

RETAIL FOR LEASE

HIGH PROFILE 6,950SF RETAIL SPACE IN DANVERS

120 ANDOVER STREET UNIT 3, DANVERS, MA 01923



FOR LEASE

KW COMMERCIAL | ANDOVER

138 River Road Suite 107
Andover, MA 01810



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PRESENTED BY:

JANET FAULKNER

Director

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120 ANDOVER STREET



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PROPERTY SUMMARY

120 ANDOVER STREET



PROPERTY SUMMARY

Building SF:	6,950
Lease Rate:	\$32/sf/Yr NNN
Lot Size:	2.35 Acres
Year Built:	1954
Zoning:	R114

PROPERTY OVERVIEW

High traffic count with 40,000+ vehicles per day.
Surrounded by a who's who of high-quality retail businesses.
Major Retail Corridor

LOCATION OVERVIEW

Located directly on Andover St, (Route 114), near the ramp to and from Interstate 95.

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PROPERTY DESCRIPTION

High-profile 6950sf retail space directly on Andover Street, (Route 114), just off I-95. Large open floorplan with 12'-14' wall height, warehouse with loading dock, individual offices & two ADA restrooms. This is one of the most active retail corridors in the North Shore, and demographics & location are superb, average daily traffic in excess of 44,000 VPD.

The property is surrounded by a who's who of high-quality retail businesses. Large lighted pylon sign at the signalized entrance, excellent signage on the front of the building & 110 shared free parking spaces in the front and rear of the property. The HVAC system has been upgraded to provide more fresh air with higher filter efficiency, resulting in high-quality filtration & lower cost. The fire alarm has also been upgraded.

NNN expenses are estimated at \$4psf. 5-year step-up lease with multiple 5-year options. Space is delivered as a vanilla box, with interior modifications at the tenant's expense.

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PROPERTY PHOTOS

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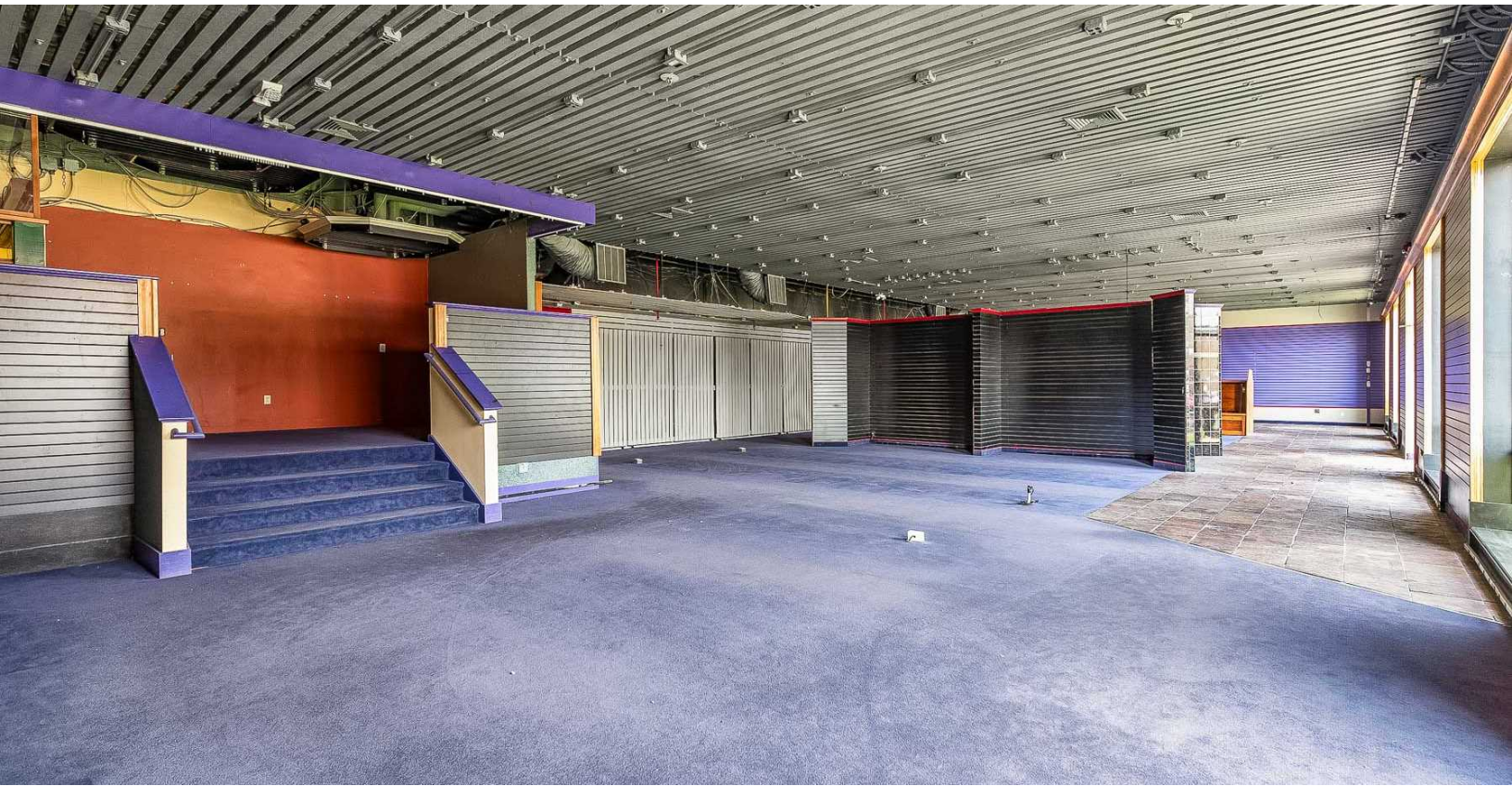


