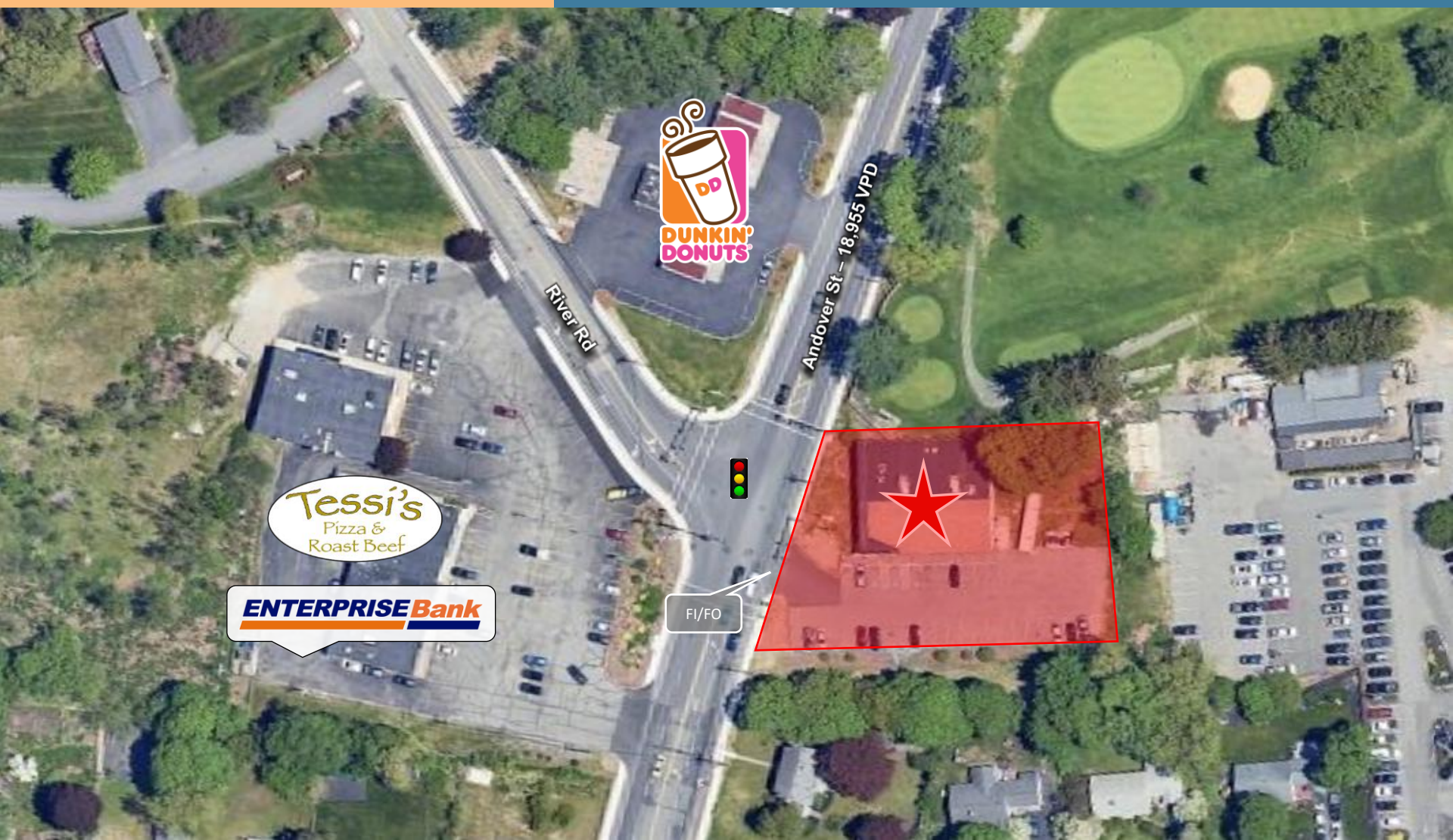


Former Walgreens

1st Floor | ± 6,835 SF

935 Andover St



Property Overview

Size. ± 6,835 SF (1st floor)

Land Area. 1.07 acres.

