



515 LOWELL ST

OFFICE SUITE MINUTES FROM MAJOR CORRIDORS
515 LOWELL ST , PEABODY MA 01960

THE SPACE

Location	515 Lowell St, Peabody, MA, 01960
COUNTY	Essex
Cross Street	Ferry and Lowell
Traffic Count	23000

HIGHLIGHTS

- 865 SF
- Rent - \$25 SF
- Ample Parking
- Minuets from Major Highways Rte 95 & Rte 1
- Close proximity to Childrens Daycare
- Dunkin Donuts / CVS / Restaurants / North Shore Mall
- Full Service Lease



POPULATION

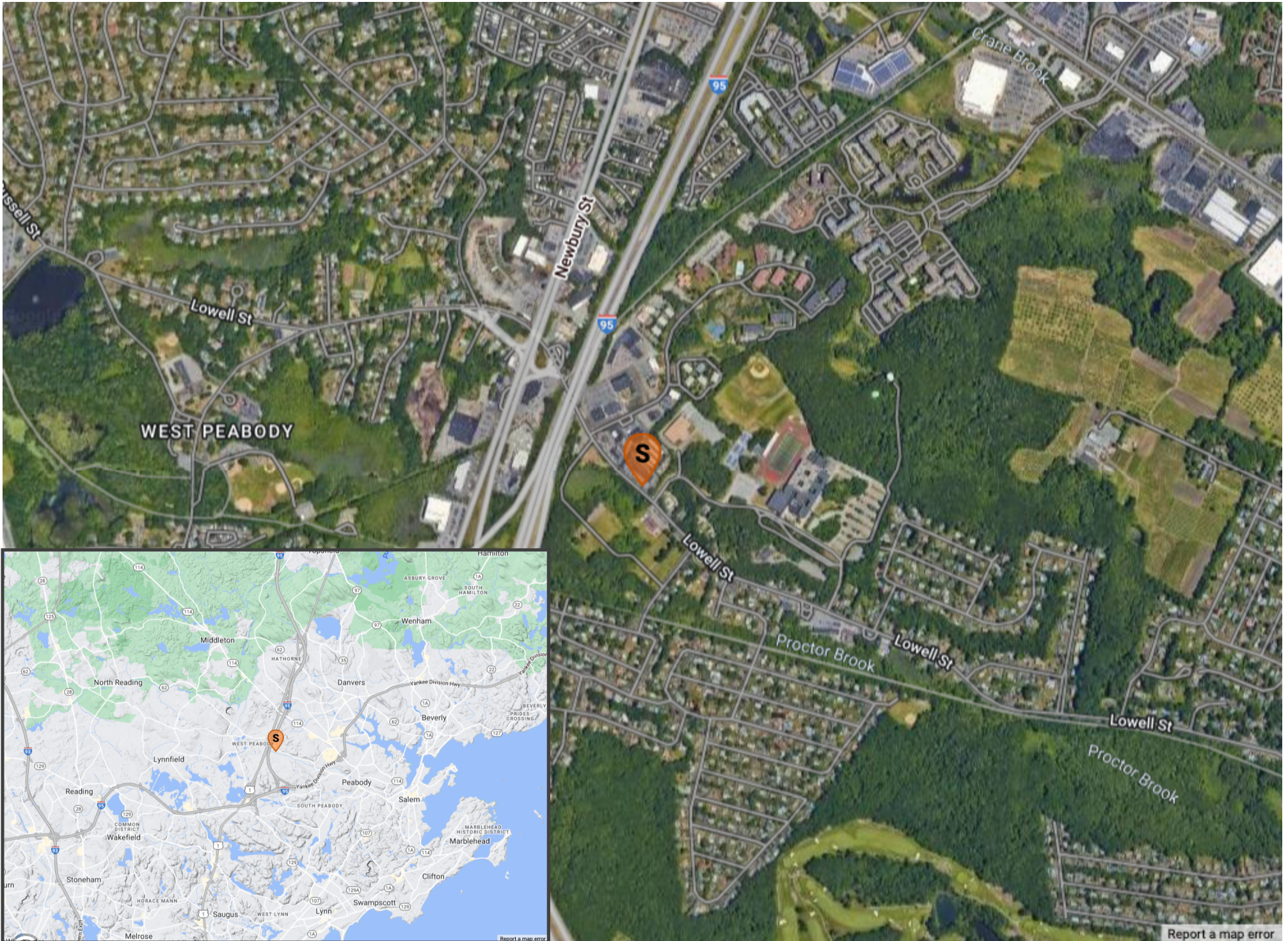
1.00 MILE	3.00 MILE	5.00 MILE
9,062	69,165	190,315