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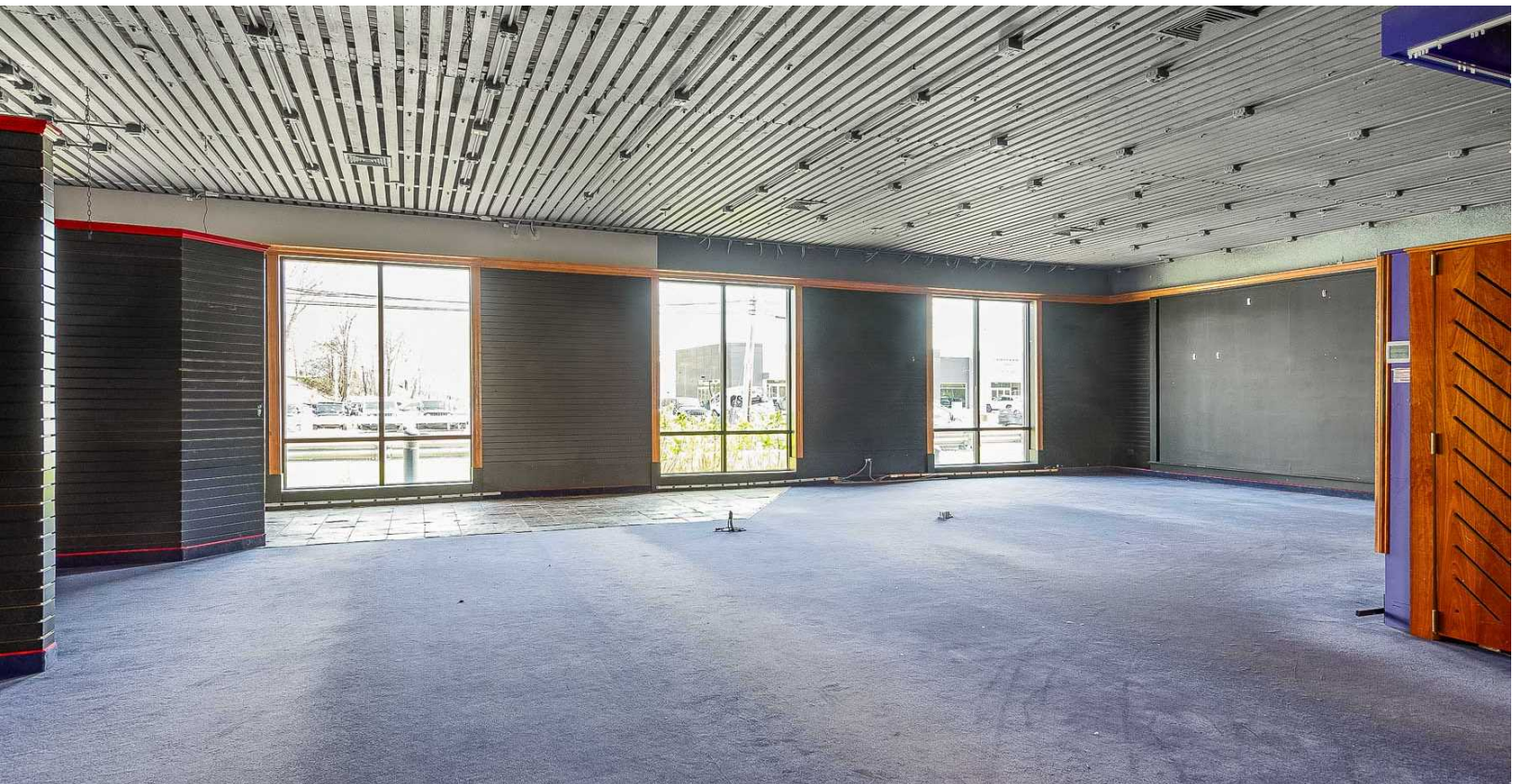