Opportunity. Lease opportunity, with excellent visibility + access.

Signalized Intersection. Andover St and River Rd

Zoning. General Business GB – [USE REGULATIONS](#) (g 102).

Access. Intersection of Andover St and River Rd : FI/FO

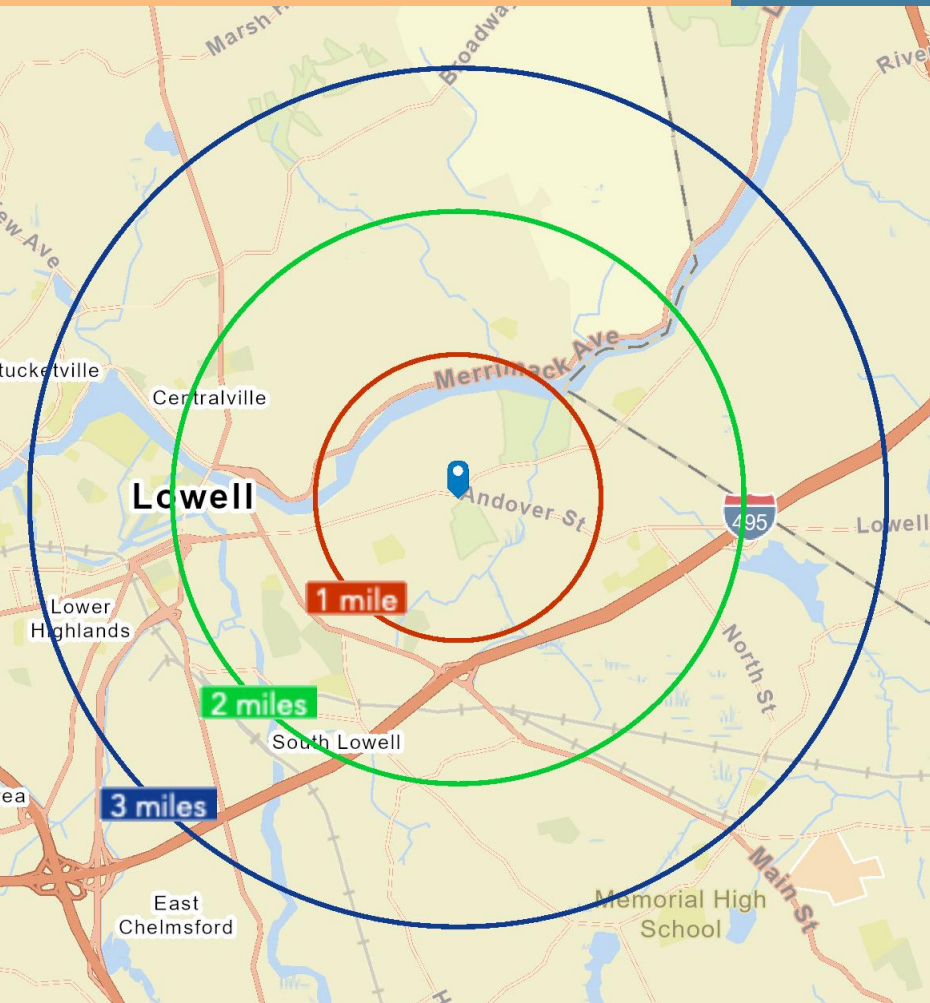
Convenient Location.

- Suburban location. Dominated by single-family homes and private golf courses.
- Other retails in the area include Mobil, Enterprise Bank, and other local tenants.

