

FOR LEASE

OFFICE/RETAIL PROPERTY



962 WASHINGTON STREET

HANOVER, MA 02339

BILL KINGDON, SIOR

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For More Information



962 WASHINGTON STREET



PROPERTY DESCRIPTION

Prime 3000 square foot office space available on Route 53 in Hanover. Strong traffic counts and visibility with over 20,000 vehicles per day passing by and both building and pylon signage opportunities available. Unit has a flexible layout with a reception/waiting area, 6 private offices, conference room, 2 private bathrooms, and a kitchen/break room. Current zoning allows a wide variety of uses including retail, professional office, and medical. Building exterior has recently been painted and parking lot has been redone.

PROPERTY HIGHLIGHTS

- Strong Demographics
- High Traffic Counts - Over 20,000 Vehicles Per Day
- Versatile Layout - Ready To Be Customized
- Signage - Pylon and Building Signage Opportunities
- Flexible Zoning - Wide Variety Of Uses Allowed By Right

OFFERING SUMMARY

| | |
|------------------|------------|
| Lease Rate: | Negotiable |
| Number of Units: | 1 |
| Available SF: | 3000 SF |
| Lot Size: | 1.14 Acres |
| Building Size: | 9,000 SF |

| DEMOGRAPHICS | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|
| Total Households | 20,655 | 101,521 |
| Total Population | 58,504 | 271,144 |
| Average HH Income | \$111,493 | \$100,715 |