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$101,851	\$129,468	\$130,191

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,633	28,070	76,414



PROPERTY FEATURES

CURRENT OCCUPANCY	98.00 %
TOTAL TENANTS	15
GLA (SF)	33,200
LAND SF	101,930
LAND ACRES	2.34
YEAR BUILT	1985
ZONING TYPE	Business Highway
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	Suburban
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	76
PARKING RATIO	2.29/1000

NEIGHBORING PROPERTIES

NORTH	Mixed Use
SOUTH	Mixed Use
EAST	Mixed Use
WEST	Mixed Use

MECHANICAL

HVAC	Typical
FIRE SPRINKLERS	In Location
ELECTRICAL / POWER	Typical
LIGHTING	Typical

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Block
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Rubber
LANDSCAPING	Professional

TENANT INFORMATION

MAJOR TENANT/S	Home Decor Group
SHADOW ANCHOR	Dunkin Donuts
LEASE TYPE	MG



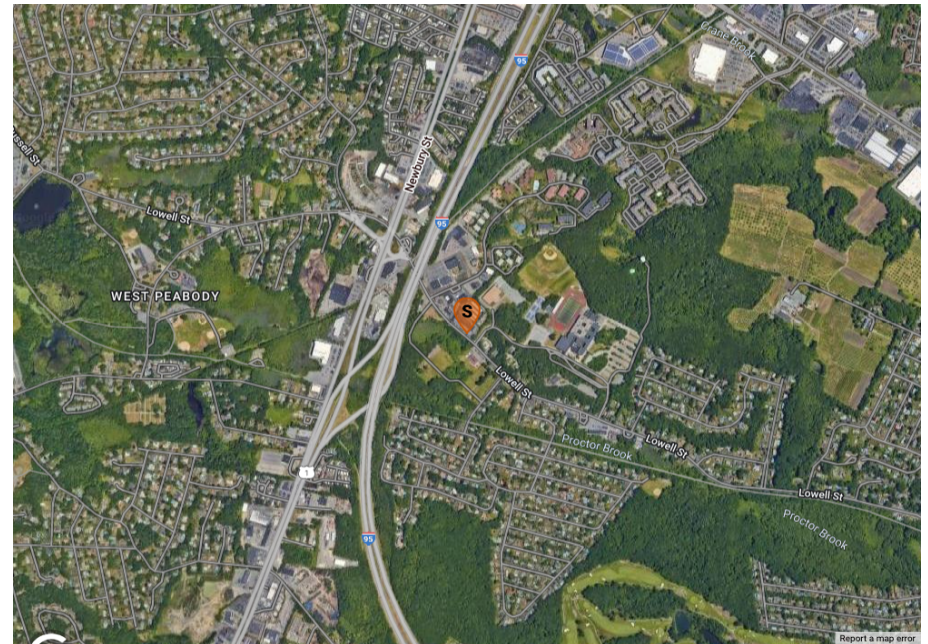
Decor Plaza - 515 Lowell St Peabody

- Heavy Traffic Area - 23,000 Vehicles per Day
- Plaza has 6 retail Tenants
- Home Decor Group Major Tenant
- Ample Parking - 76 Spaces
- Walk Score (60) Somewhat Walkable
- CVS / Dunkin Donuts plus many restaurants and shopping close by.

