



Cape Ann Marketplace

127 Eastern Ave, Gloucester, MA 01930



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Cape Ann Marketplace

\$15.00 - \$22.00 /SF/YR

Fantastic opportunity in a very well established location near Good Harbor Beach. Strip mall/marketplace anchored by Shaws and Walgreens. 1918 or 2400 Square feet, both end units. Lots of windows and high visibility. Also up to 6,400sf area great for restaurant, retail, day care, etc. Large street sign on front and back of complex. Flexible terms available; Customer Parking with over 100+ spots. Area is growing and expanding with 60K plus car traffic a day. Now is the time to get in for Spring and Summer season. Many successful business in this location and long term growth potential. Perfect for an expanding business, or new business/franchise Don't miss out call today to set up a viewing. Multiple spots available to look at as well. Zoned for Business / Commercial...

- Heavy traffic area very close to the beach



Rental Rate:	\$15.00 - \$22.00 /SF/YR
Total Space Available:	9,380 SF
Max. Contiguous:	5,000 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Center Properties:	2
Frontage:	244' on Eastern Ave
Gross Leasable Area:	110,786 SF
Walk Score ®:	51 (Somewhat Walkable)
Transit Score ®:	34 (Some Transit)
Rental Rate Mo:	\$1.83 /SF/MO

1st Floor Ste 4

Space Available	1,980 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Fantastic opportunity in a very well established location near Good Harbor Beach. Strip mall/marketplace anchored by Shaws and Walgreens. 1918 Square feet. Prime Retail location. Lots of windows and high visibility. Large street sign on front and back of complex. Flexible terms available with on Premises Landlord Office and Maintenance. Customer Parking with over 100+ spots. Area is growing and expanding with 60K plus car traffic a day. Now is the time to get in for Spring and Summer season. Many successful business in this location and long term growth potential. Perfect for an expanding business, or new business/franchise Don't miss out call today to set up a viewing. Multiple spots available to look at as well. Zoned for Business / Commercial. For Inquiries Contact: Della- 617-799-0527 Gianna- 781-484-8846