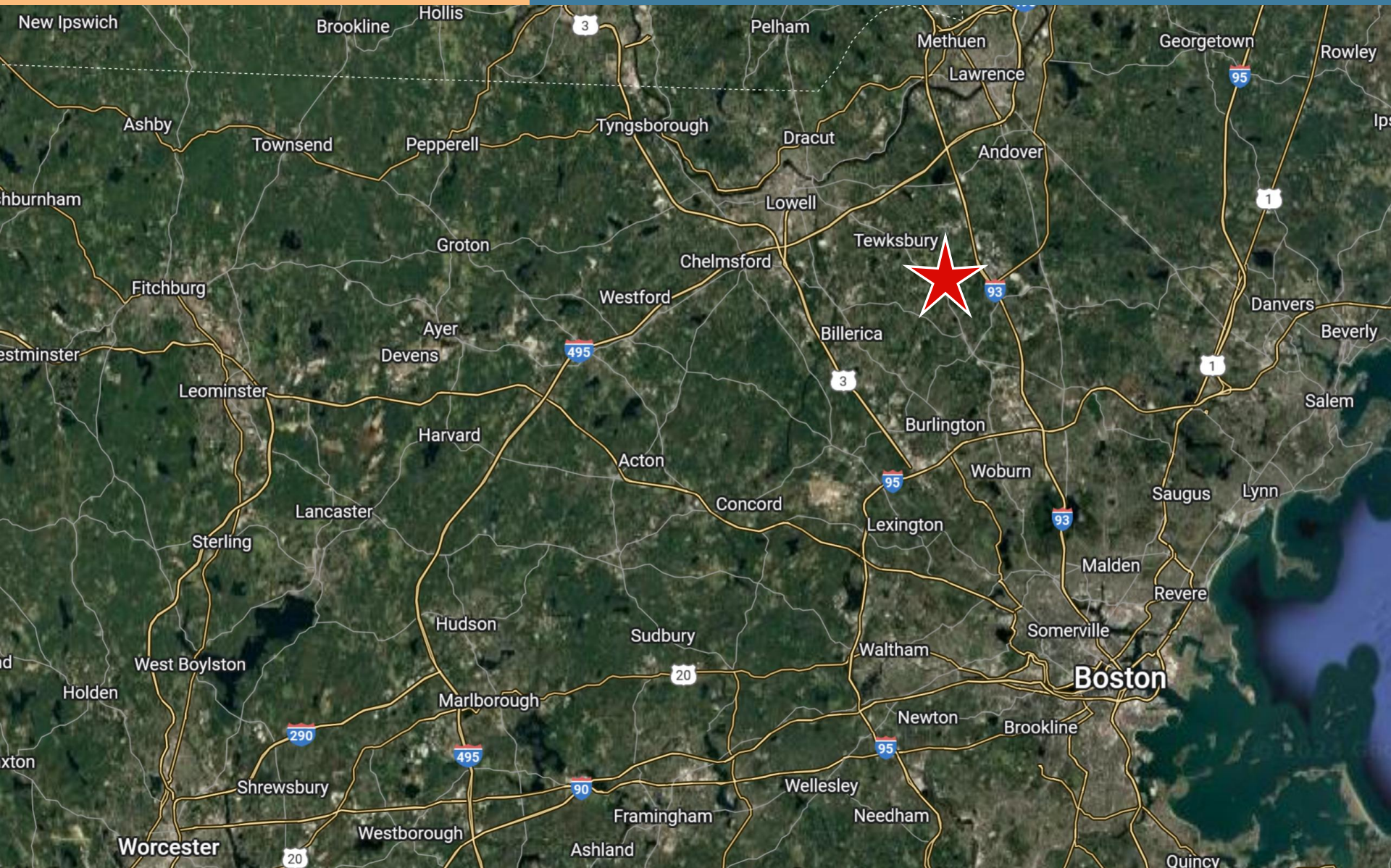
Use Restriction. No pharmacy use allowed.

Signage. Dedicated pylon + building.

Parking. Approximately 40 spaces.



