



**For Lease:
Prime Commercial
Location | 306 Cabot**

**306 CABOT STREET
BEVERLY, MA 01915**

Price: \$25 SF

PROPERTY SUMMARY

306 CABOT STREET | BEVERLY, MA 01915

HERRICK
LUTTS



Property Summary

Lease Rate:	\$25 SF
Lease Term:	5 Years
Available SF:	2,921
Year Built:	1900
Parking:	20
Lot Size:	11,761 SF
Zoning:	CC
Walk Score:	Walkers Paradise 96
Traffic Count	15,000 VPD
Lease Type	NNN

Property Overview

A former office space, 306 Cabot Street in Beverly, MA, is a 2,921-square-foot free-standing commercial building on a 0.27-acre lot in the city's downtown area. With a flexible Central Business (CC) zoning, the property is suitable for various uses, including retail, office, and food service.

Key features

- **Highly visible location:** The property is situated in the heart of downtown Beverly, offering high visibility and significant foot and vehicle traffic. It is also surrounded by restaurants, shops, and public transit.
- **Versatile interior layout:** The commercial storefront space includes a large open area, four private offices, two restrooms, an eat-in kitchen, and abundant storage.
- **On-site parking:** The lot offers parking for over 20 vehicles behind the building, in addition to available on-street public parking.

Location Overview

Surrounding area and accessibility:

Public transit: The location is a two-minute drive (or 0.8-mile walk) from the Beverly Depot on the MBTA Commuter Rail's Newburyport/Rockport Line.

Downtown amenities: Surrounded by thriving local businesses, shops, and restaurants, the area is highly walkable and draws both local and visitor traffic. Nearby attractions include The Cabot, a restored historic theater, at 286 Cabot Street.

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PROPERTY DESCRIPTION

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3 Flags Plaza | 45,000 SqFt Office Park

• This highly visible, free-standing commercial building at 306 Cabot Street presents a superb tenant opportunity in the heart of downtown Beverly. The property offers nearly 3,000 square feet of versatile space with flexible "Central Business" zoning, accommodating a wide range of uses including retail, office, food service, and personal services. Located on a prominent street with strong pedestrian and vehicle traffic, ensuring excellent exposure. The interior, previously configured as an office, includes a large open work area, four private offices, a kitchenette, and two restrooms. The property's zoning is suitable for a variety of businesses, from retail and office space to restaurants. A full unfinished basement and multiple storage rooms provide plenty of space for inventory and supplies. A private, paved lot behind the building offers more than 20 off-street parking spaces, a significant advantage in the downtown area. The location is surrounded by thriving shops, restaurants, and public transit, including proximity to the Beverly Depot commuter rail station. This is a rare opportunity to have your business in a standalone commercial property in one of the North Shore's most active commercial districts, ideal for businesses seeking to establish a strong presence.

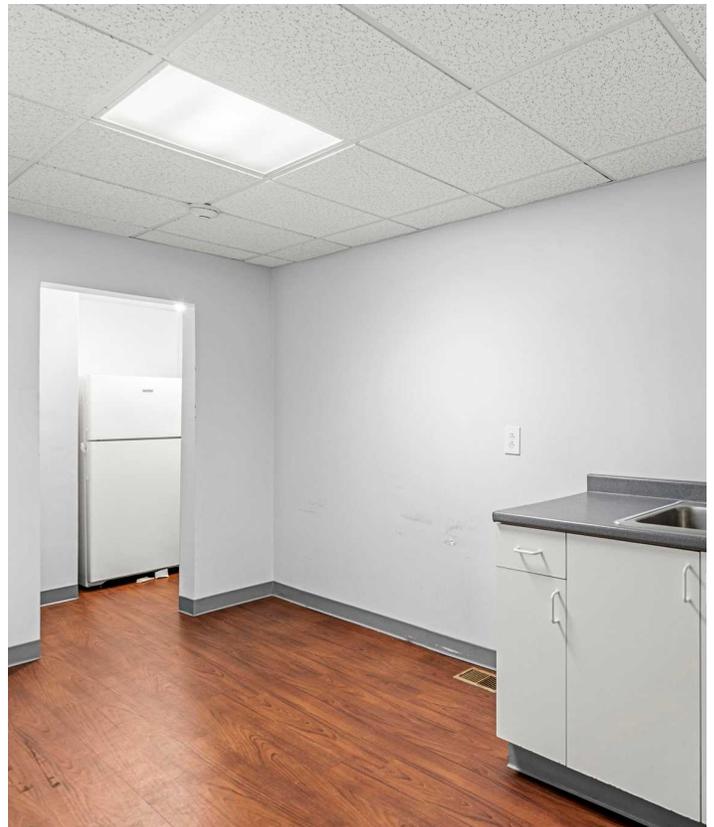
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PROPERTY PHOTOS