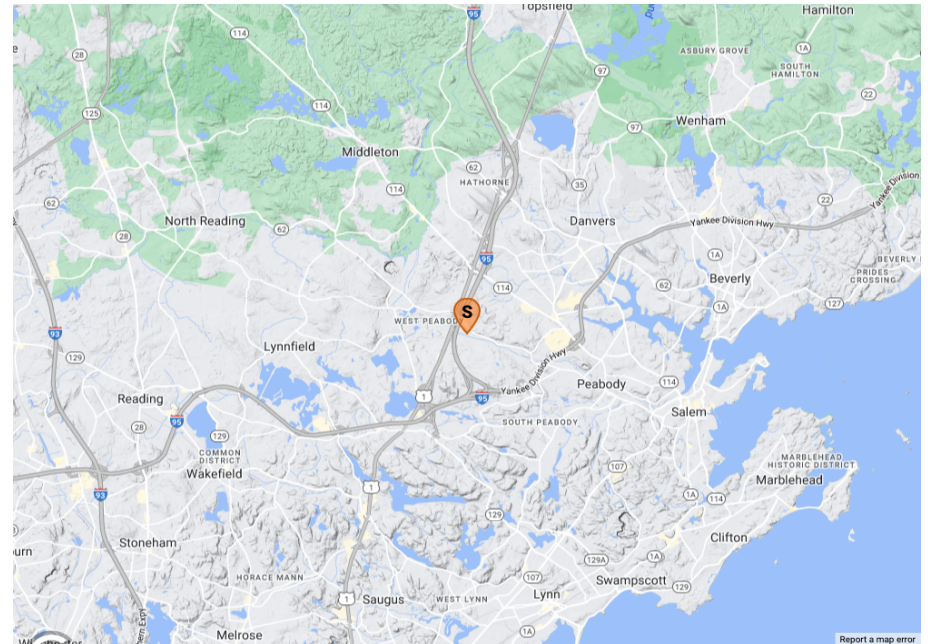
Location and Access

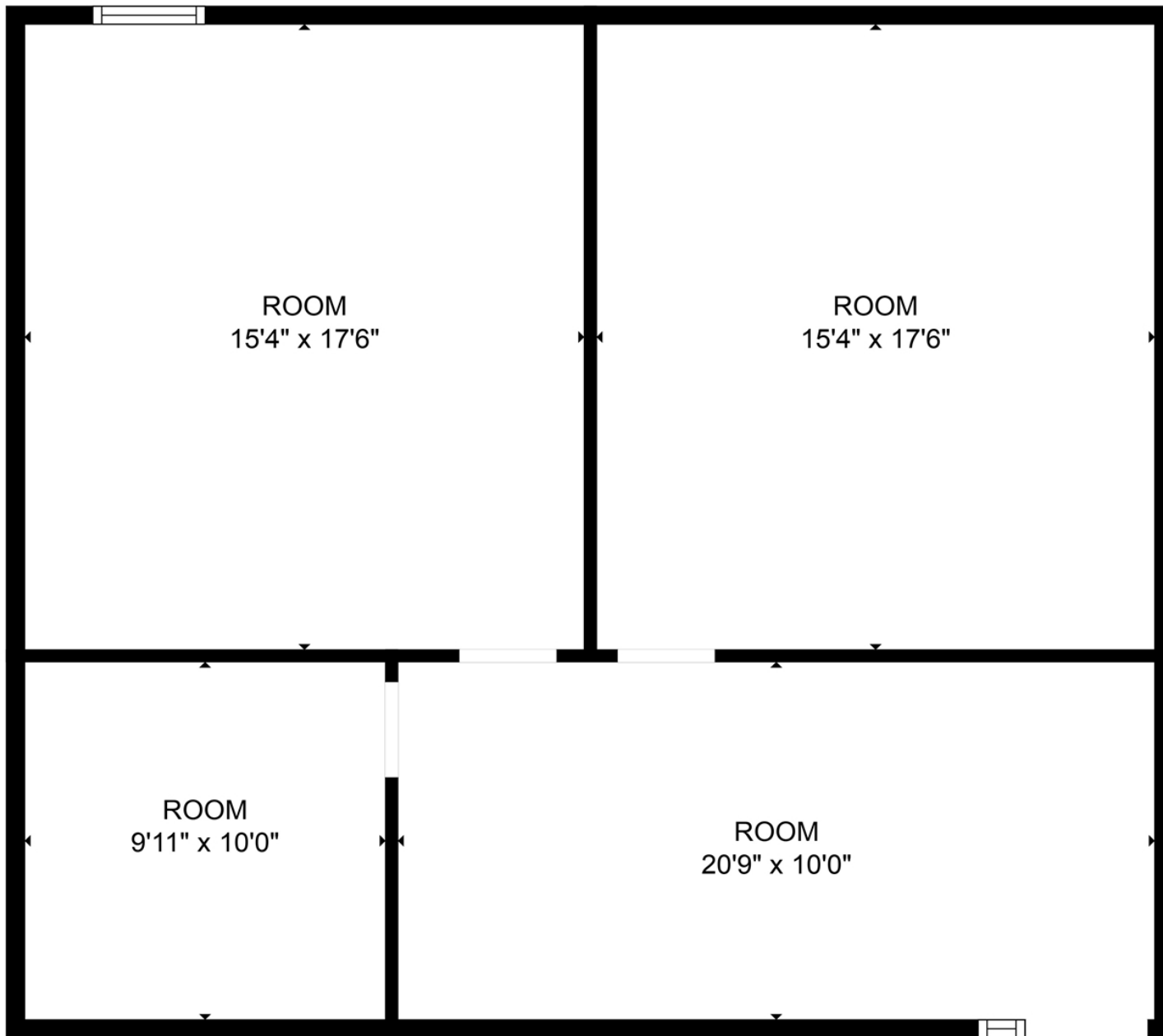
- 17 Miles to Boston
- 16 Mile to Logan Airport
- Minuets to Major Routes; Rte 95, Rte 1, Rte 128
- Minuets to Northshore Mall, Liberty Tree Mall

Locator Map



Regional Map





GROSS INTERNAL AREA
FLOOR 1: 865 sq. ft
TOTAL: 865 sq. ft

SIZES & DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,364	59,824	168,545
2010 Population	8,149	64,551	175,592
2022 Population	9,062	69,165	190,315
2027 Population	9,153	69,290	190,862
2022 African American	203	2,101	7,183
2022 American Indian	7	97	477
2022 Asian	272	2,128	6,626
2022 Hispanic	487	4,974	23,904
2022 Other Race	224	2,705	13,524
2022 White	7,941	57,547	147,171
2022 Multiracial	415	4,571	15,277
2022-2027: Population: Growth Rate	1.00 %	0.20 %	0.30 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	299	2,092	6,253
\$15,000-\$24,999	320	1,316	4,141
\$25,000-\$34,999	422	1,598	4,028
\$35,000-\$49,999	513	2,111	5,585
\$50,000-\$74,999	826	3,769	10,252
\$75,000-\$99,999	594	3,543	9,385
\$100,000-\$149,999	835	5,594	14,646
\$150,000-\$199,999	431	3,704	9,962
\$200,000 or greater	393	4,343	12,162
Median HH Income	\$72,342	\$96,515	\$95,264
Average HH Income	\$101,851	\$129,468	\$130,191