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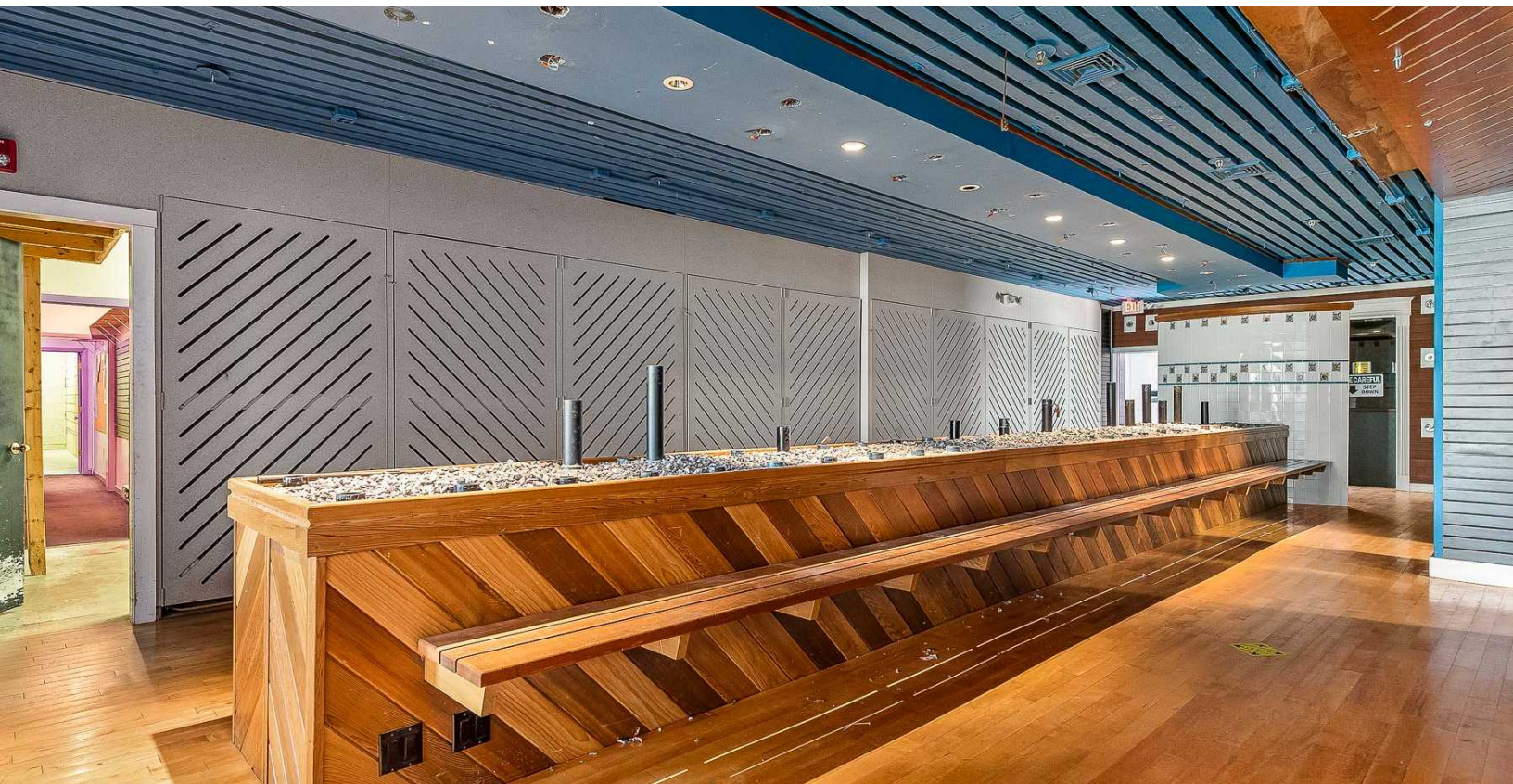
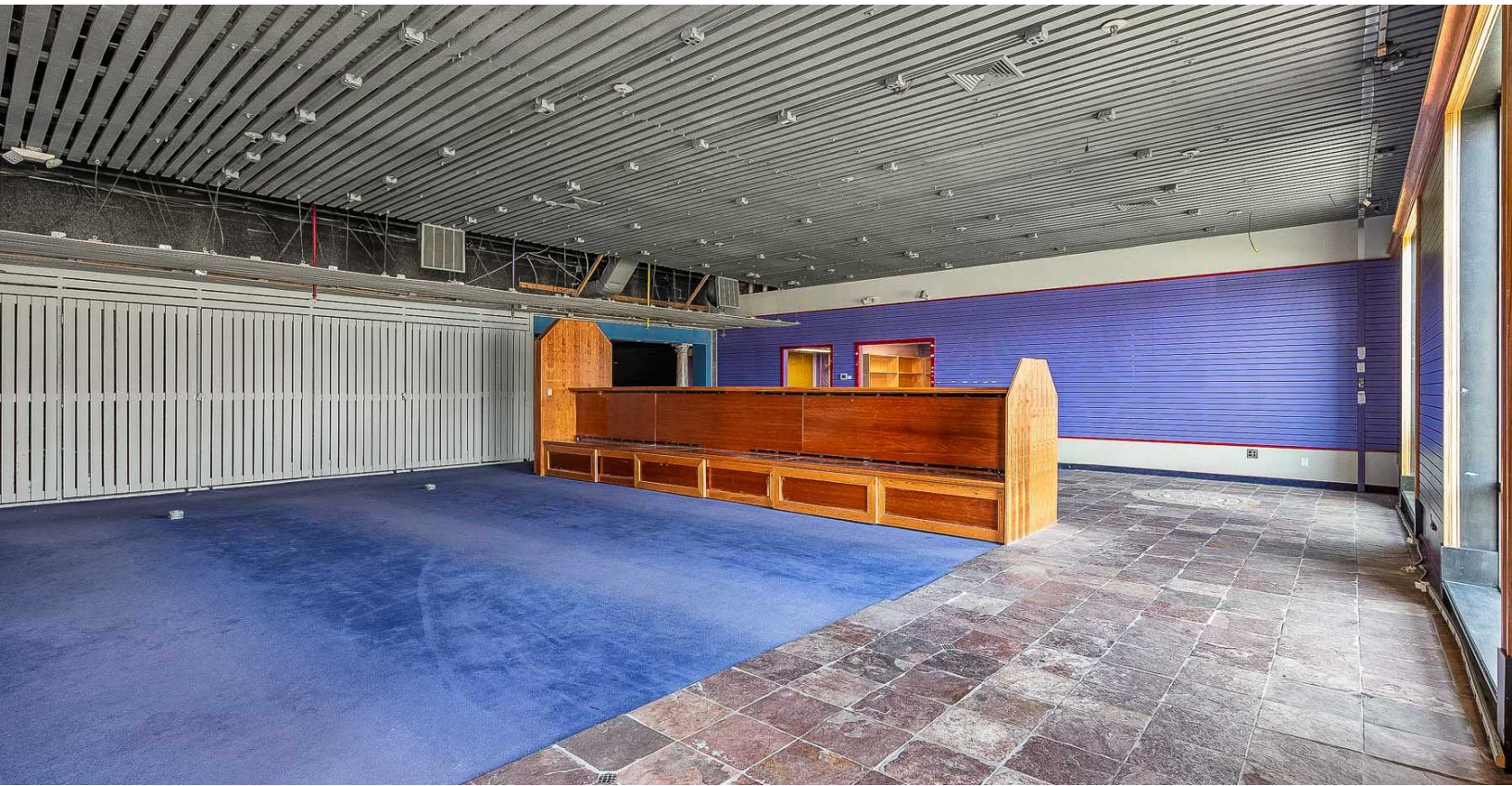


