



Get Set, Go, - Fitness

TURNKEY READY WITH ASTRO TURF
53 MASON STREET

SALEM, MA 01970

Price: \$10 per SF

PROPERTY SUMMARY

53 MASON STREET | SALEM, MA 01970

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Property Summary

Lease Rate:	\$10 SF
Lease Term:	Negotiable
Available SF:	8,129
Clear Height:	13'-5"
Column Space:	None
Construction Type:	Block and Steel
Dock Doors:	1
Power:	200a/ 3p 4w
Year Built:	1935
Year Renovated	2005
Playing Field	5559 SF
Training and Office	2570 SF
On Site Parking	161 Vehicles

Property Overview

The North River parkway is a new \$6 million state project located along the North River, which runs through Salem and Peabody. The area contains commercial and residential properties, and is conveniently located near major highways and public transit.

Location Overview

Location details

North River: A river flowing through Salem and Peabody that empties into the Danvers River and ultimately Salem Sound.

North River parkway: A new state-funded project recently completed along the North River.

Transit access: The property is located a quarter-mile from an MBTA train station, Salem Station on the Newburyport/Rockport line.

Proximity to dining: Downtown Salem restaurants are a half-mile away.

Highway access: The property is two miles from I-95 and I-128.

Distance to Boston: The property is approximately 15 miles north of Boston.

Building features: The building offers office space in the front, and the remainder is configured for flexible use, distribution, and light manufacturing.

Parking: The property includes 161 parking spaces.

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PROPERTY DESCRIPTION

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3 Flags Plaza | 45,000 SqFt Office Park

Offering to Lease! 53 Mason St Salem has indoor playground space, a total of 8129 sf + - of ground floor space with astro turf and clear ceiling height of 13'-5". Playing field of 5559 sf + - training rooms, work out space, office space of 2570 sf + - . This is physical fitness space ready for use. Included are men's and ladies rest rooms, separate office space, separate training area suitable for weight training. Ample parking for 161 vehicles. 200-amp 3 phase electrical power. This is great space ready to be used for bringing the outdoors indoors.

Key features of the property include:

- Indoor playground and physical fitness space.
- Total ground floor space: 8,129 sq ft.
- Playing field: 5,559 sq ft with astro turf.
- Ceiling height: 13 feet, 5 inches.
- Training rooms, workout space, and office space of 2,570 sq ft.
- Separate men's and women's restrooms.
- Ample parking for 161 vehicles.
- Electrical power: 200-amp 3-phase.

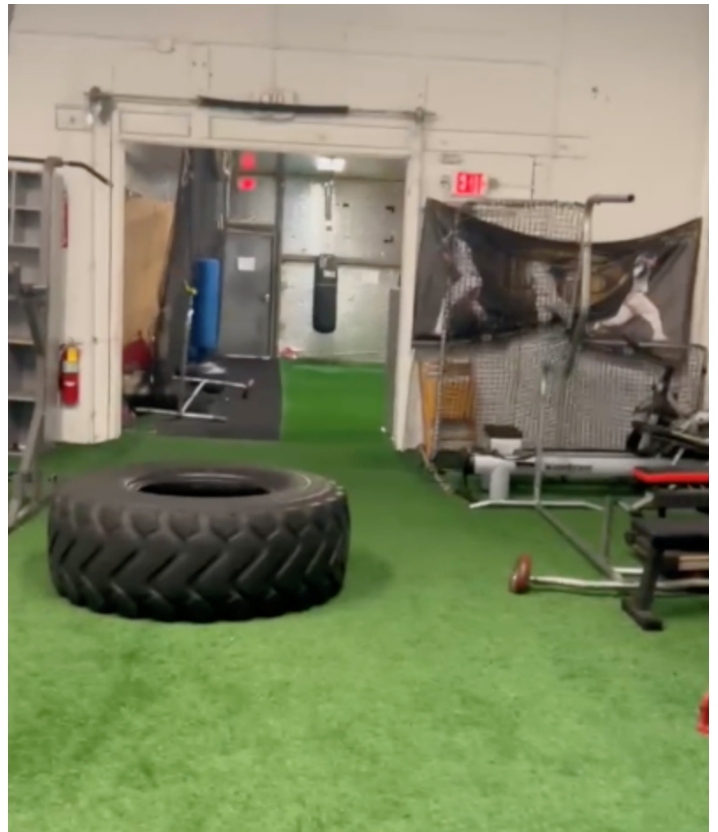
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PROPERTY PHOTOS