Ste 6

Space Available	5,000 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

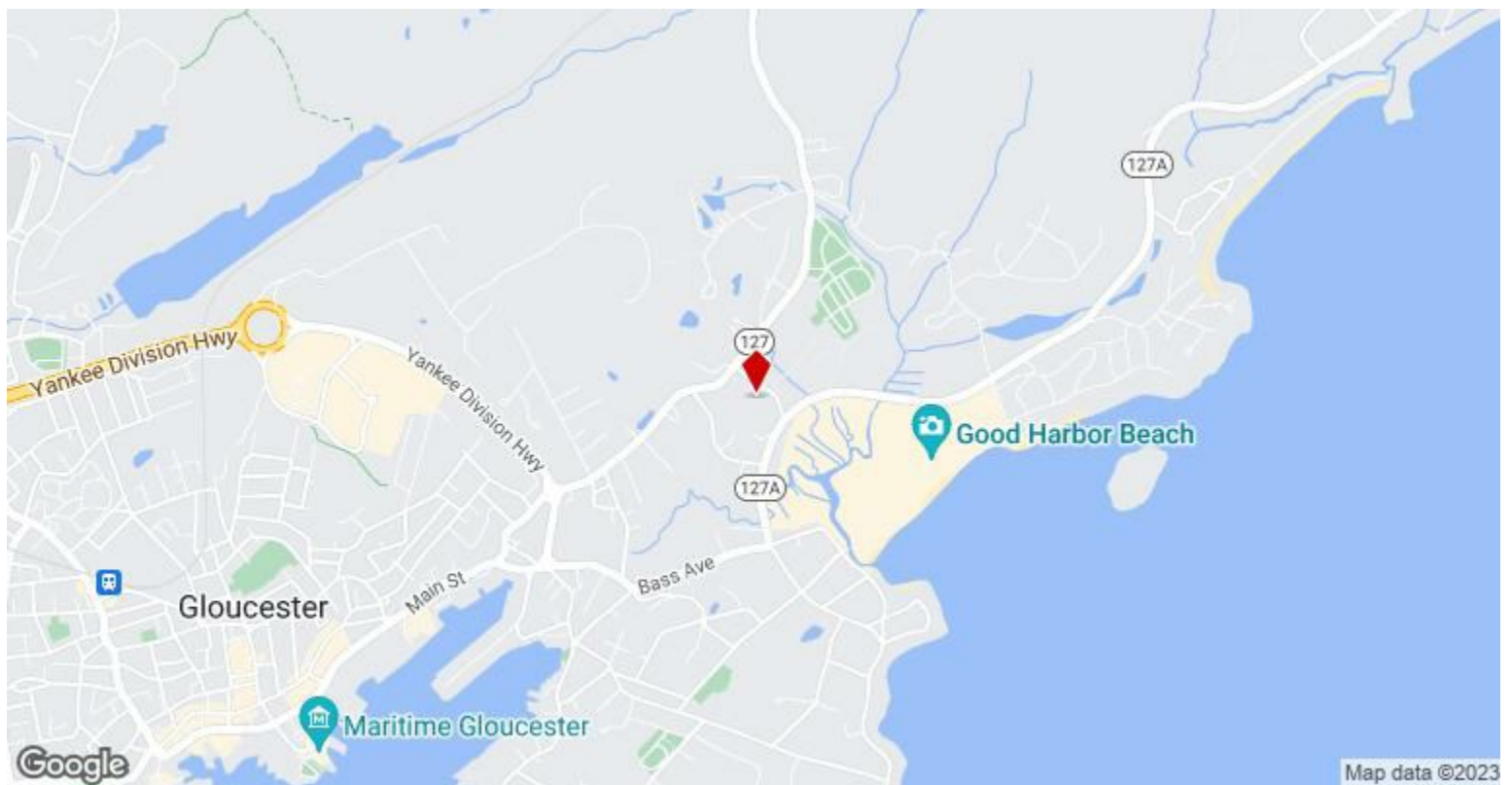
1st Floor Ste 8

Space Available	2,400 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Fantastic opportunity in a very well established location near Good Harbor Beach. Strip mall/marketplace anchored by Shaws and Walgreens. 2400 Square feet. Prime Retail location. Lots of windows and high visibility. Large street sign on front and back of complex. Flexible terms available with on Premises Landlord Office and Maintenance. Customer Parking with over 100+ spots. Area is growing and expanding with 60K plus car traffic a day. Now is the time to get in for Spring and Summer season. Many successful business in this location and long term growth potential. Perfect for an expanding business, or new business/franchise Don't miss out call today to set up a viewing. Multiple spots available to look at as well. Zoned for Business / Commercial. Rental rate dependant on lease terms.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cape Ann Market Place	500	
Harborside Dental	1,500	
Rite Aid	15,538	
Salon 127	-	
Seabreeze Liquors	5,000	
Shaw's	32,795	
Walgreens	13,458	