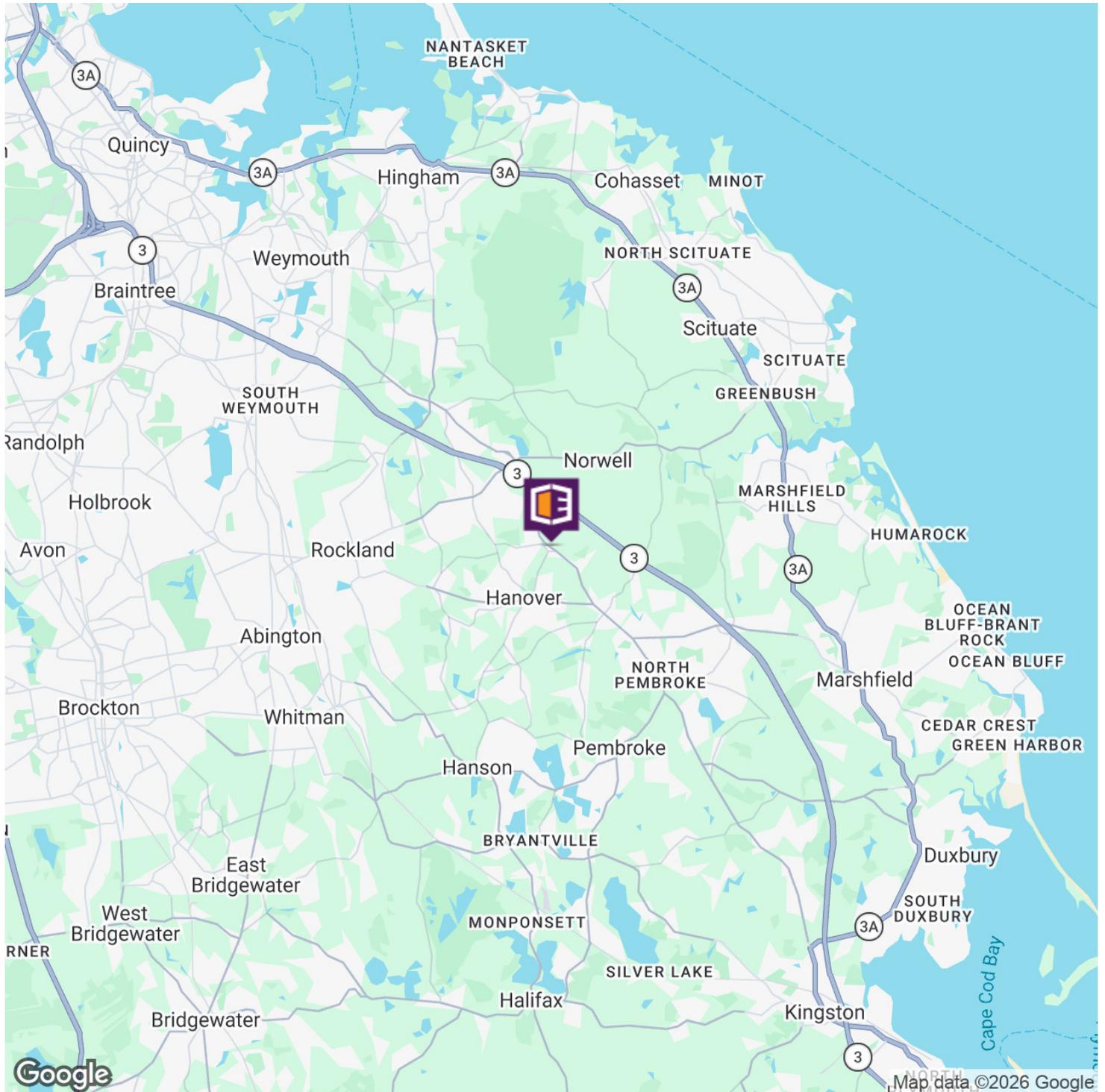
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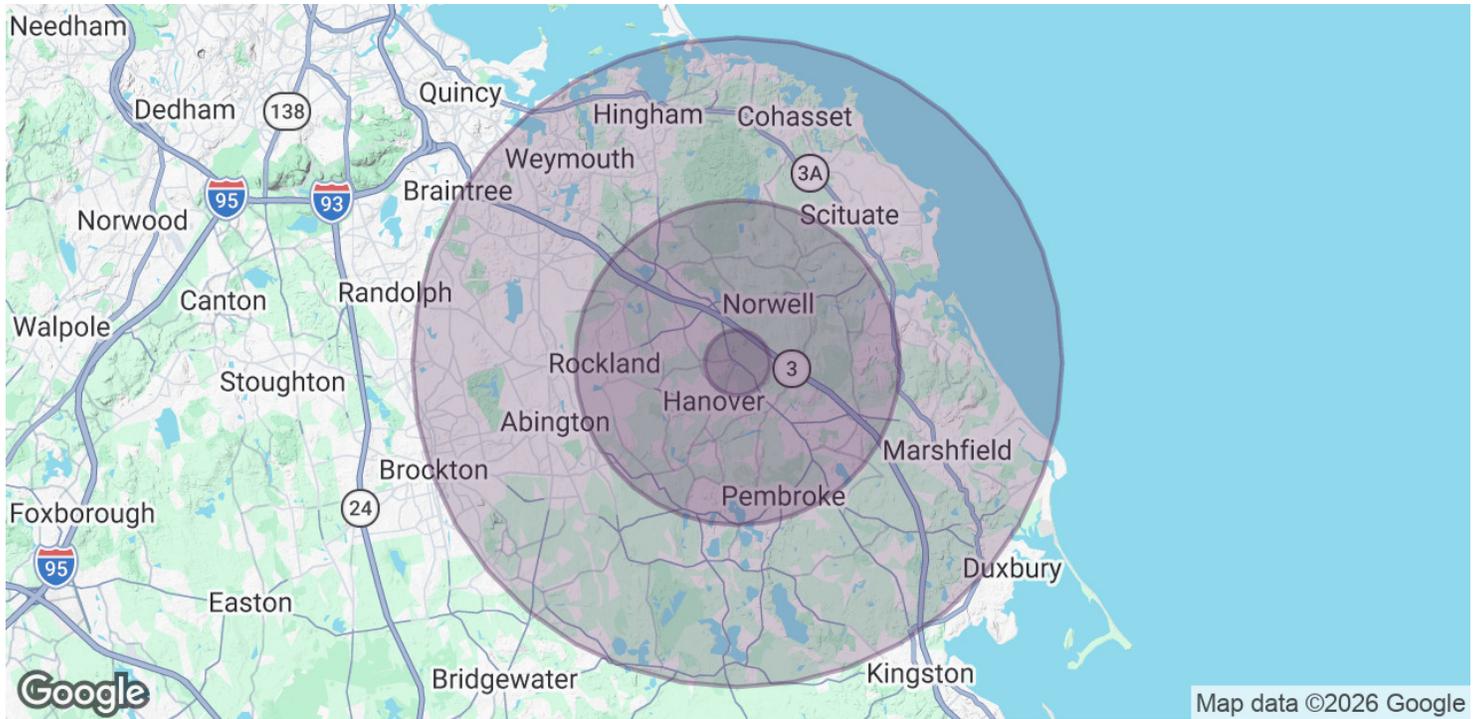
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Map data ©2026 Google

| POPULATION | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|
| Total Population | 58,504 | 271,144 |
| Average age | 40.8 | 40.8 |
| Average age (Male) | 39.6 | 39.6 |
| Average age (Female) | 41.7 | 41.9 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES |
| Total households | 20,655 | 101,521 |
| # of persons per HH | 2.8 | 2.7 |
| Average HH income | \$111,493 | \$100,715 |
| Average house value | \$506,313 | \$454,915 |

* Demographic data derived from 2020 ACS - US Census