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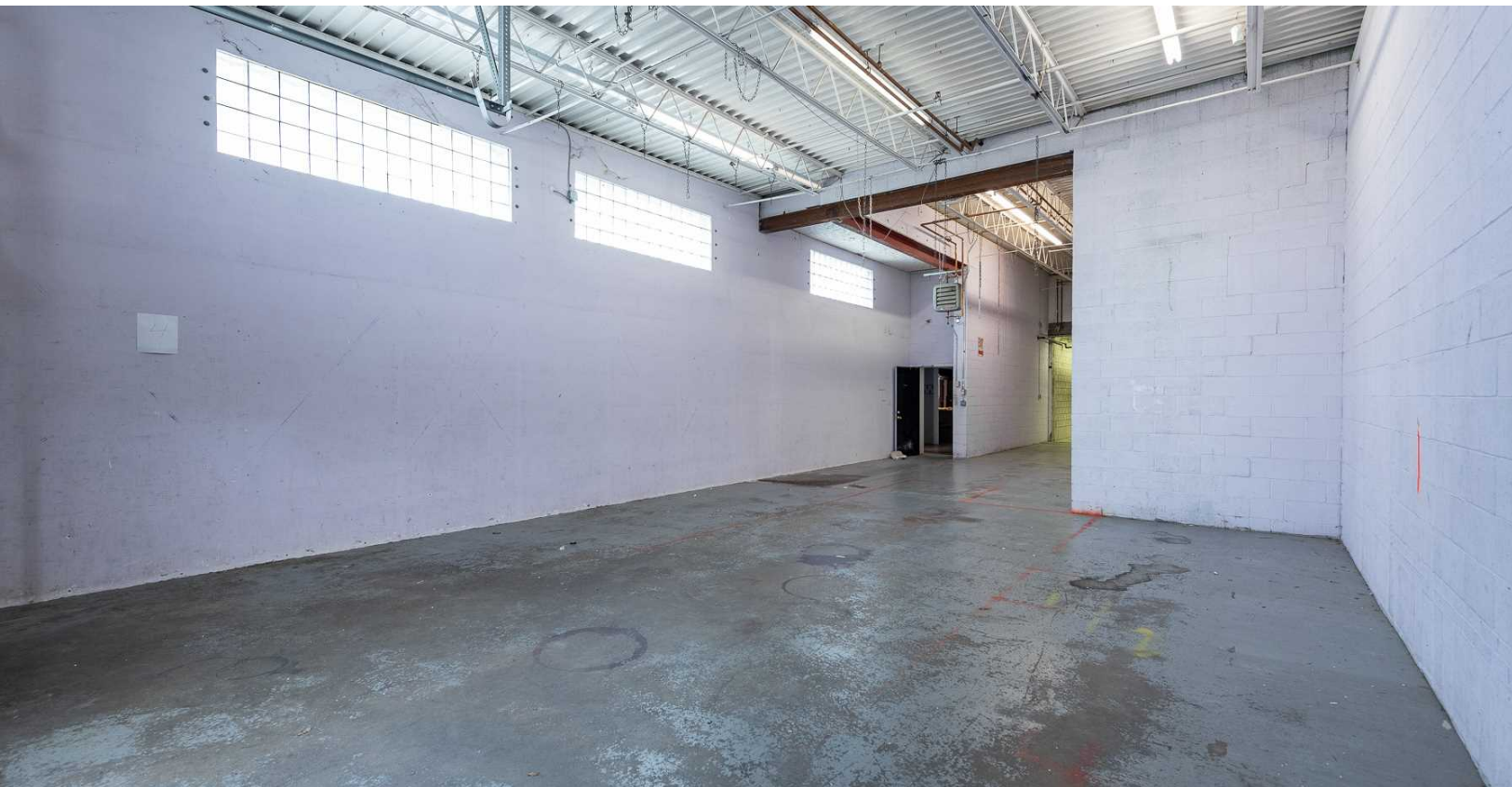


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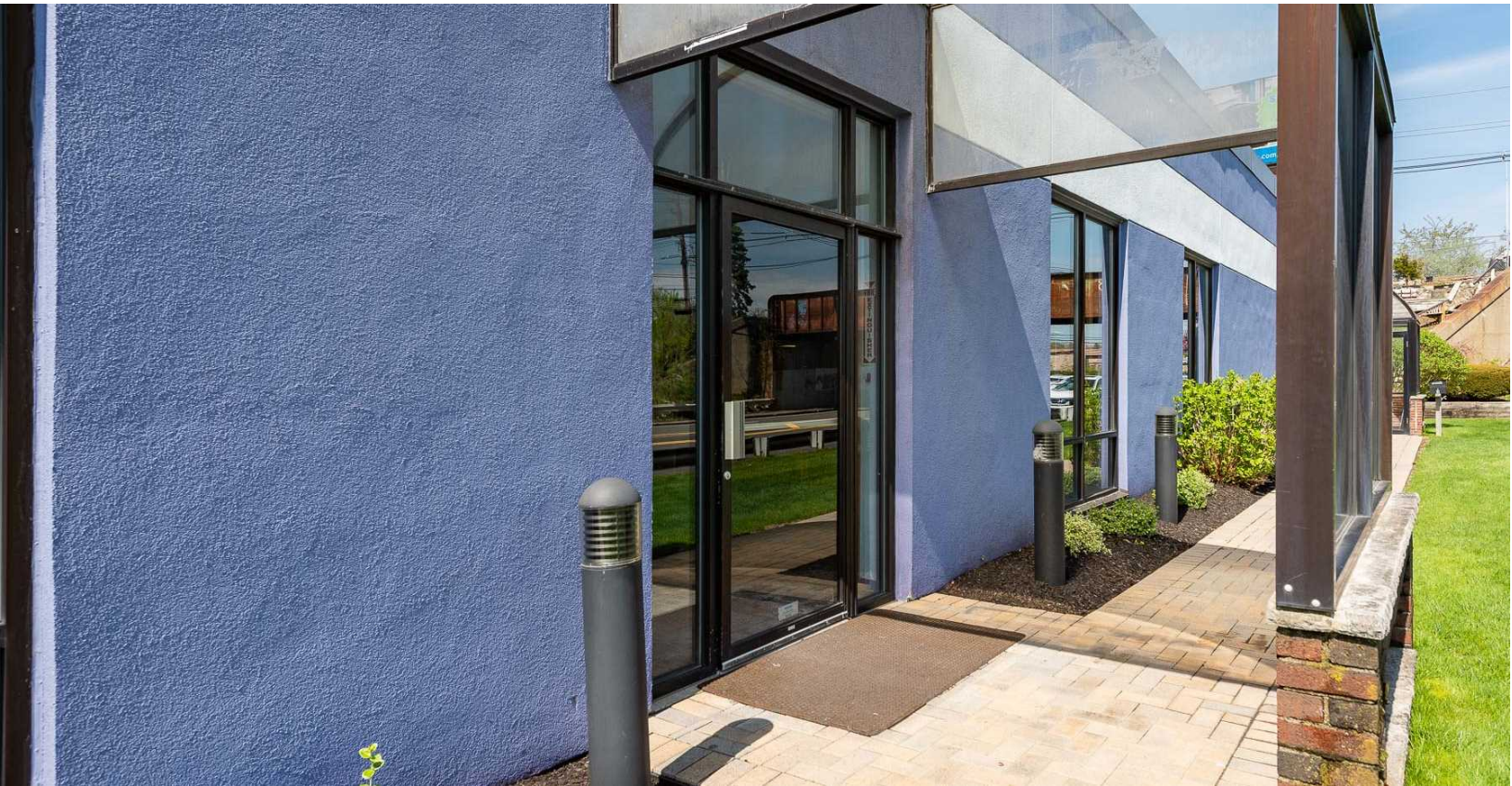


