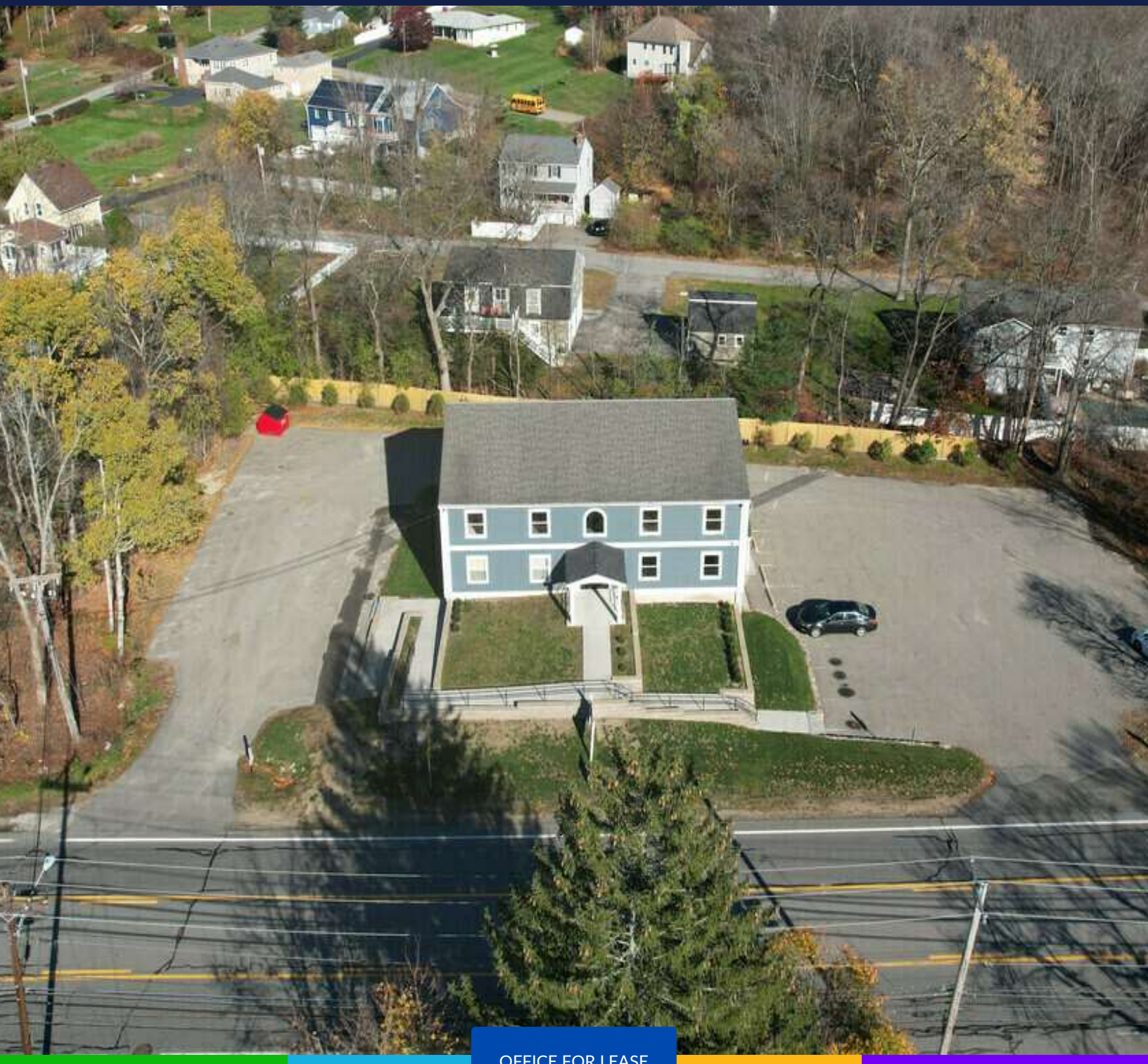
OFFICE FOR LEASE

belltower
COMMERCIAL REAL ESTATE GROUP



OFFICE FOR LEASE

GARY SIDELL
President
978.375.7363
garys@belltowercregroup.com

630 TURNPIKE ST
North Andover, MA 01845

630 TURNPIKE ST | NORTH ANDOVER, MA 01845

OFFICE FOR LEASE

PROPERTY DESCRIPTION

This well-located property on rte. 114 in North Andover offers exceptional visibility on this highly trafficked route. This professional office/medical building recently underwent renovations and is now offering ground floor suite availability with desirable exterior signage opportunities.