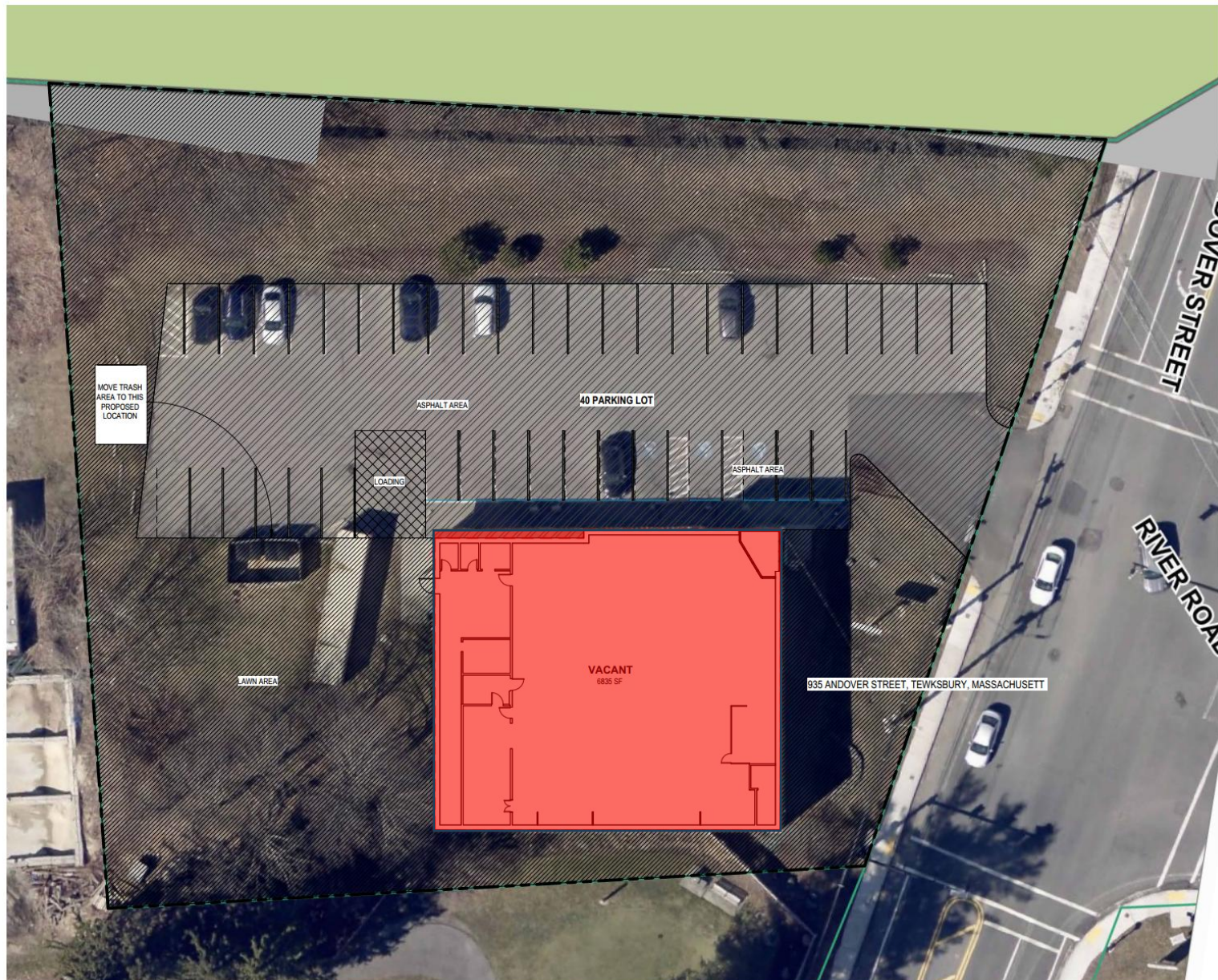
'24 Estimates	1 Mile	2 Mile	3 Mile
Population	7,002	42,932	101,168
Households	2,661	16,085	36,857
Avg. HH Inc.	\$159,710	\$112,286	\$106,990
Andover St			~19.0K VPD