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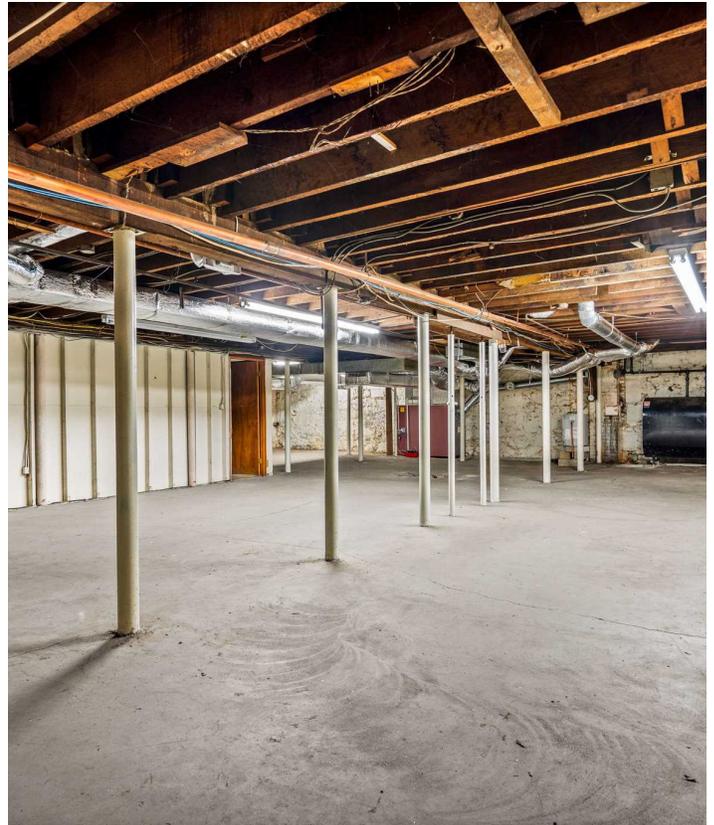
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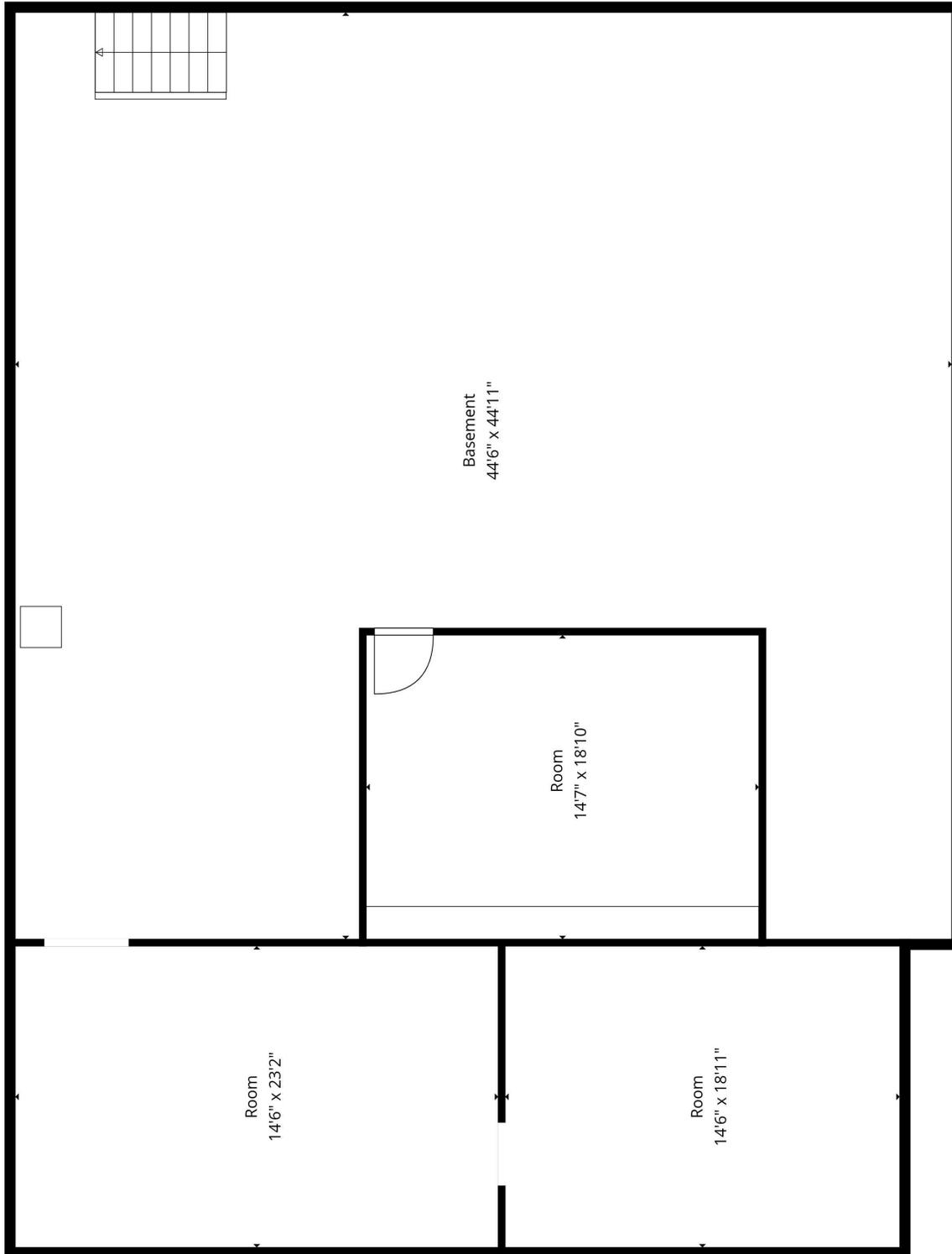