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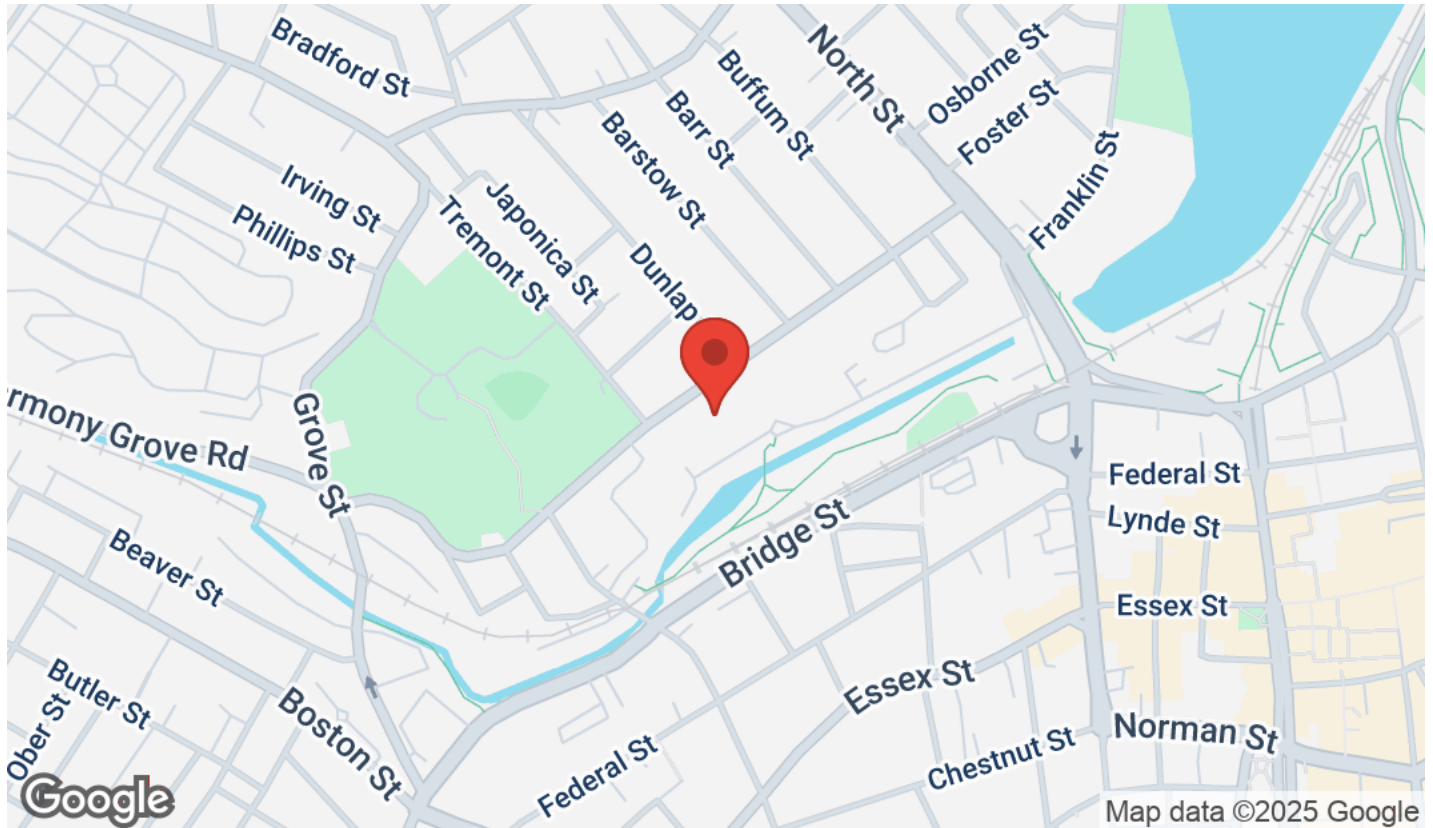
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LOCATION MAPS