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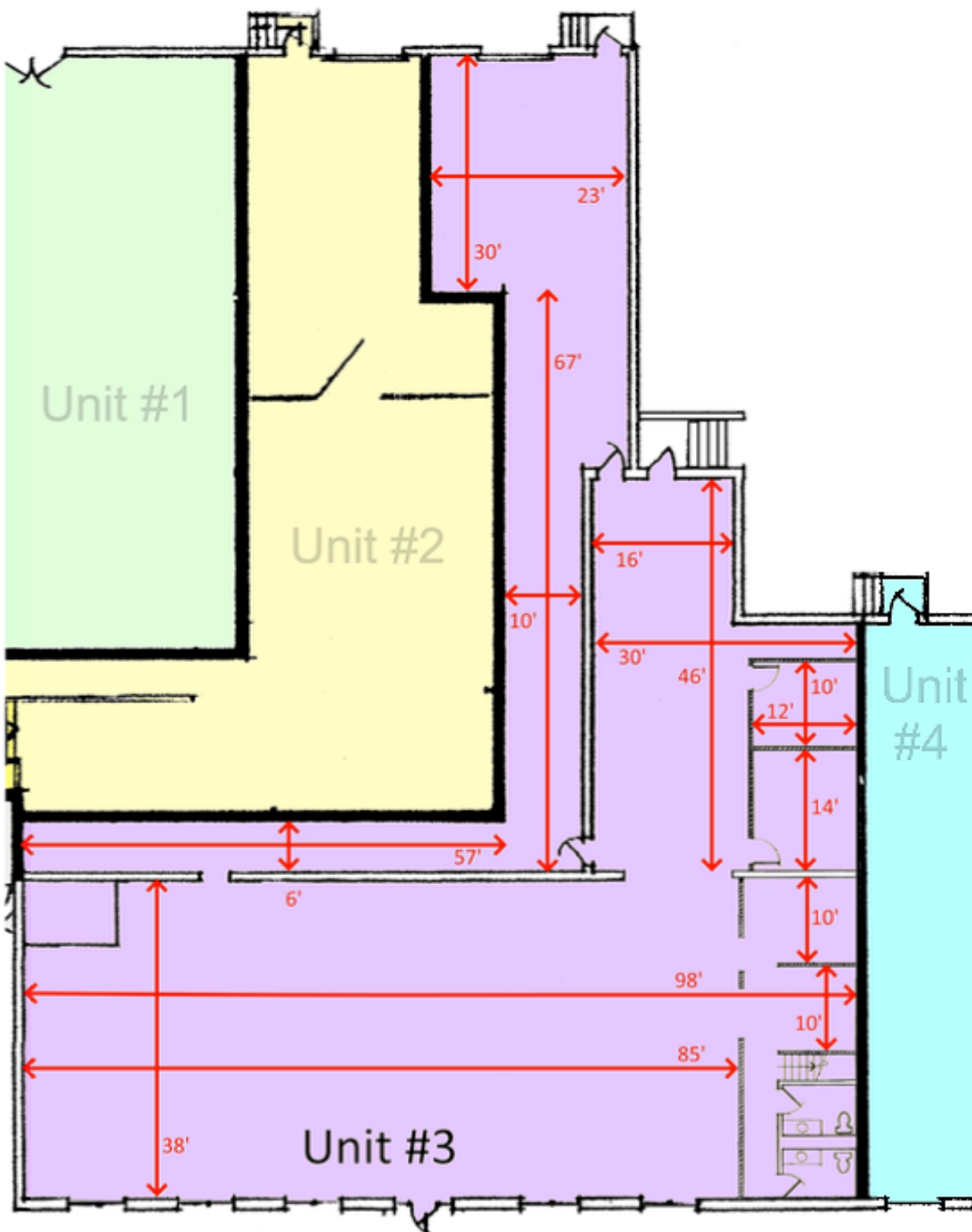


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FLOOR PLAN

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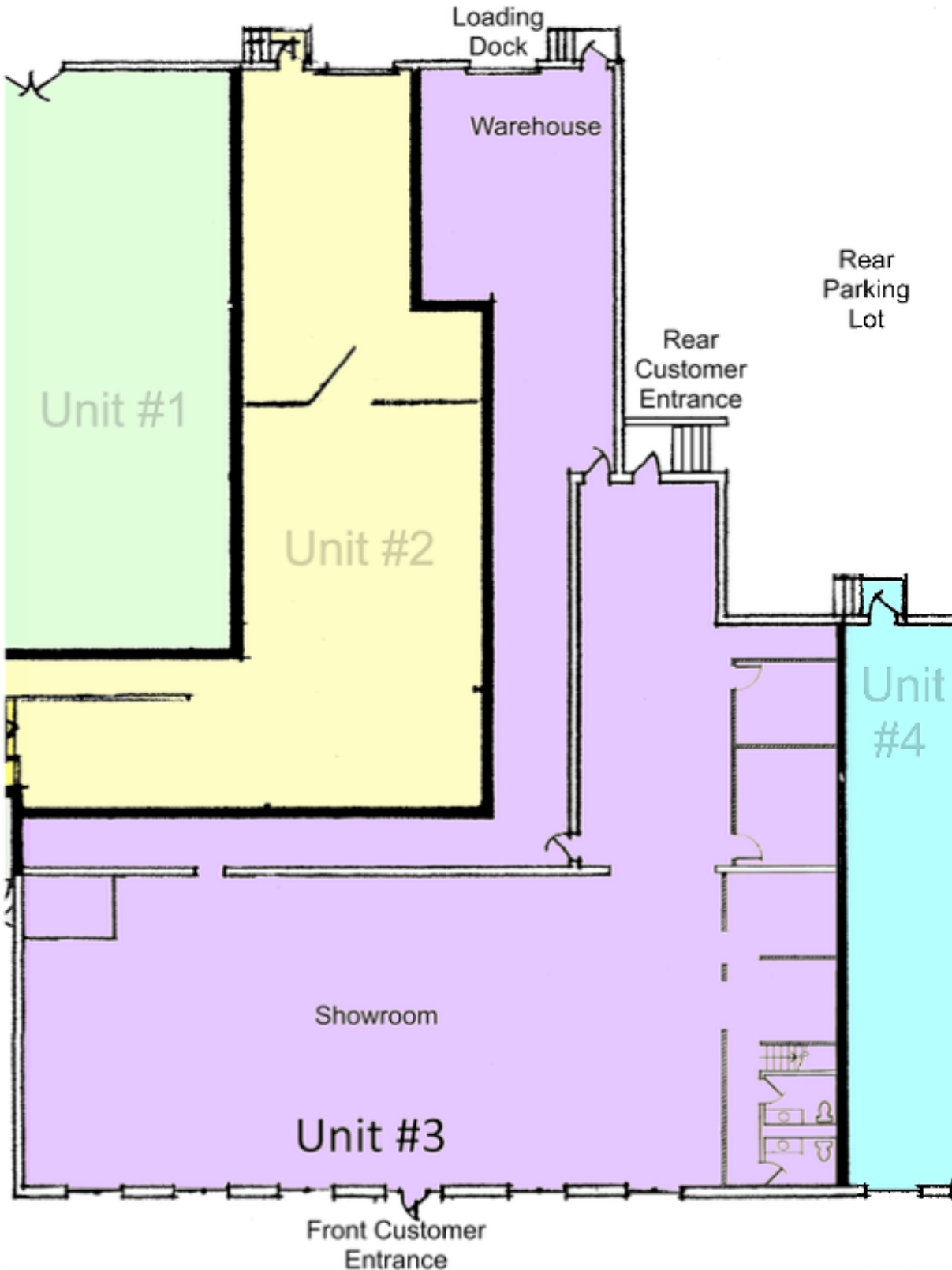