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,637	23,499	67,323
2010 Total Households	4,120	26,705	70,845
2022 Total Households	4,633	28,070	76,414
2027 Total Households	4,733	28,360	77,253
2022 Average Household Size	1.88	2.42	2.45
2000 Owner Occupied Housing	2,428	17,879	46,031
2000 Renter Occupied Housing	157	5,238	19,656
2022 Owner Occupied Housing	2,853	19,672	50,618
2022 Renter Occupied Housing	1,780	8,398	25,796
2022 Vacant Housing	278	1,166	3,376
2022 Total Housing	4,911	29,236	79,790
2027 Owner Occupied Housing	2,970	20,092	51,900
2027 Renter Occupied Housing	1,763	8,269	25,353
2027 Vacant Housing	196	1,102	3,393
2027 Total Housing	4,929	29,462	80,646
2022-2027: Households: Growth Rate	2.15 %	1.05 %	1.10 %



Source: esri

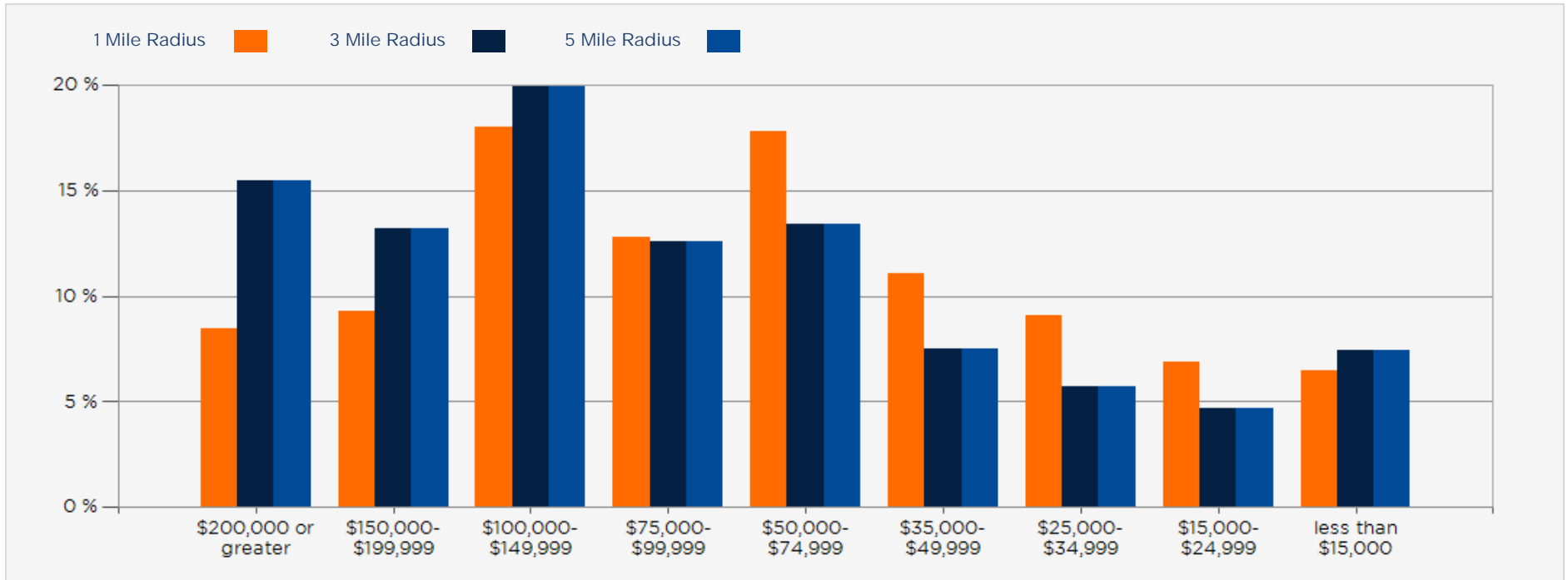
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	419	3,765	12,115
2022 Population Age 35-39	465	4,297	12,398
2022 Population Age 40-44	370	4,097	12,081
2022 Population Age 45-49	395	4,008	11,574
2022 Population Age 50-54	477	4,807	13,206
2022 Population Age 55-59	572	5,032	13,652
2022 Population Age 60-64	625	5,197	13,638
2022 Population Age 65-69	634	4,697	12,259
2022 Population Age 70-74	634	4,203	10,637
2022 Population Age 75-79	732	3,442	7,868
2022 Population Age 80-84	850	2,694	5,546
2022 Population Age 85+	1,091	3,210	6,076
2022 Population Age 18+	8,079	57,291	155,173
2022 Median Age	60	48	45