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BASEMENT FLOOR PLAN

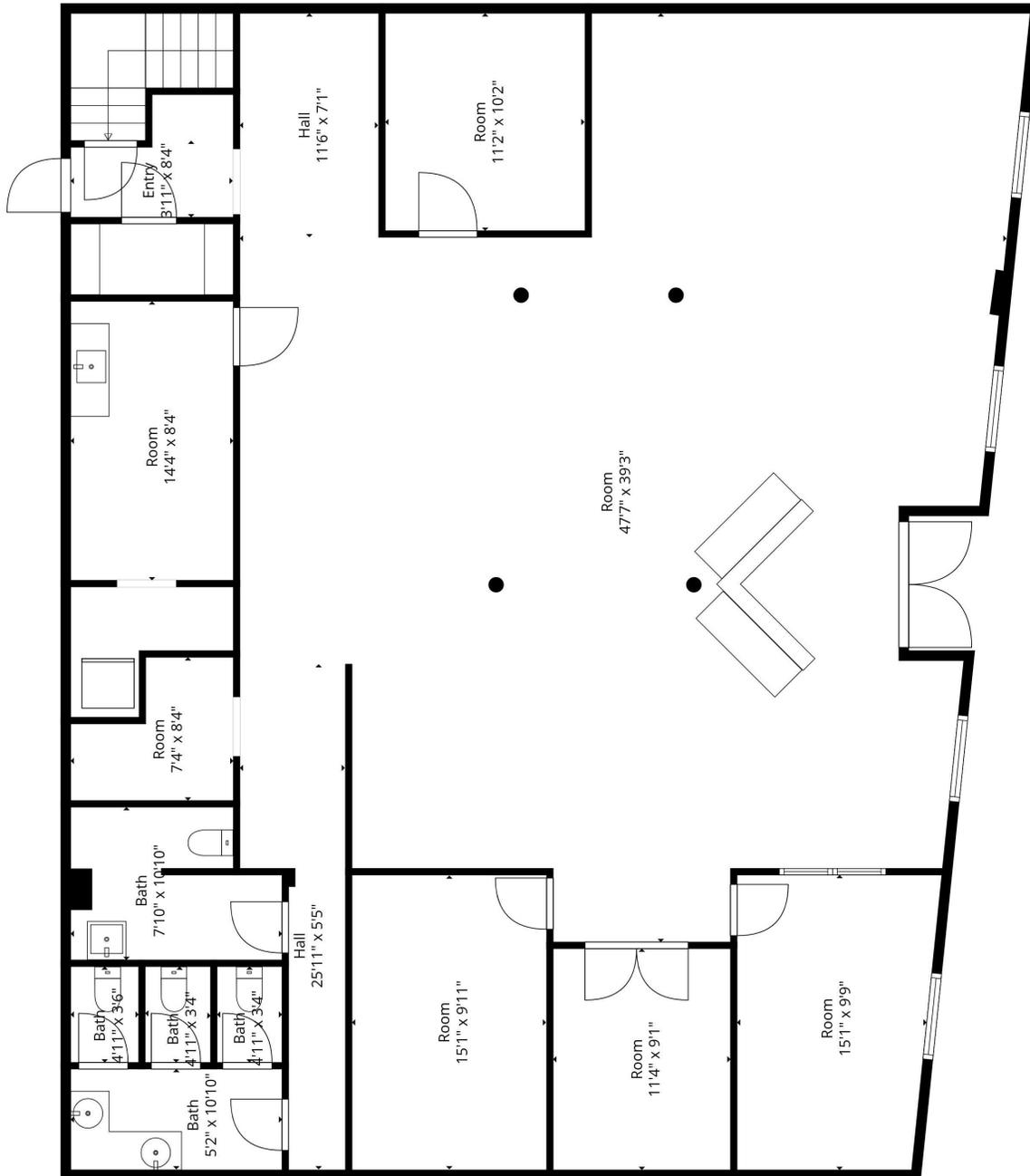
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TOTAL: 2703 sq. ft
Basement 1: 0 sq. ft, 1st floor: 2703 sq. ft
EXCLUDED AREAS: BASEMENT: 1730 sq. ft, ROOM: 895 sq. ft, WALLS: 215 sq. ft
Sizes & Dimensions Are Approximate. Actual May Vary