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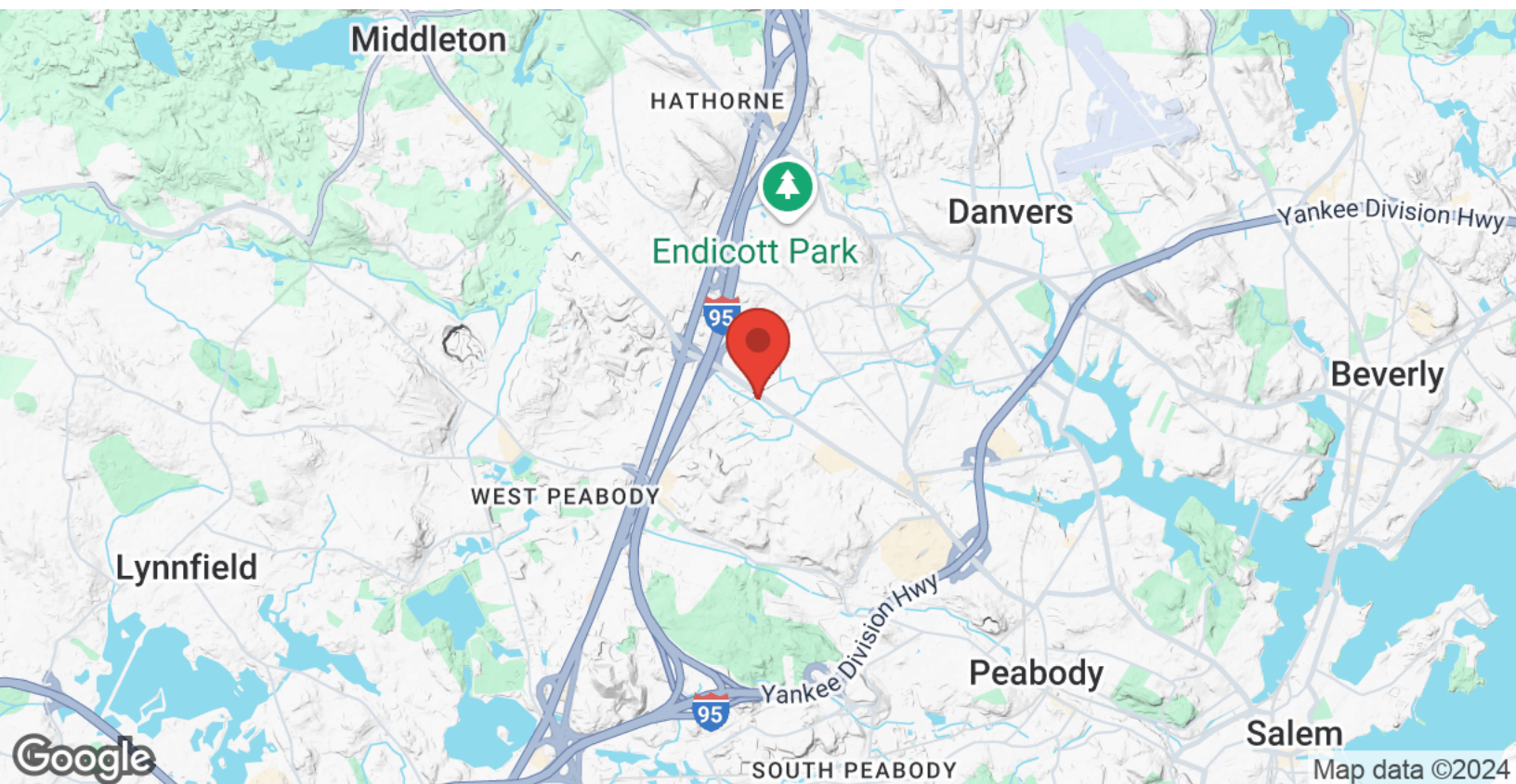
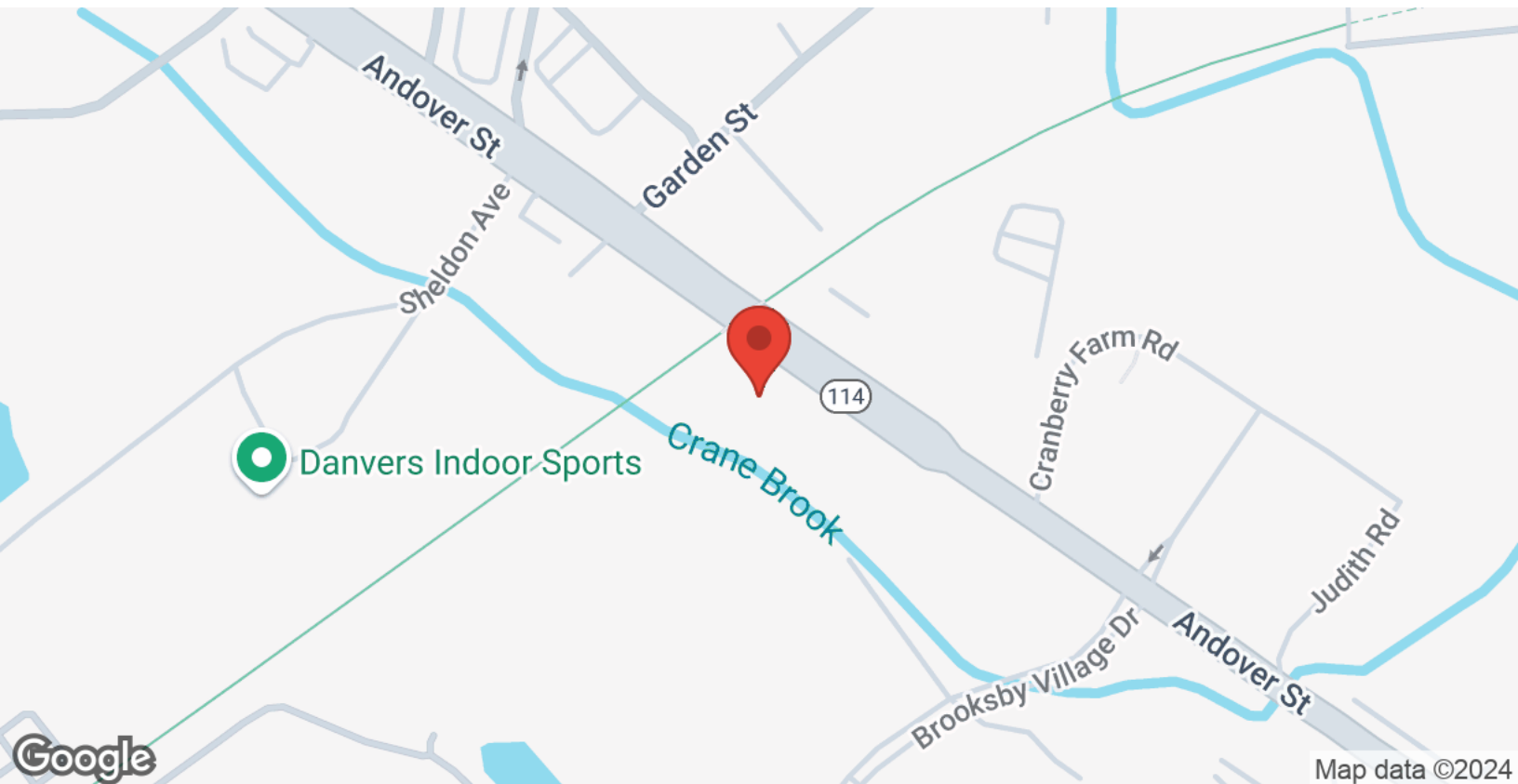