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,000	\$103,052	\$95,534
Average Household Income 25-34	\$125,288	\$131,245	\$123,674
Median Household Income 35-44	\$115,530	\$124,356	\$117,866
Average Household Income 35-44	\$146,439	\$159,328	\$153,716
Median Household Income 45-54	\$114,174	\$130,515	\$126,623
Average Household Income 45-54	\$142,112	\$167,757	\$165,625
Median Household Income 55-64	\$105,380	\$118,039	\$114,296
Average Household Income 55-64	\$128,633	\$153,511	\$151,750
Median Household Income 65-74	\$73,090	\$80,918	\$78,483
Average Household Income 65-74	\$101,139	\$112,951	\$112,278
Average Household Income 75+	\$70,535	\$73,444	\$74,553

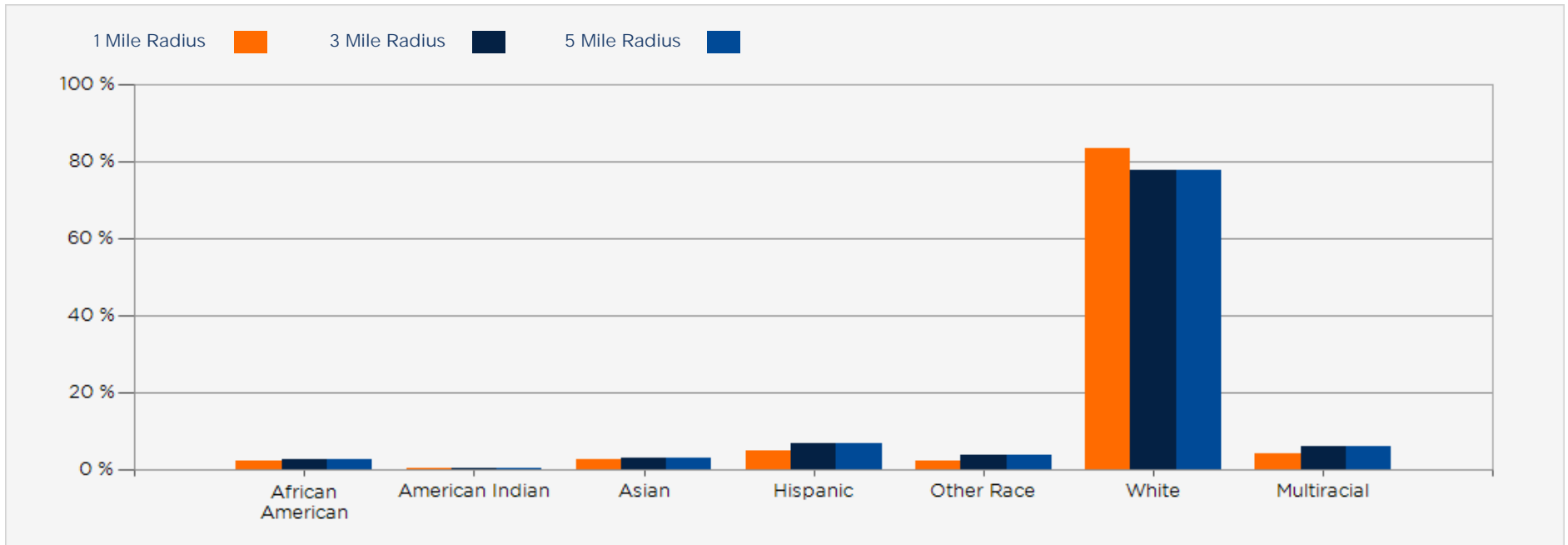
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	421	3,733	11,650
2027 Population Age 35-39	470	4,308	13,024
2027 Population Age 40-44	457	4,543	12,891
2027 Population Age 45-49	400	4,276	12,138
2027 Population Age 50-54	394	4,054	11,566
2027 Population Age 55-59	479	4,644	12,711
2027 Population Age 60-64	530	4,699	12,564
2027 Population Age 65-69	628	4,865	12,540
2027 Population Age 70-74	698	4,517	11,374
2027 Population Age 75-79	819	3,948	9,352
2027 Population Age 80-84	1,006	3,318	6,941
2027 Population Age 85+	1,212	3,520	6,694
2027 Population Age 18+	8,217	57,983	157,442
2027 Median Age	63	49	45