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Property Photos

CAPE ANN MARKETPLACE
Tenant Summary



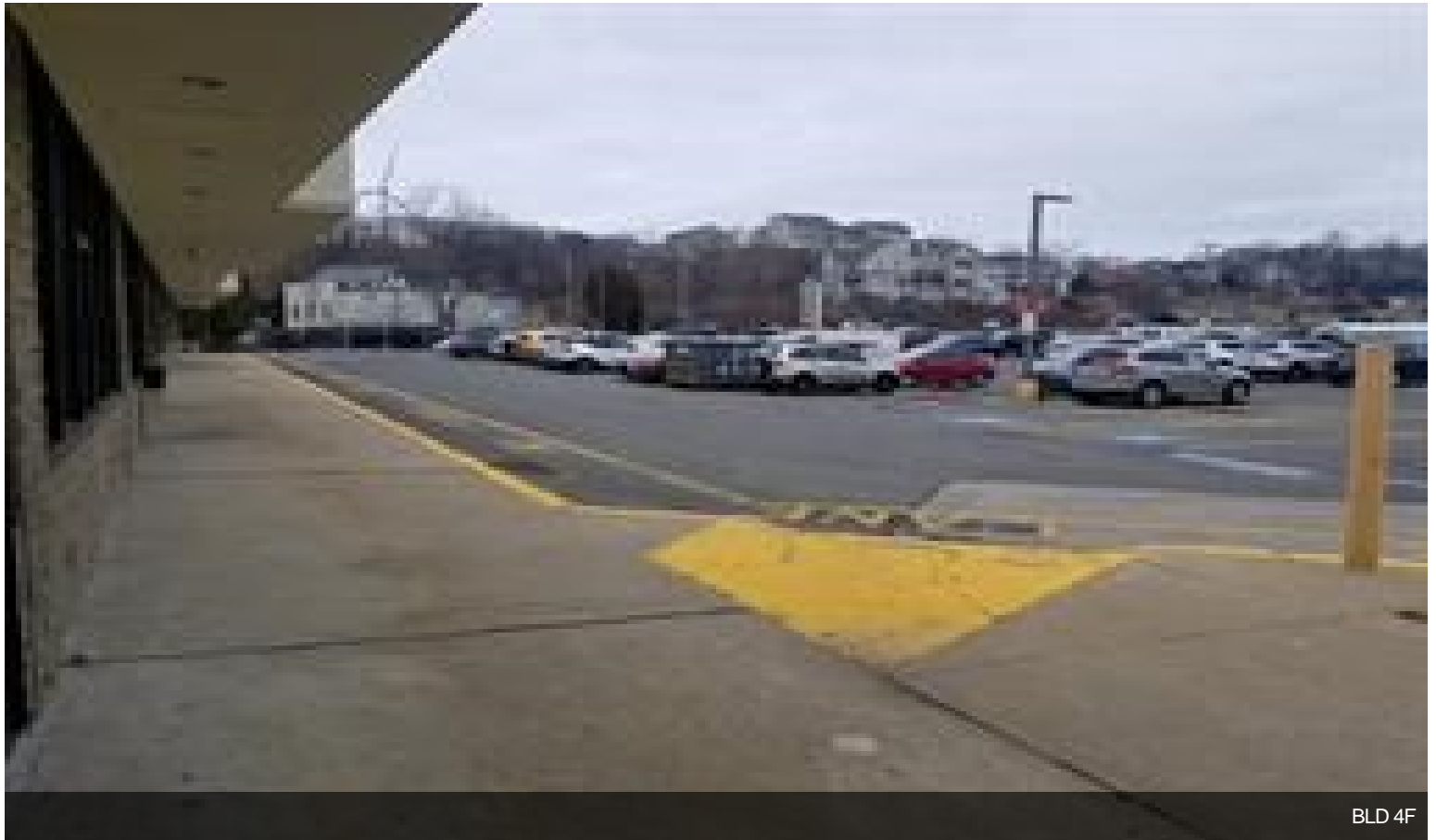
	TENANT SPACE (SF)
aci INVESTIGATIVE GROUP	532
Churchill PROPERTIES	1,200
Cook Education Services	6,052
Eastern Appraisal Services Inc.	656
ESP EASY SHIP & PACK COPY	1,200
Gloucester Coordinating Restaurant System	1,380
HARBORSIDE	1,200
Hildonen Newton	1,183
Hildonen Newton Storage	540
ISLAND BRAND SEAFOOD IMPORTS	1,284
Ocean Optical, Inc.	1,682
Polished	1,200
S. Ouelette	994
SALON 127	1,200
shaw's	50,686
Walgreens	16,605
Total / Average	87,594
Available	15,383
Total SF	102,977

TENANT SUMMARY 127 EASTERN AVE



Interior Photo

Property Photos



Signage

Signage