This fully updated and beautifully maintained property has ample parking for staff and clients and ADA accessibility. The new interior finishes include LVT flooring and HVAC system. The floor plan offers flexibility with the possibility for reception/waiting area, 4 offices and/or exam rooms, kitchenette, semi-private restrooms, and more. Uses include professional, service, and medical. Tenant is responsible for base rent + separately metered electricity.

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

Call or email to schedule a tour today!
Alternate contact:
Jeana DeBenedetto
978-251-5775
Jeanad@belltowercregroup.com

OFFERING SUMMARY

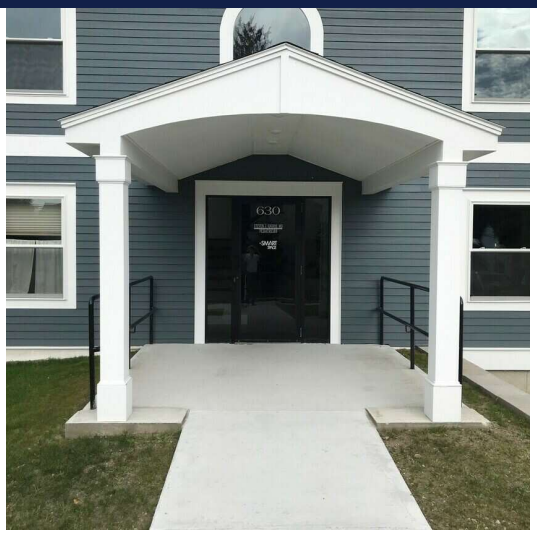
Lease Rate:	$22.08 SF/yr (MG)
Number of Units:	6
Available SF:	1,250 SF
Lot Size:	44,374 SF
Building Size:	7,308 SF

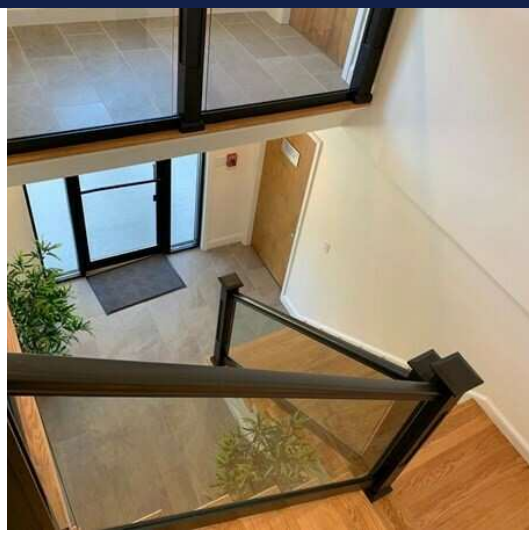
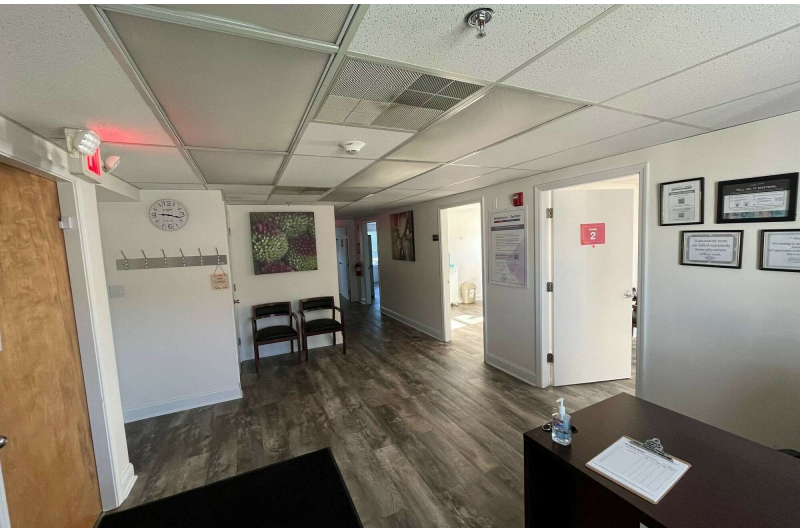
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	179	686	2,114
Total Population	560	2,467	7,970
Average HH Income	$201,535	$186,926	$197,649