GROUND FLOOR FLOOR PLAN

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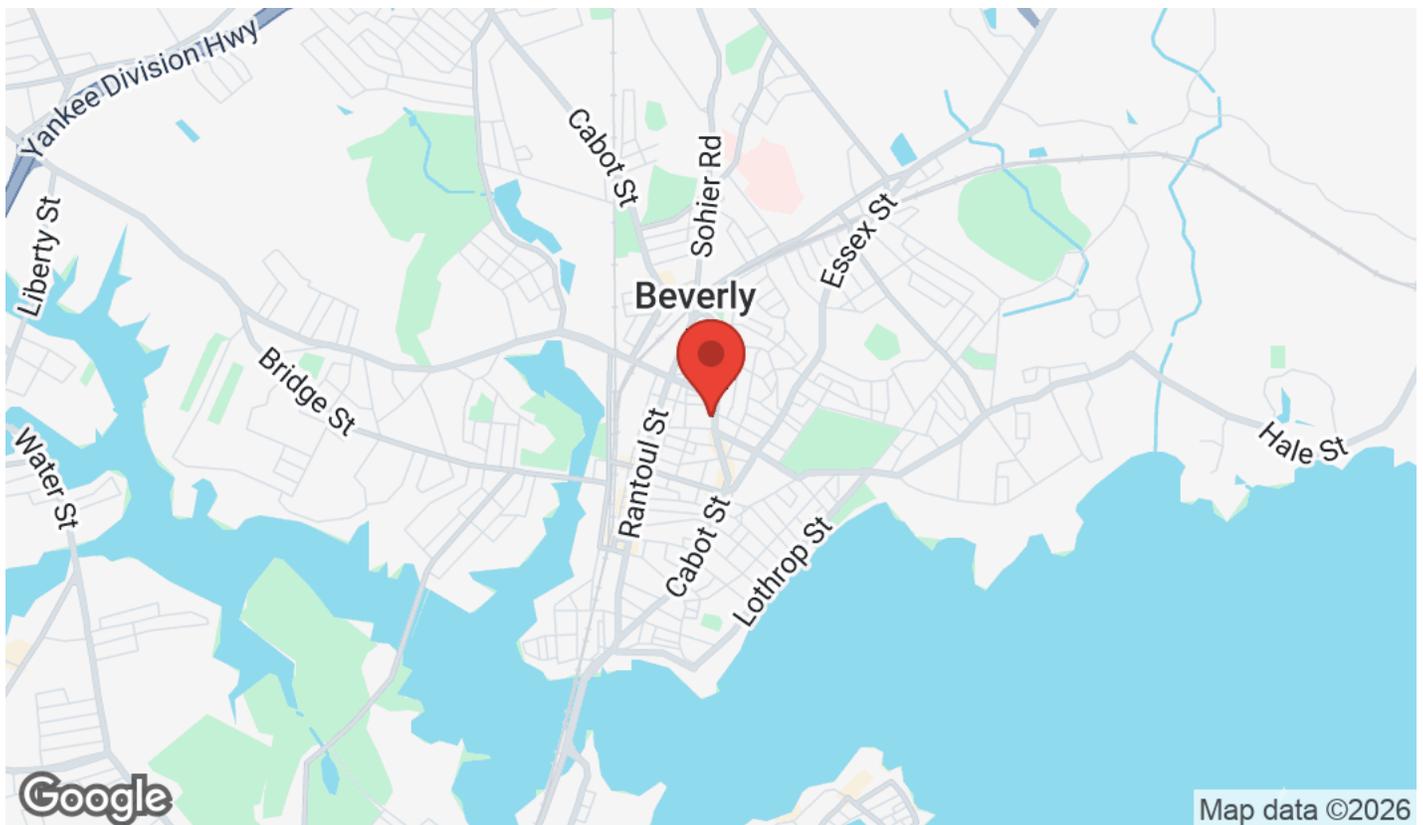
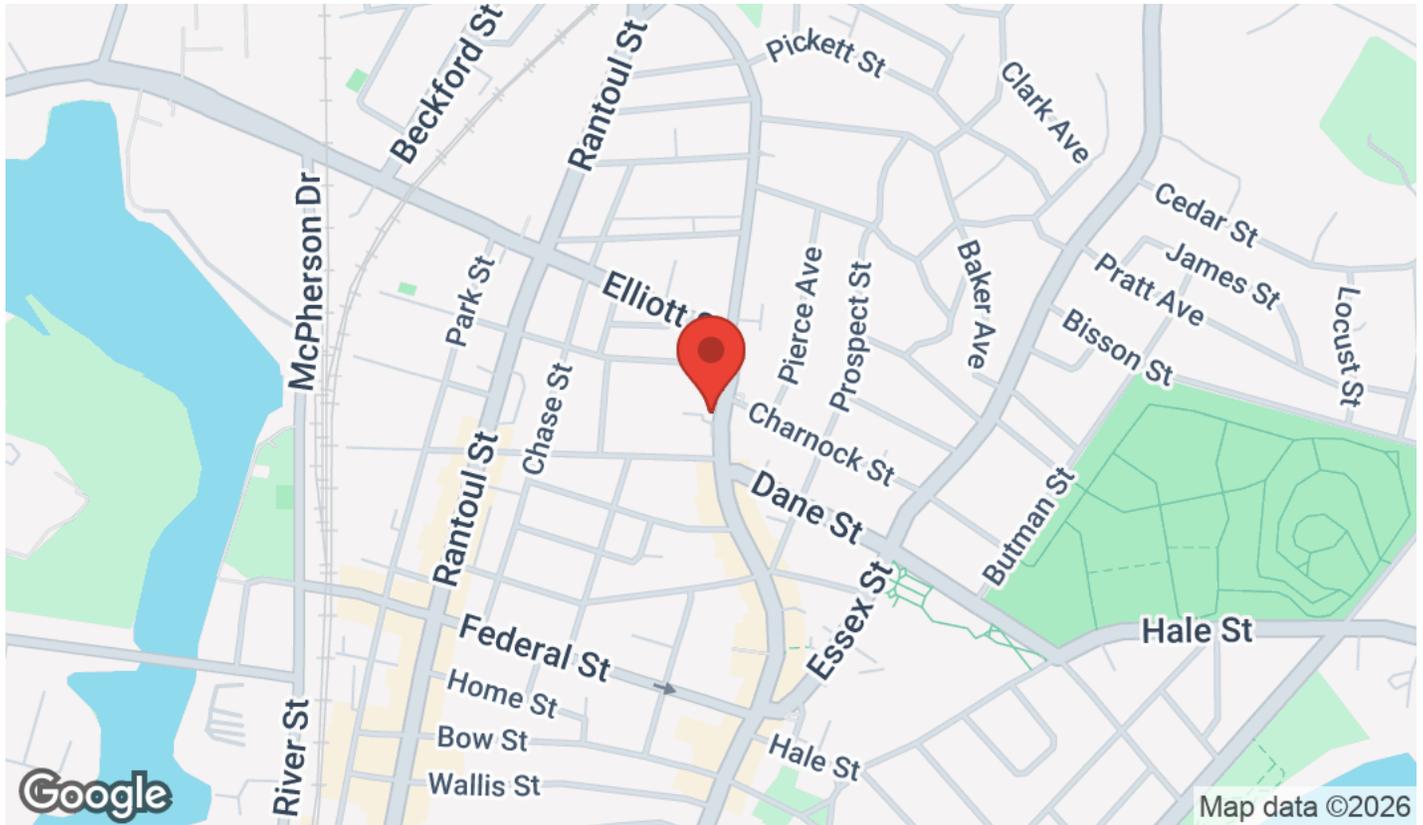


