



AVAILABLE FOR SALE / REDEVELOPMENT 58-62 Broadway, Methuen, MA 01844



Site Information:

58 - 62 Broadway is a +/- 1-acre improved site located along heavily traveled RT-28 (Broadway) in Methuen, MA. The site consists of a 1,200 SF retail pad with drive-through and a 10,450 SF light industrial building formerly occupied by an operating wholesale bakery. Also, an adjacent, noncontiguous parcel presently used for truck storage can be made available for purchase.

The property offers convenient access to the Loop Connector (Rt-213) and I-93 and has exceptional visibility with approximately 188 feet of frontage at a signalized intersection. The underlying zoning is BH-Highway Business District allows for a variety of retail, wholesale, office and service uses.

Andy White
(312) 515-8269

sherwinavenuepartners@gmail.com
sherwinavenuepartners.space

SHERWIN AVENUE PARTNERS



Available:

10,450 SF free-standing wholesale bakery with separate 1,200 SF free-standing Dunkin with drive thru.
188 feet of frontage along Broadway (Rt-28).

Wholesale Bakery:

Building Clear Height: 12' 4" original building- 13' 6" staging area (addition)

Receiving: 3 dock-height loading bays

Construction Type: Masonry Block. Structural steel roof loads over-engineered to withstand double the required snow load, by code.

Year Built: 2001. Addition built in in 2004.

Parking: 6+ surface spaces. Additional noncontiguous parking may be available at additional cost. The current tenant owns a nearby parking lot.

Water: Municipal sewer. Bakery uses a 2,500 gallon exterior grease interceptor as required.

Electric: 1200 AMP 3-Phase

Taxes: \$27,818.54 fiscal 2024



58-62 Broadway, Methuen, MA 01844

Demographics:

RADIUS	POP	AVG. AGE	HH	MHHI	MED. HOME VALUE
1 mi	32,415	37	10,665	\$52,115	\$371,352
3 mi	134,158	38	46,124	\$62,882	\$395,960
5 mi	198,801	39	71,215	\$77,361	\$441,855



SHERWIN AVENUE PARTNERS



Disclaimer: All information deemed reliable but not guaranteed. Buyer to verify all information to their satisfaction. Property details, including but not limited to pricing, square footage, features, and availability, are subject to change without notice. This is not an offer to sell, or a solicitation of an offer to buy, in any jurisdiction where such an offer or solicitation would be unlawful. Equal Housing Opportunity.

Andy White
(312) 515-8269
sherwinavenuepartners@gmail.com
sherwinavenuepartners.space