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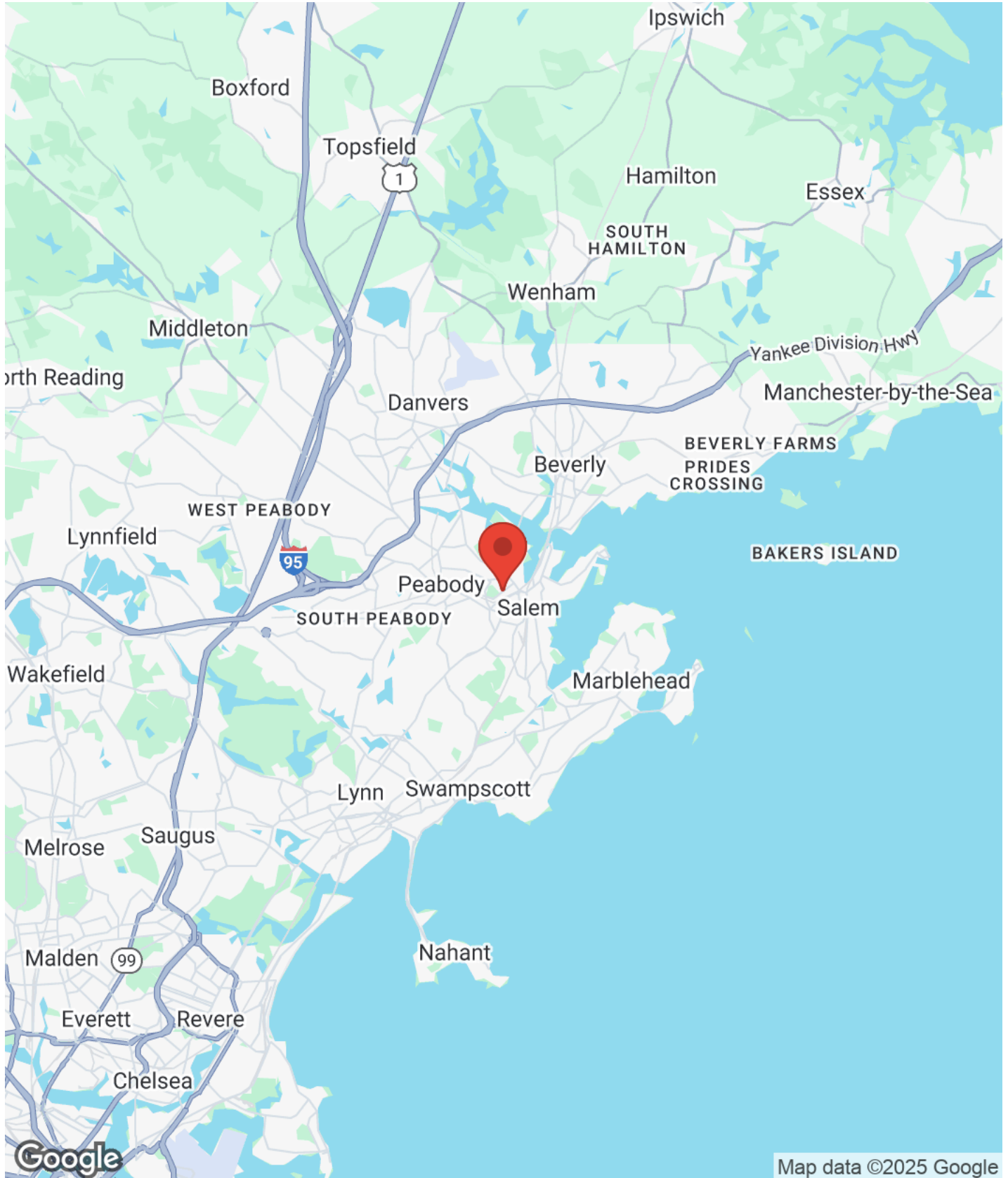
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REGIONAL MAP