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LOCATION MAPS

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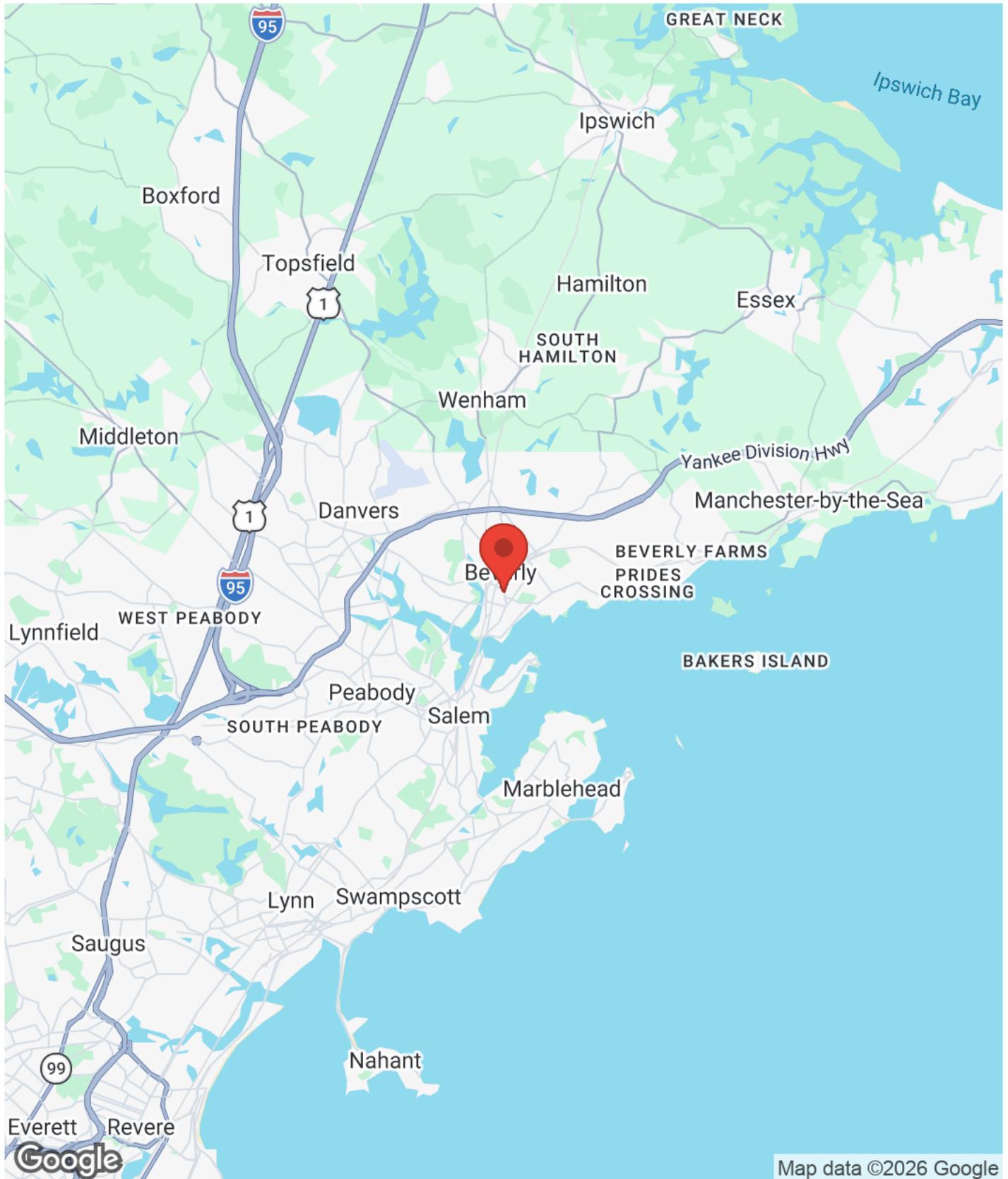
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REGIONAL MAP