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LOCATION MAPS

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AERIAL MAP

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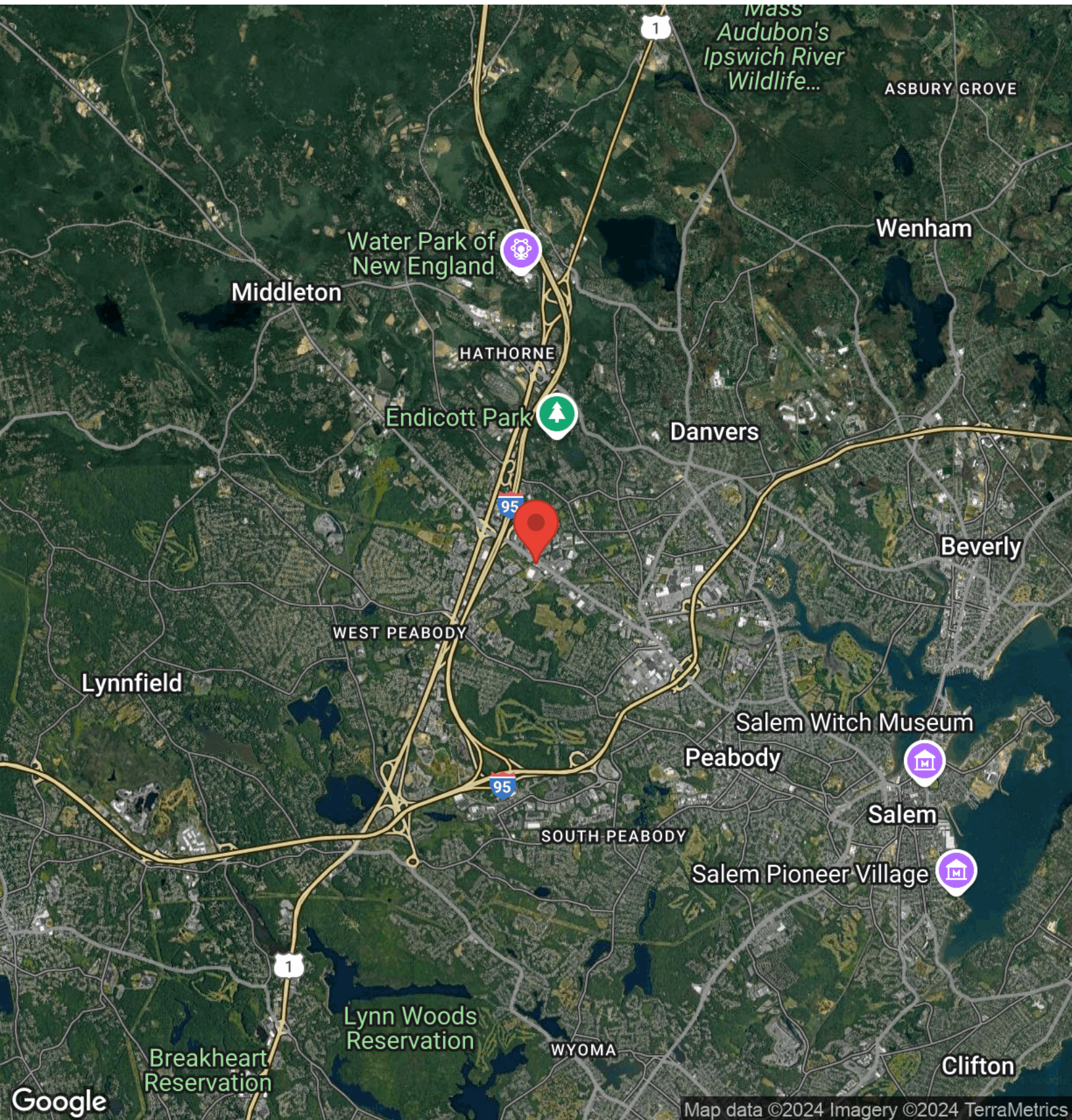


