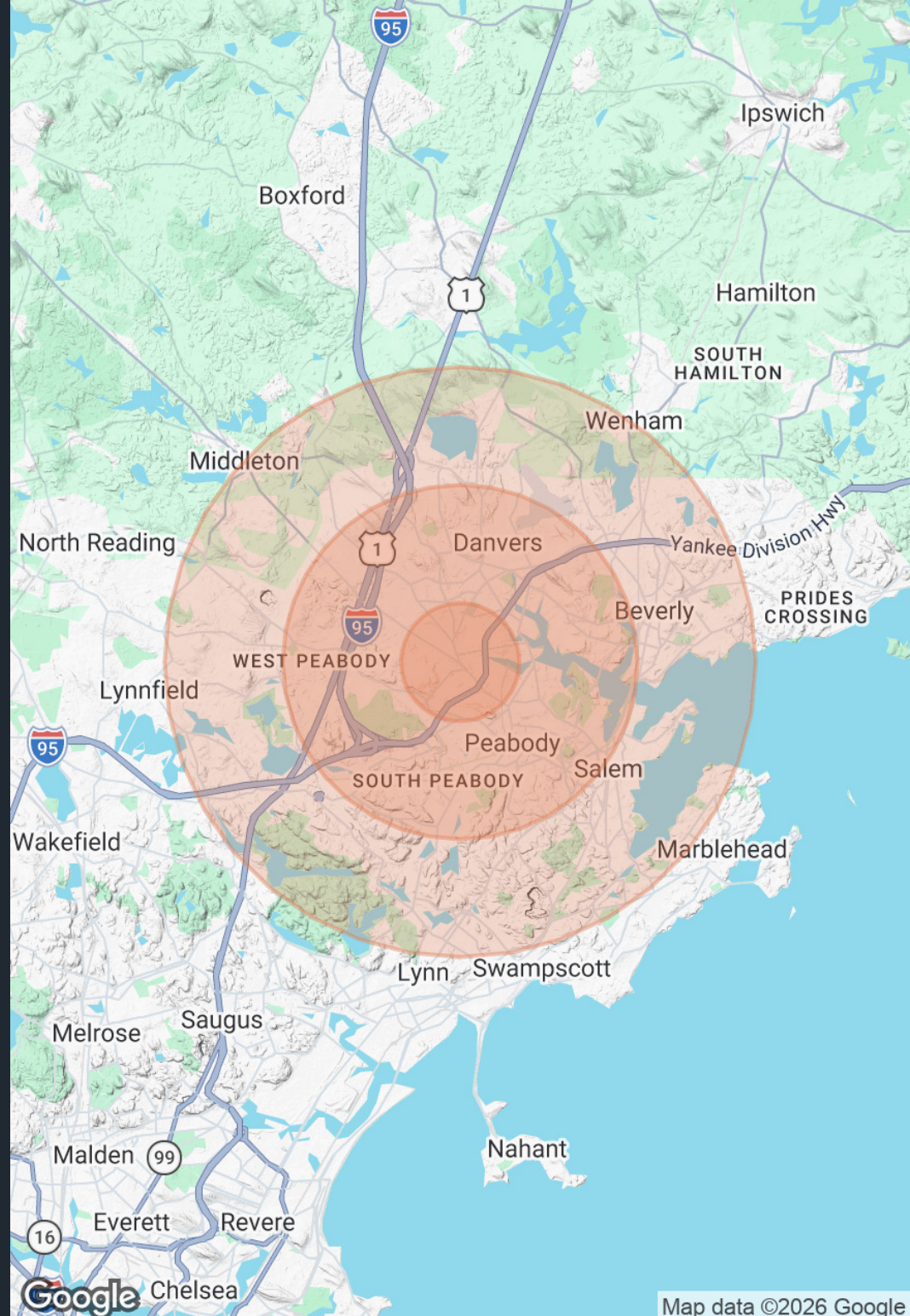
\$604,406

AVERAGE HOUSE VALUE



\$51,364

PER CAPITA INCOME



Map data ©2026 Google

MANSARD



617.674.2043

advisors2@mansardcre.com

mansardcre.com

Our Services Offered:

Sales, Leasing and Valuations

At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

OFFERING MEMORANDUM