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AERIAL MAP

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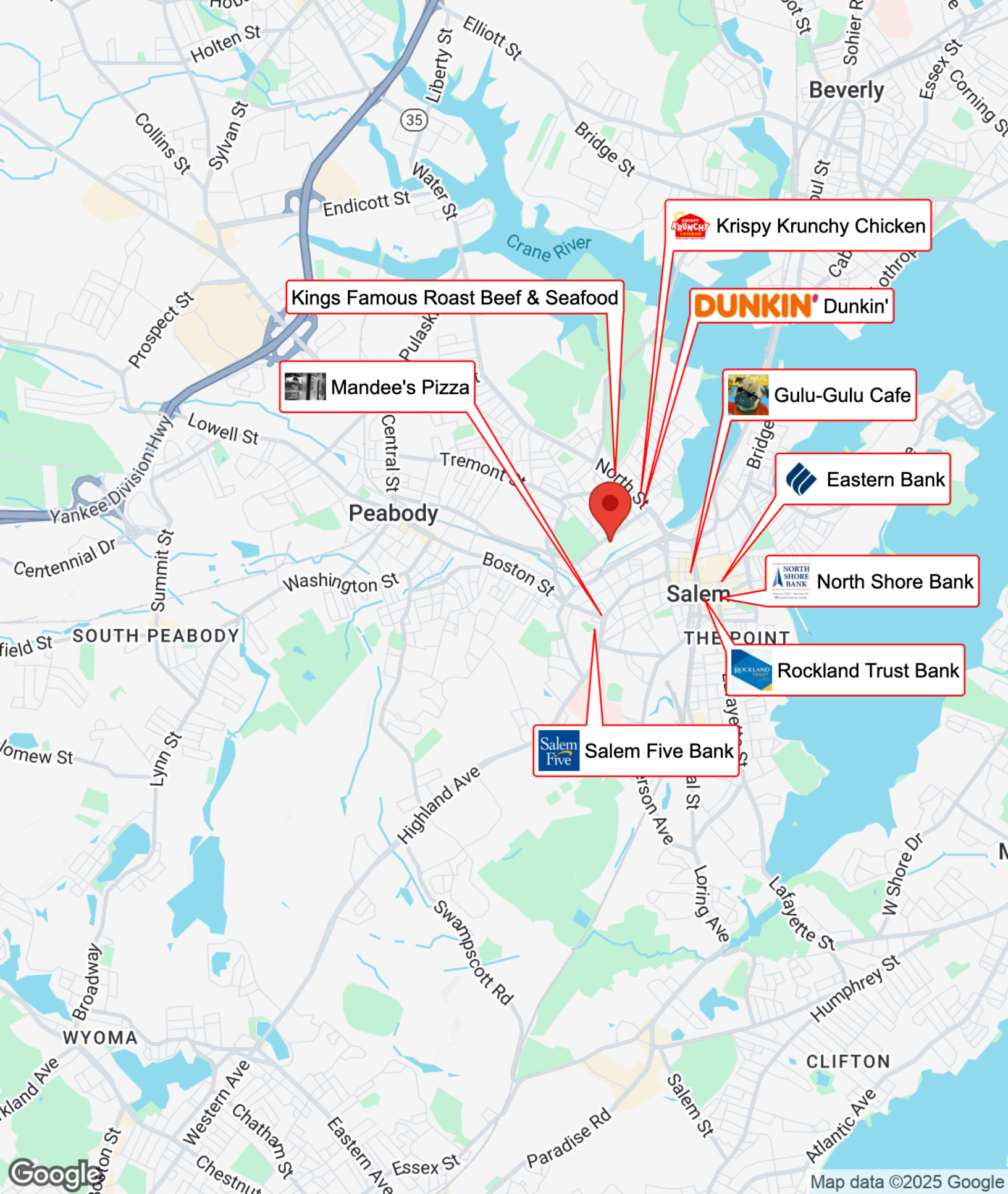
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BUSINESS MAP