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REGIONAL MAP

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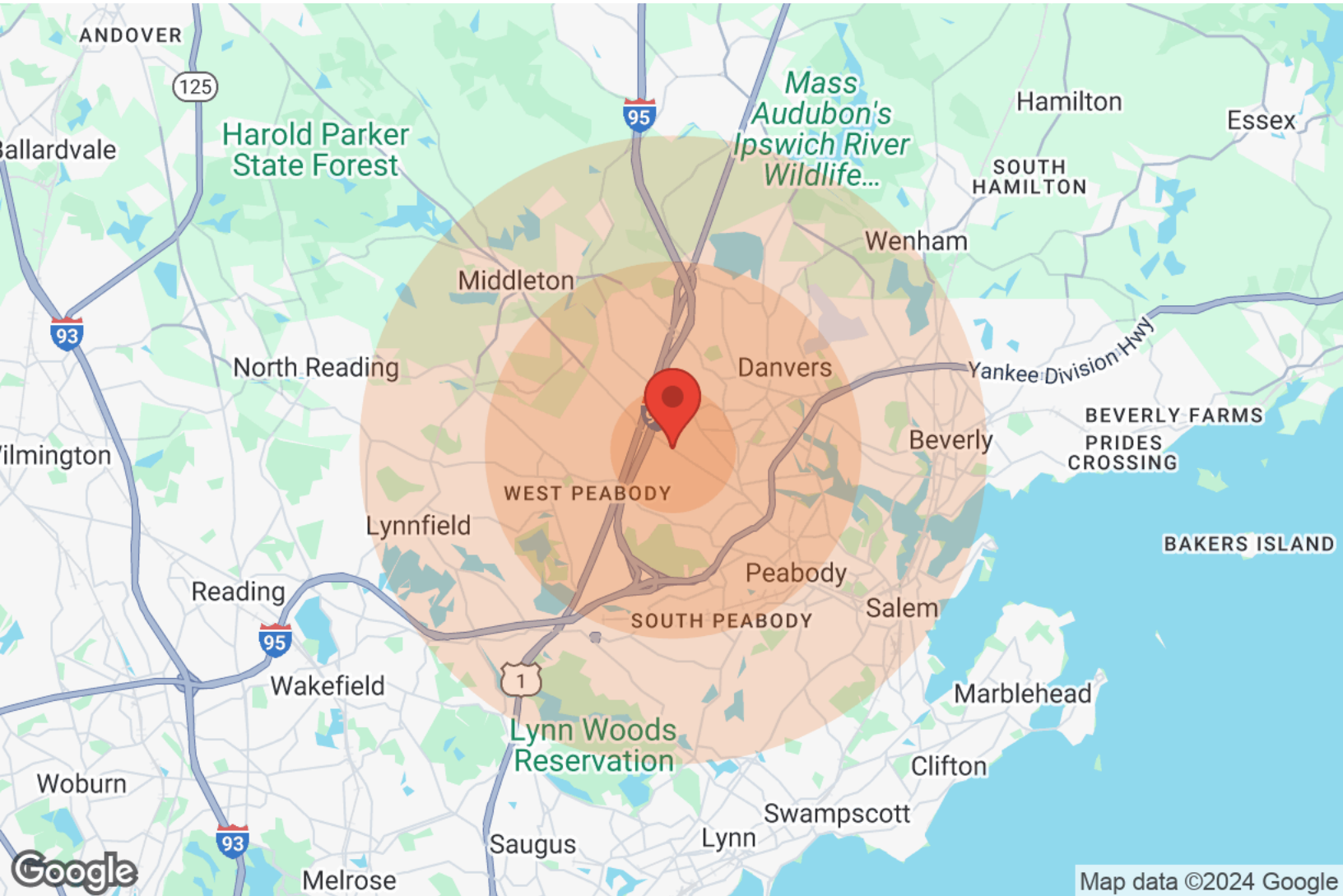
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,991	29,000	83,425
Female	4,792	31,366	87,988
Total Population	8,783	60,366	171,413
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	996	8,745	26,772
Ages 15-24	746	6,766	20,200
Ages 25-54	3,116	22,337	66,505
Ages 55-64	1,368	8,902	24,100
Ages 65+	2,557	13,616	33,836
Race	1 Mile	3 Miles	5 Miles
White	8,572	57,774	158,386
Black	32	558	2,857
Am In/AK Nat	N/A	6	91
Hawaiian	N/A	N/A	N/A
Hispanic	109	1,835	11,283
Multi-Racial	224	2,946	16,674

Income	1 Mile	3 Miles	5 Miles
Median	\$80,652	\$71,938	\$67,864
< \$15,000	685	2,273	7,392
\$15,000-\$24,999	608	2,179	5,384
\$25,000-\$34,999	514	2,065	5,825
\$35,000-\$49,999	561	2,547	7,288
\$50,000-\$74,999	715	4,971	13,141
\$75,000-\$99,999	543	3,532	10,067
\$100,000-\$149,999	542	4,447	12,278
\$150,000-\$199,999	338	2,009	5,229
> \$200,000	157	1,310	3,860

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,831	26,705	75,682
Occupied	4,614	25,578	71,950
Owner Occupied	2,740	17,014	46,988
Renter Occupied	1,874	8,564	24,962
Vacant	217	1,127	3,732

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