



# 100 SCHOOL STREET

ANDOVER, MA

**FOR SALE | 8,200 SF FLEX BUILDING**

- 2.6 Miles to Route 93
- 1.9 Miles to Route 495
- 2 Minutes to Downtown Andover
- Adjacent to the Andover MBTA Commuter Rail Station

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

8,200 SF flex building in Andover, MA. The historic property, formerly serving as the Andover train station, offers distinctive character and a unique opportunity for an owner-user, investor, or potential redevelopment.

Ideally located just minutes from Downtown Andover with convenient access to I-93 and I-495, the property also benefits from its location along the MBTA Commuter Rail line, providing excellent connectivity to the Greater Boston area.

| DEMOGRAPHICS      | 3 MILES   | 5 MILES   | 10 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 23,920    | 65,854    | 213,383   |
| Total Population  | 65,598    | 183,309   | 580,923   |
| Average HH Income | \$160,388 | \$132,546 | \$135,207 |

PROPERTY SPECIFICATIONS

|                |                                                        |
|----------------|--------------------------------------------------------|
| Building Size: | 8,200 SF                                               |
| Lot Size:      | 0.25 AC                                                |
| Parking:       | Eight allocated pots<br>Additional free street parking |
| Zoning:        | Historical Mill District                               |
| Sale Price:    | See Agent                                              |

ALLOWED USES BY RIGHT

- R&D and Light Manufacturing
- Business, Professional & Administrative offices
- Medical center / clinic
- Retail
- Banking
- Child Care
- Personal services
- Convenience store









Methuen

113

Lawrence

North Andover

INTERSTATE  
495

133

COLONIAL HEIGHTS

114

INTERSTATE  
495

28

Andover  
DOWNTOWN

100 SCHOOL ST,  
ANDOVER, MA

INTERSTATE  
93

BALLARDVALE

125

INTERSTATE  
93

 THE  
STUBBLEBINE  
COMPANY  
CORPAC INTERNATIONAL

SOUTH  
TEWKSBURY

### HIGHWAY PROXIMITY

INTERSTATE  
93

2.6 MILES

INTERSTATE  
495

1.9 MILES

### BOSTON

24 MILES | 30 MINS

### WOBURN

17 MILES | 20 MINS

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Restaurants  
Shop

*P&G*  
**Gillette**

**Accu-Tech**  
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**ZOLL**

 **RED THREAD**



**CRUSADER**  
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**Massachusetts Bay  
Transportation Authority**



**RTX**



**Stafford**  
COLLARS, COUPLINGS & UNIQUE COMPONENTS

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Accuracy on the cutting edge.

**LIFOAM**<sup>TM</sup>

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JOEY COHEN  
617.817.0141

[jcohen@stubblebinecompany.com](mailto:jcohen@stubblebinecompany.com)

SAM LOCKHART  
978.500.8967

[slockhart@stubblebinecompany.com](mailto:slockhart@stubblebinecompany.com)

NICHOLAS STUBBLEBINE  
978.202.0167

[nick@stubblebinecompany.com](mailto:nick@stubblebinecompany.com)

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