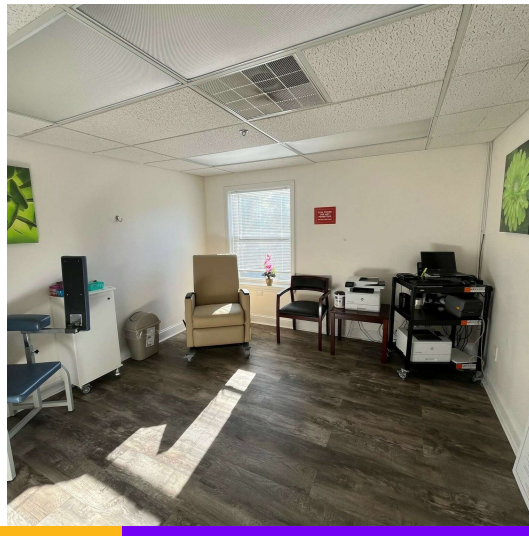
GARY SIDELL
President
978.375.7363

630 TURNPIKE ST | NORTH ANDOVER, MA 01845

OFFICE LEASE



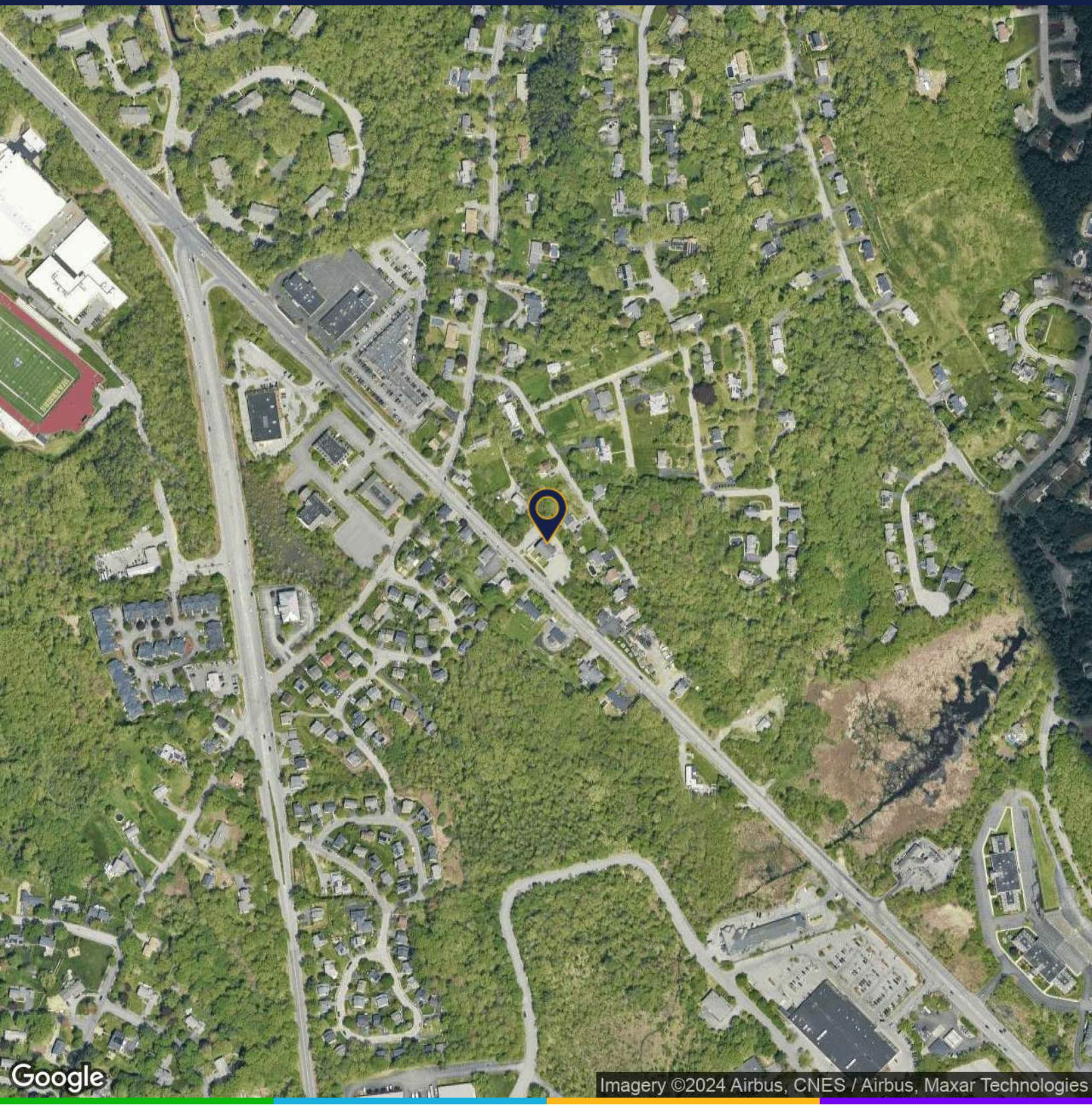





GARY SIDELL
President
978.375.7363

630 TURNPIKE ST | NORTH ANDOVER, MA 01845

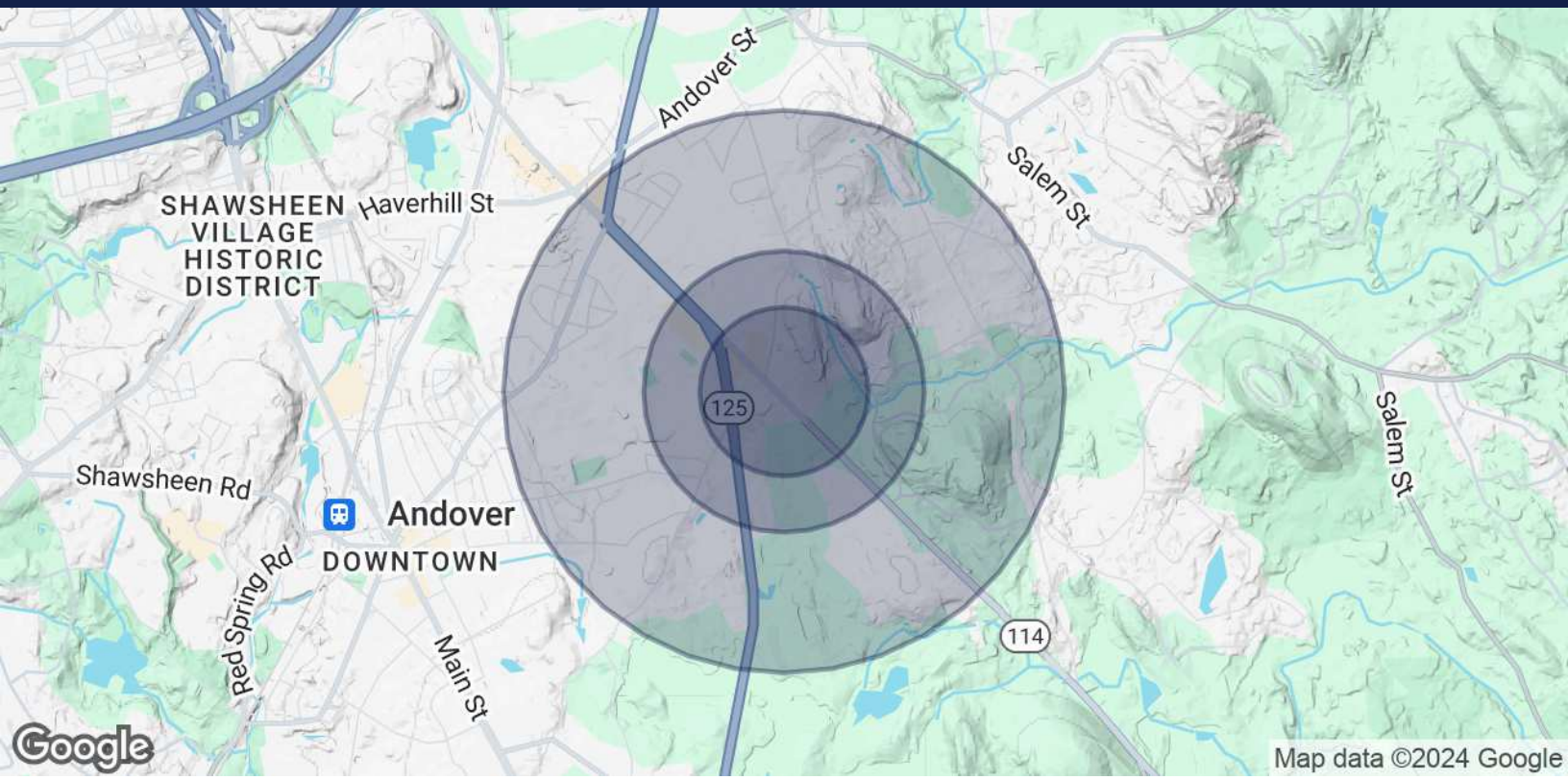
OFFICE FOR LEASE



GARY SIDELL
President
978.375.7363

630 TURNPIKE ST | NORTH ANDOVER, MA 01845

OFFICE BUILDING FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	560	2,467	7,970
Average Age	37	33	34
Average Age (Male)	37	33	34
Average Age (Female)	38	34	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
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

GARY SIDELL
President
978.375.7363