



### PROPERTY DESCRIPTION

This well-located property on Route 114 in North Andover offers exceptional visibility along a highly trafficked corridor. The professional office/medical building has recently undergone renovations and now offers ground-floor suite availability with attractive exterior signage opportunities.

Fully updated and meticulously maintained, the property provides ample on-site parking for staff and clients, along with full ADA accessibility. The available suite features a private entrance, multiple interior offices, exclusive restroom and kitchen areas, and a bright reception area to welcome clients or patients.

Current uses within the building include medical practices, aestheticians, and a hair salon. Tenant is responsible for base rent plus separately metered electricity. A tenant improvement allowance may be available, subject to negotiation.

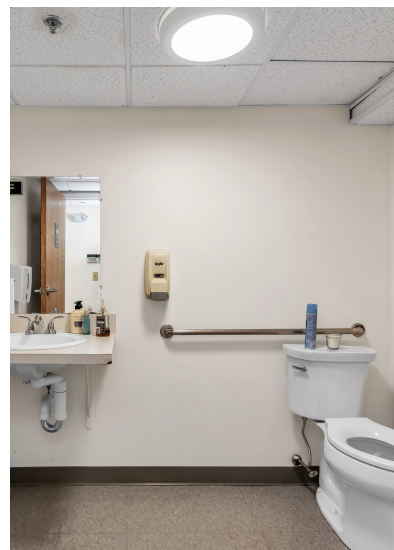
Join other long-term tenants at this highly desirable and sought-after North Andover location!

### OFFERING SUMMARY

Lease Rate:	\$19.80 SF/month (MG)
Number of Units:	6
Available SF:	2,500 SF
Lot Size:	44,374 SF
Building Size:	7,308 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	179	686	2,114
Total Population	560	2,467	7,970
Average HH Income	\$201,535	\$186,926	\$197,649

NORTH ANDOVER, MA 01845



GARY SIDELL

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130 JOHN STREET, SUITE C2, LOWELL, MA 01852 | BELLTOWERCREGROUP.COM

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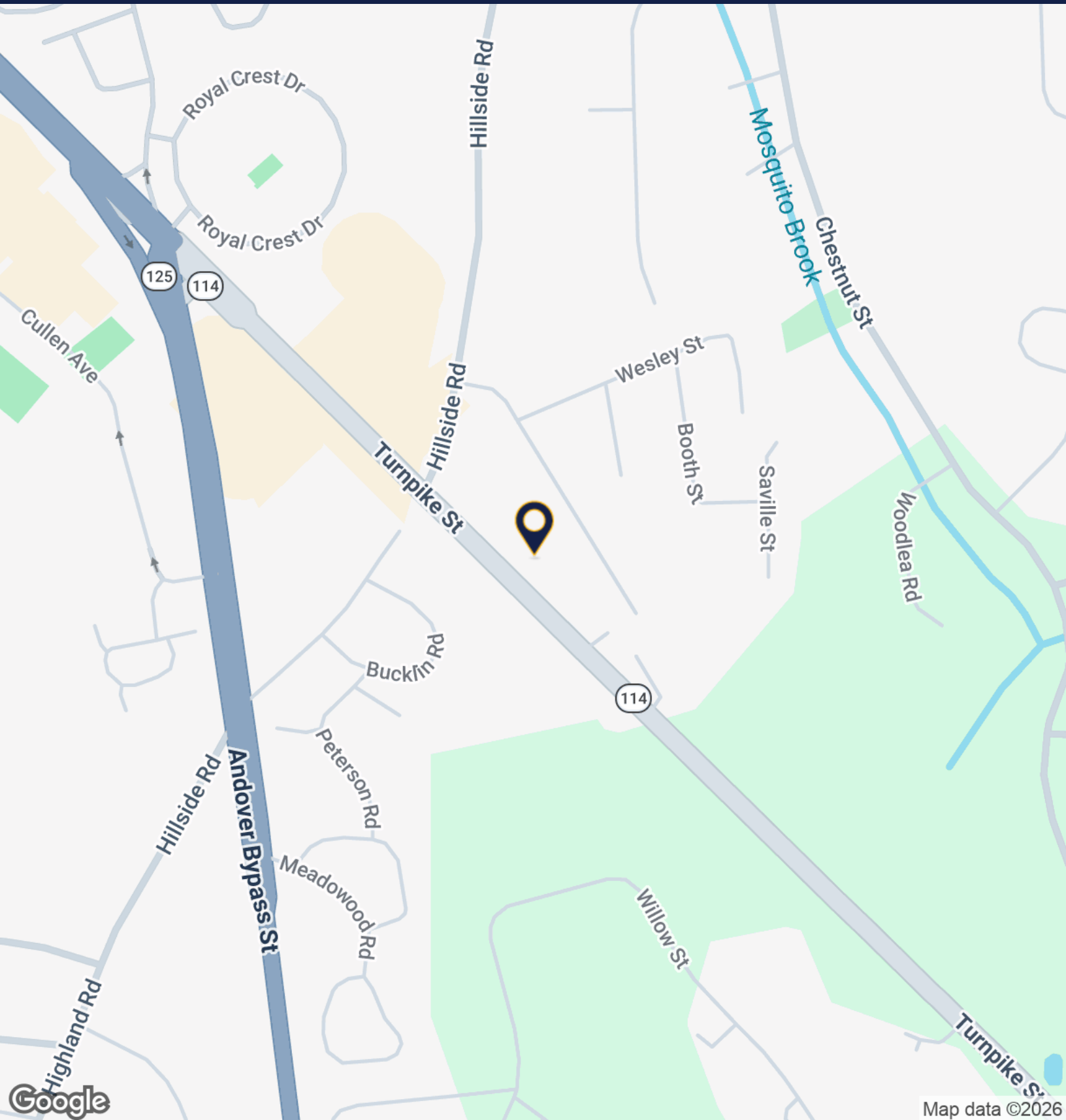