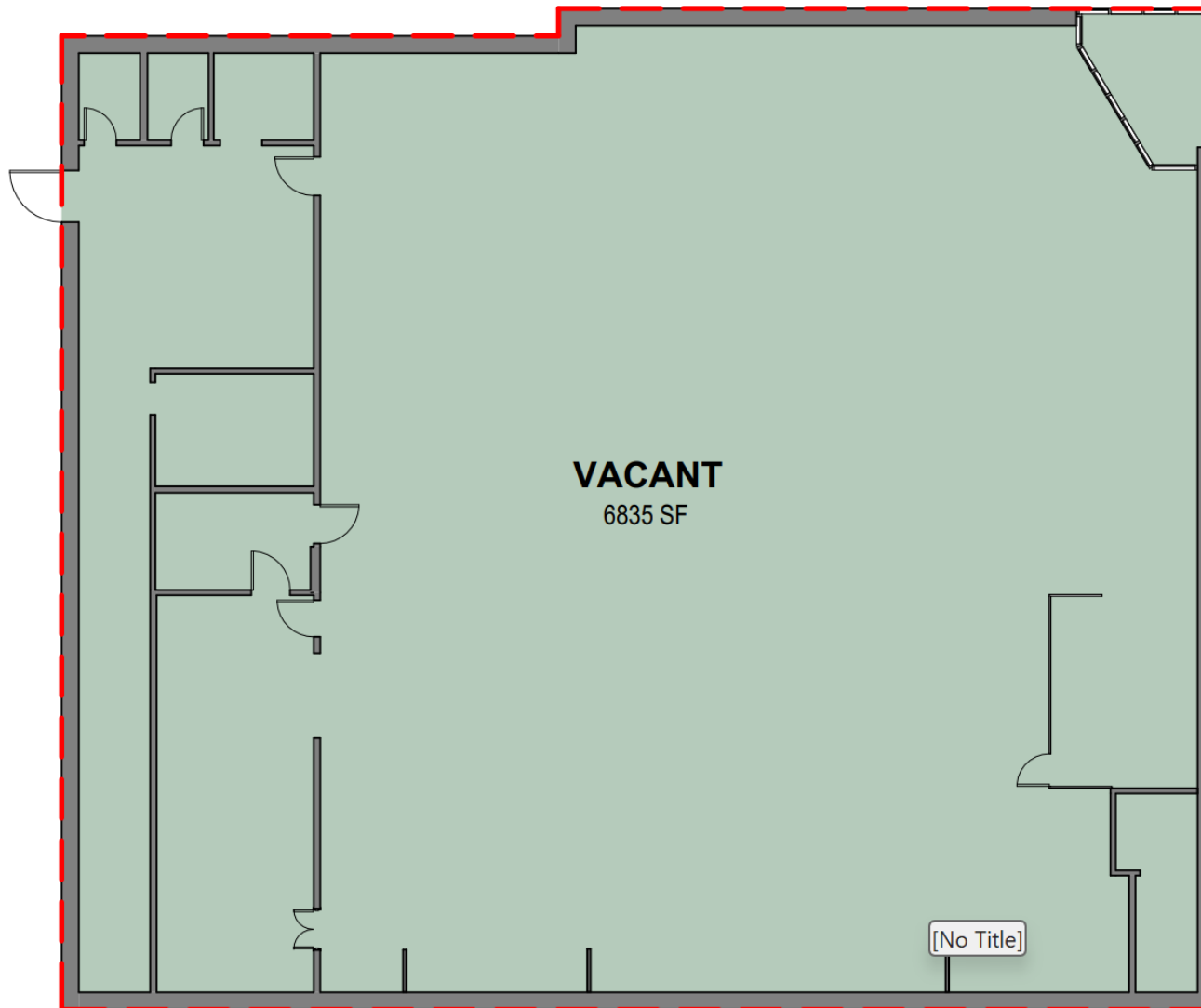


6,835 SF For Lease





935 ANDOVER STREET, TEWKSBURY, MASSACHUSETT



LEASE TERMS

Rent PSF \$22.00 NNN

Rent Annually \$150,400

USE RESTRICTION No Pharmacy Use

CONTACT

STEVE MENCH

503.444.9911 steve.mench@menchrecapital.com

THIS IS NOT AN OFFER: VOID WHERE PROHIBITED. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, WITHDRAW WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR CLIENT AND/OR FIRM PRINCIPALS.

LEASE OPPORTUNITY