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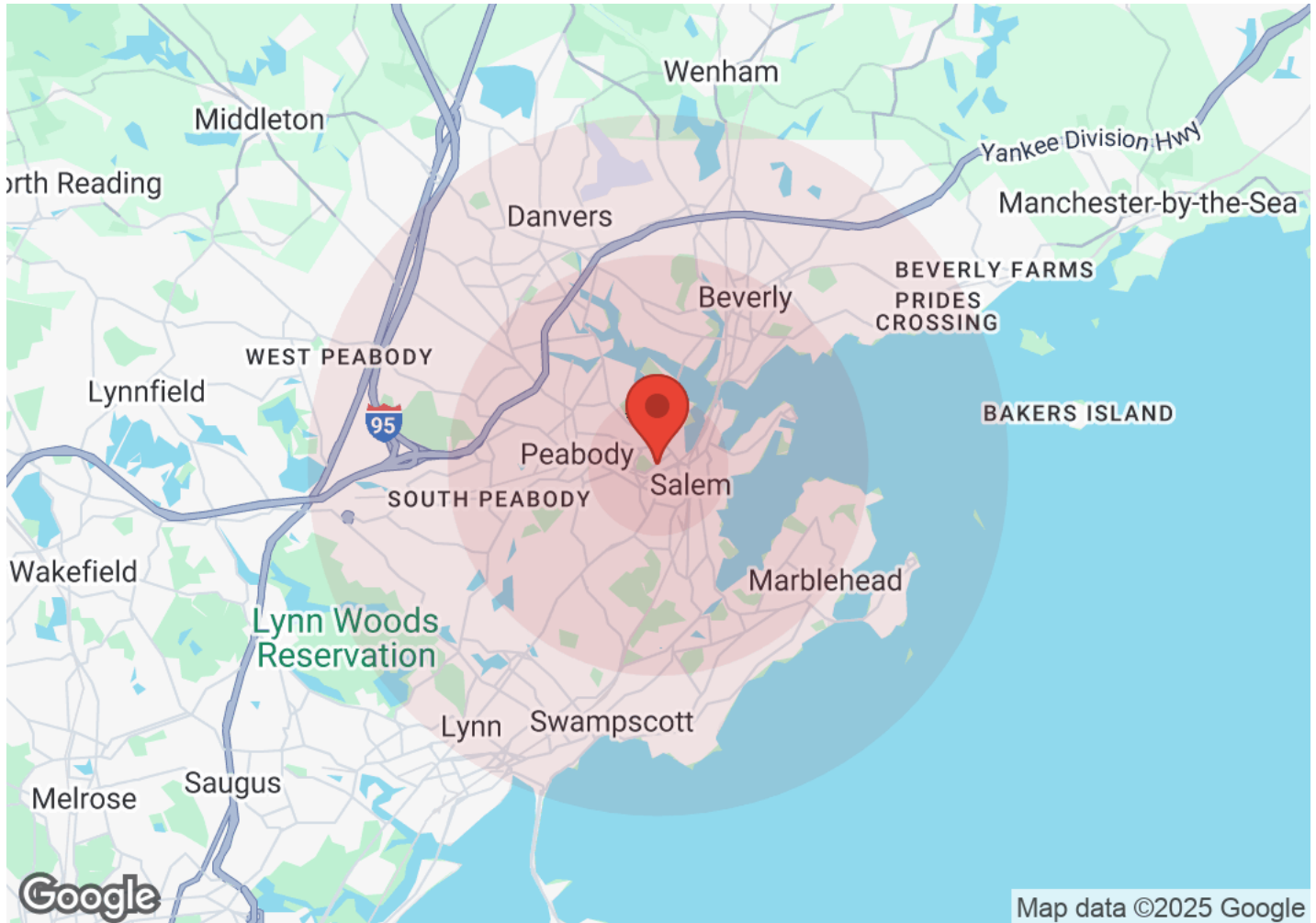
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	14,133	59,379	132,025	Median	\$90,562	\$99,221	\$98,815
Female	15,569	62,711	136,063	< \$15,000	1,221	3,766	8,654
Total Population	29,702	122,090	268,088	\$15,000-\$24,999	1,006	3,742	6,672
				\$25,000-\$34,999	874	2,897	6,201
				\$35,000-\$49,999	856	3,303	7,012
				\$50,000-\$74,999	1,762	6,524	13,427
				\$75,000-\$99,999	1,613	5,983	12,100
				\$100,000-\$149,999	2,513	9,875	19,206
				\$150,000-\$199,999	1,404	5,916	11,932
				> \$200,000	2,196	10,052	21,783
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	4,884	19,921	45,757	Total Units	13,978	53,981	110,968
Ages 15-24	3,118	14,385	33,673	Occupied	13,445	52,059	106,989
Ages 25-54	13,267	47,650	102,354	Owner Occupied	5,985	28,805	61,074
Ages 55-64	3,746	16,391	34,872	Renter Occupied	7,460	23,254	45,915
Ages 65+	4,687	23,745	51,433	Vacant	533	1,922	3,979
Race	1 Mile	3 Miles	5 Miles				
White	19,241	84,596	175,115				
Black	2,201	8,644	23,404				
Am In/AK Nat	9	49	107				
Hawaiian	3	12	27				
Hispanic	6,790	22,477	53,805				
Asian	870	3,992	10,938				
Multi-Racial	499	2,039	4,129				
Other	86	293	563				

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PROFESSIONAL BIO

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