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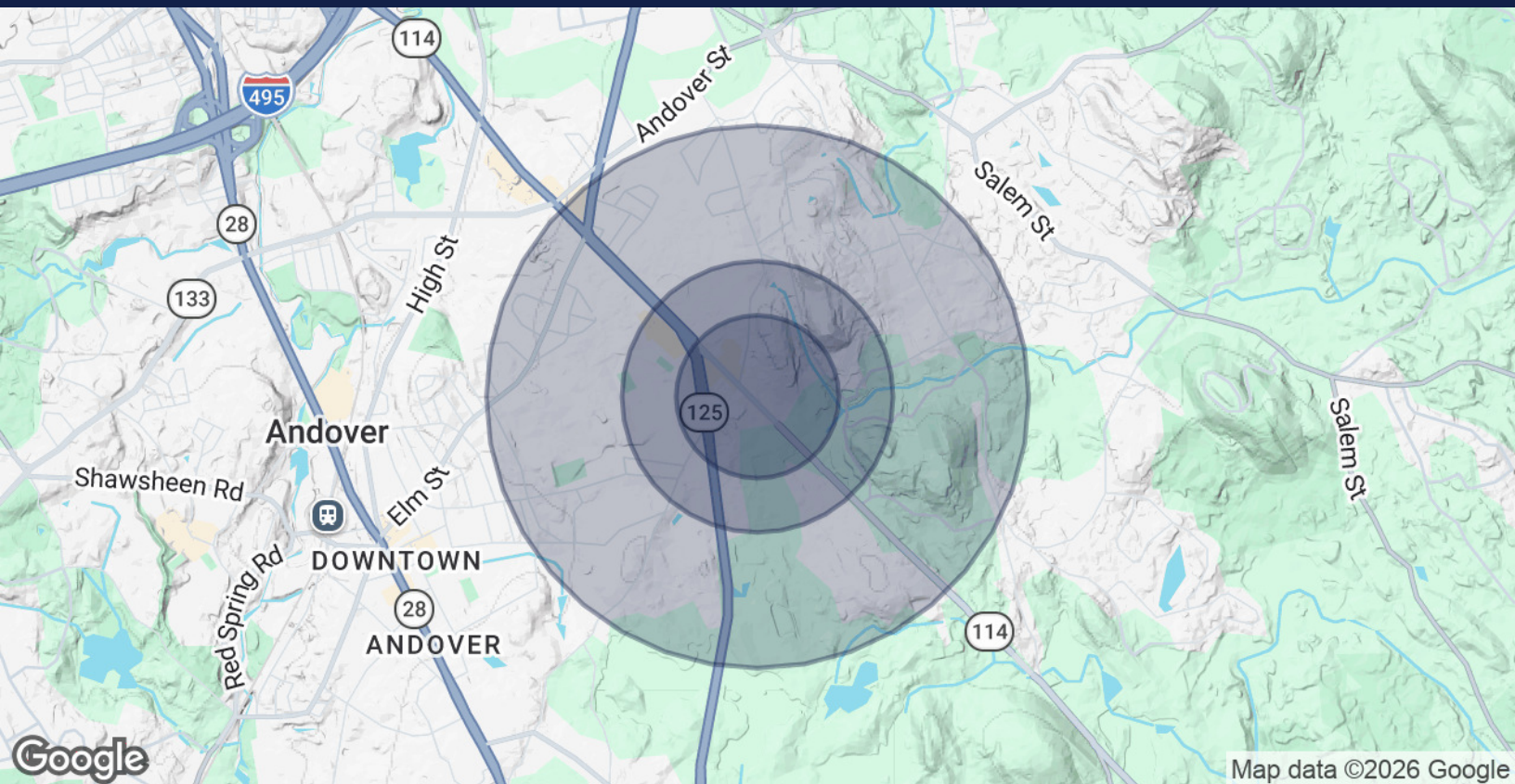
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	560	2,467	7,970
Average Age	37	33	34
Average Age (Male)	37	33	34
Average Age (Female)	38	34	34
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	179	686	2,114
# of Persons per HH	3.1	3.6	3.8
Average HH Income	\$201,535	\$186,926	\$197,649
Average House Value	\$776,207	\$787,403	\$801,805

Demographics data derived from AlphaMap