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,626	\$113,318	\$104,871
Average Household Income 25-34	\$147,571	\$151,286	\$141,937
Median Household Income 35-44	\$133,048	\$145,960	\$135,878
Average Household Income 35-44	\$170,964	\$185,142	\$177,884
Median Household Income 45-54	\$127,654	\$150,000	\$142,765
Average Household Income 45-54	\$167,096	\$190,747	\$186,727
Median Household Income 55-64	\$117,663	\$138,562	\$132,545
Average Household Income 55-64	\$150,015	\$179,483	\$176,855
Median Household Income 65-74	\$88,781	\$97,255	\$92,702
Average Household Income 65-74	\$123,213	\$136,731	\$135,450
Average Household Income 75+	\$88,101	\$92,303	\$93,111

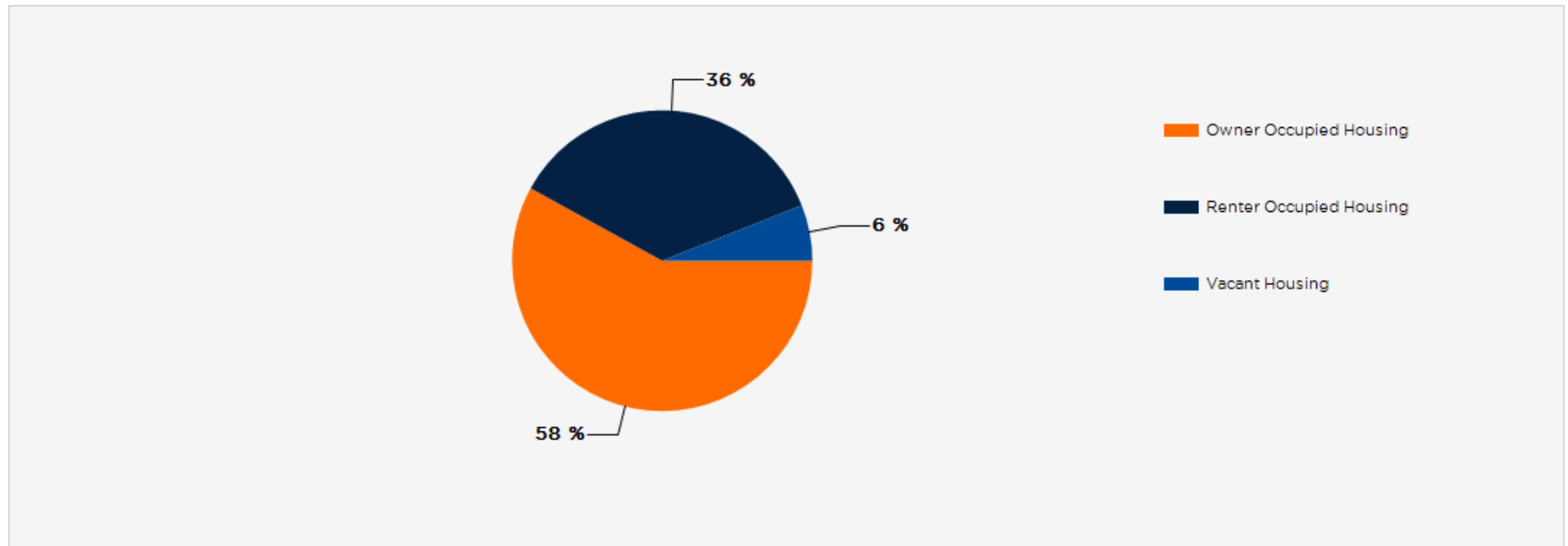
2022 Household Income



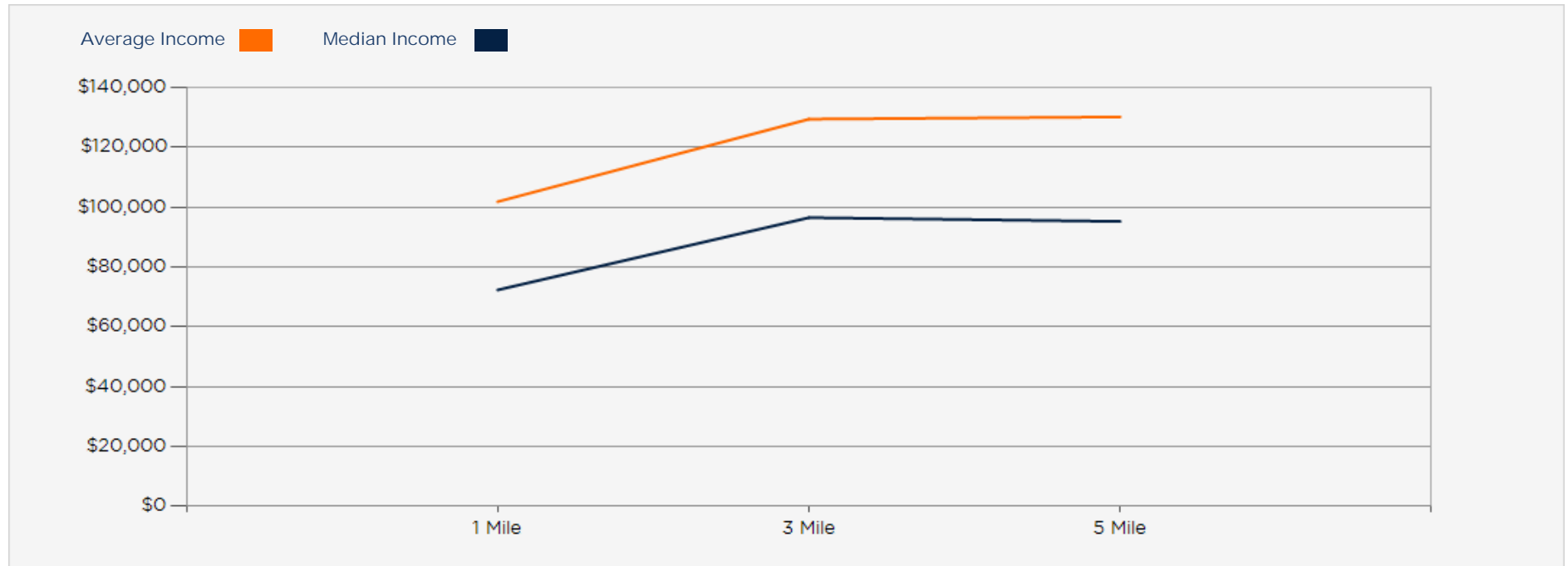
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



515 Lowell St



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