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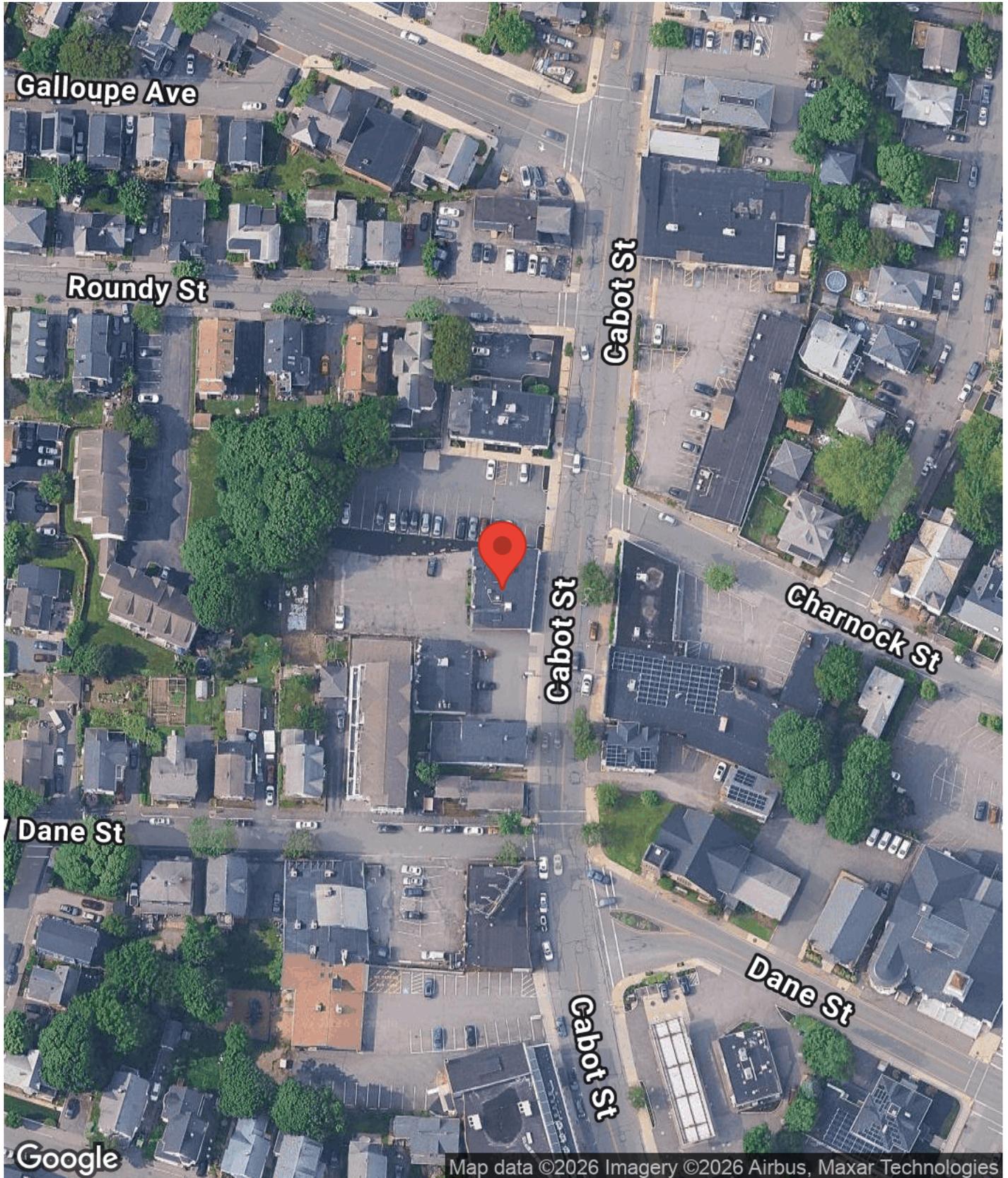
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AERIAL MAP

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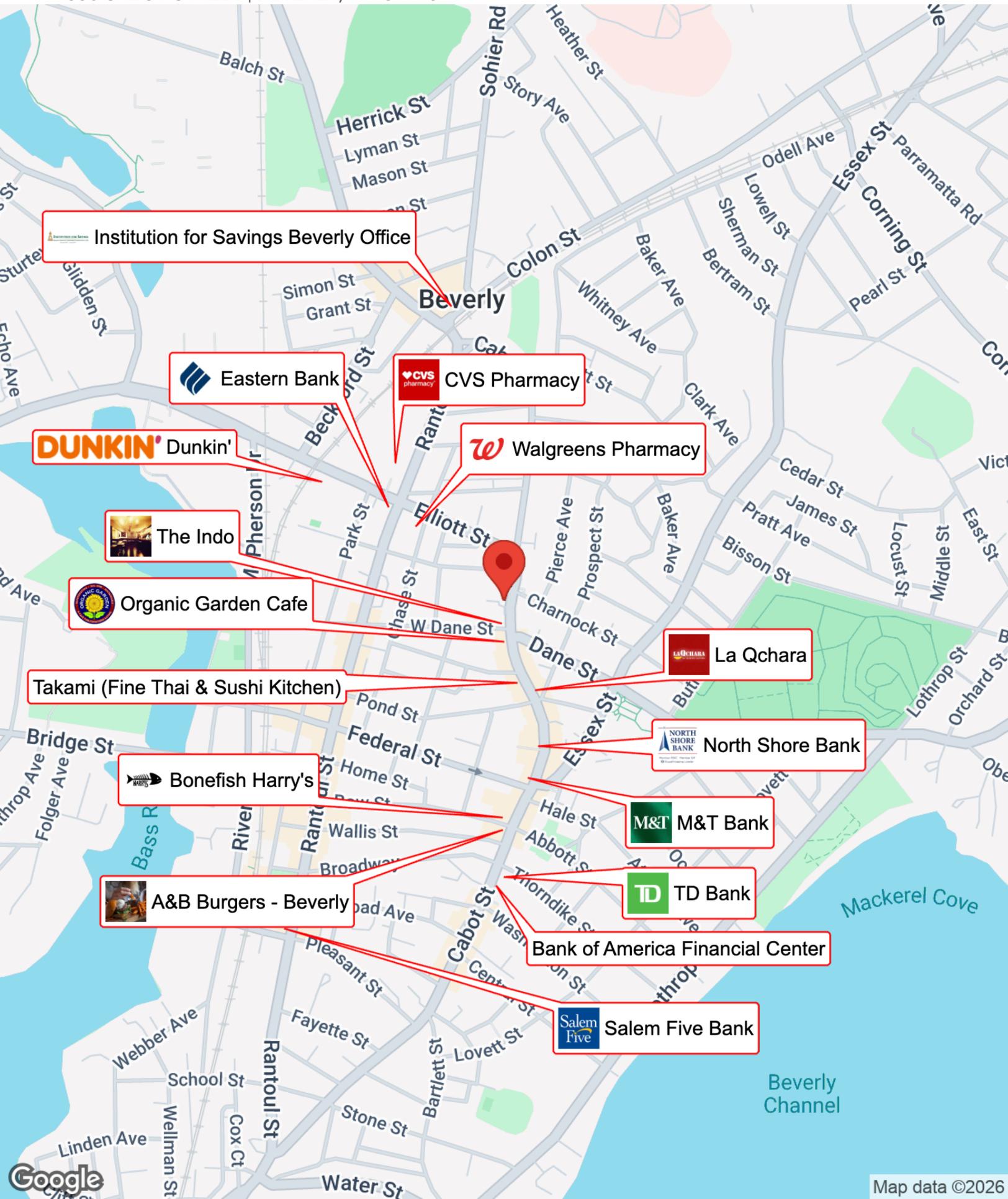
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BUSINESS MAP

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Institution for Savings Beverly Office

Eastern Bank

CVS Pharmacy

DUNKIN' Dunkin'

Walgreens Pharmacy

The Indo

Organic Garden Cafe

Takami (Fine Thai & Sushi Kitchen)

La Qchara

North Shore Bank

Bonefish Harry's

M&T Bank

A&B Burgers - Beverly

TD Bank

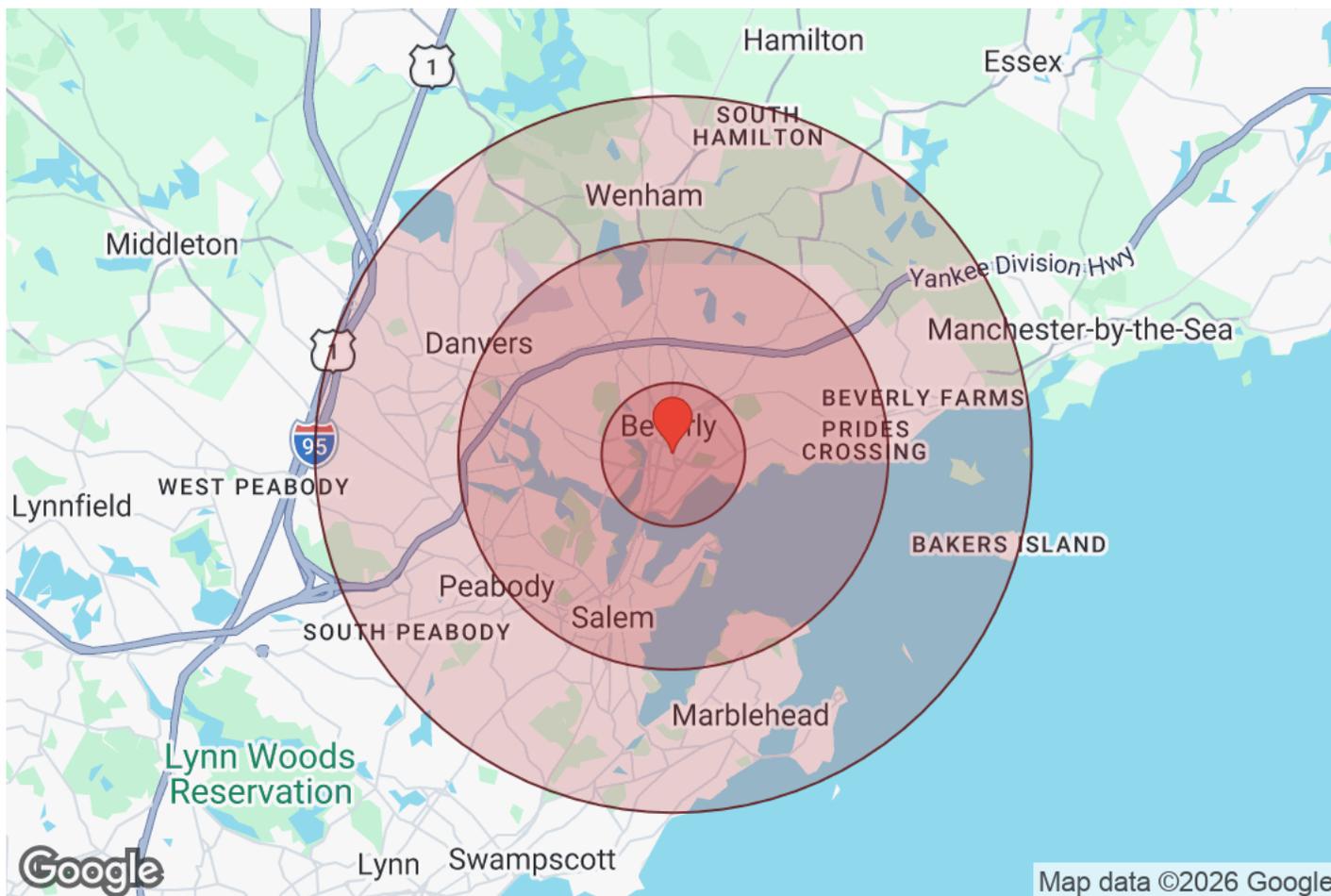
Bank of America Financial Center

Salem Five Bank

DEMOGRAPHICS

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Legend: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	9,764	42,914	89,004
Female	10,306	43,269	90,487
Total Population	20,070	86,183	179,490

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	14,274	60,371	127,402
Black	1,371	5,447	11,290
Am In/AK Nat	6	34	54
Hawaiian	N/A	9	18
Hispanic	3,332	15,935	31,177
Asian	648	2,723	6,318
Multiracial	387	1,422	2,818
Other	50	250	431

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,523	38,340	77,170
Occupied	9,129	36,756	73,912
Owner Occupied	4,299	19,421	44,326
Renter Occupied	4,830	17,335	29,586
Vacant	394	1,583	3,257

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,381	13,647	28,401
Ages 15 - 24	2,251	10,961	23,384
Ages 25 - 54	8,369	33,713	65,135
Ages 55 - 64	2,605	11,272	24,072
Ages 65+	3,464	16,590	38,499

Income	1 Mile	3 Miles	5 Miles
Median	\$98,694	\$101,289	\$109,951
Under \$15k	763	2,875	4,798
\$15k - \$25k	964	2,768	4,479
\$25k - \$35k	282	1,849	3,829
\$35k - \$50k	555	2,180	4,345
\$50k - \$75k	939	4,055	8,388
\$75k - \$100k	1,119	4,471	8,247
\$100k - \$150k	1,868	6,933	13,884
\$150k - \$200k	1,105	4,097	8,740
Over \$200k	1,533	7,529	17,201

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PROFESSIONAL BIO

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DISCLAIMER

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PRESENTED BY:

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