

# 443 W LOWELL AVENUE

HAVERHILL, MA 01832 - 3507



10,000 SF OFFICE SPACE FOR LEASE



**FAULKNER**  
COMMERCIAL GROUP



**JANET R. FAULKNER**  
Director, KW Commercial | CEO, Faulkner Commercial Group  
(800) 281-1316 | [inquiry@faulknercommercial.com](mailto:inquiry@faulknercommercial.com)  
KW Commercial | Andover



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# PROPERTY DESCRIPTION

Fantastic 10,000sf +/- office space on the second floor of this beautiful building. The space features an open, first-class buildout, with two large ADA restrooms, a kitchenette, and elevator service. The possibility exists to demise into smaller office spaces. The building has a LEED-rated climate system, to ensure indoor environmental quality. The space is suitable for a variety of uses, with pediatric medical, dentistry, counseling, or other uses focused on children being ideal based on the anticipated synergy with the well-established and successful first-floor tenant Little Sprouts early education and child care focusing on infant, toddler, and preschool programs. Ideally located just minutes off of Interstate 495, convenient for local and commuter traffic. Information was obtained from the landlord and public records, prospective tenants are encouraged to perform due diligence in relation to a prospective tenancy. Schedule a tour today!









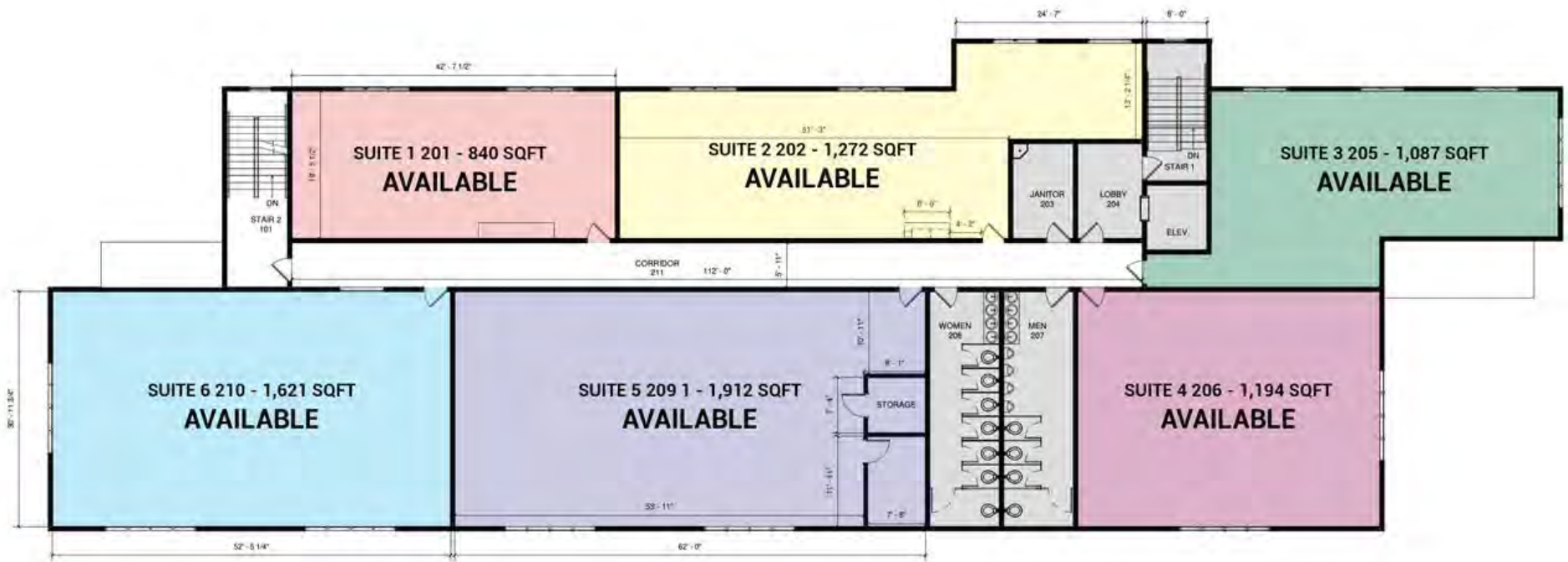








# FLOOR PLAN

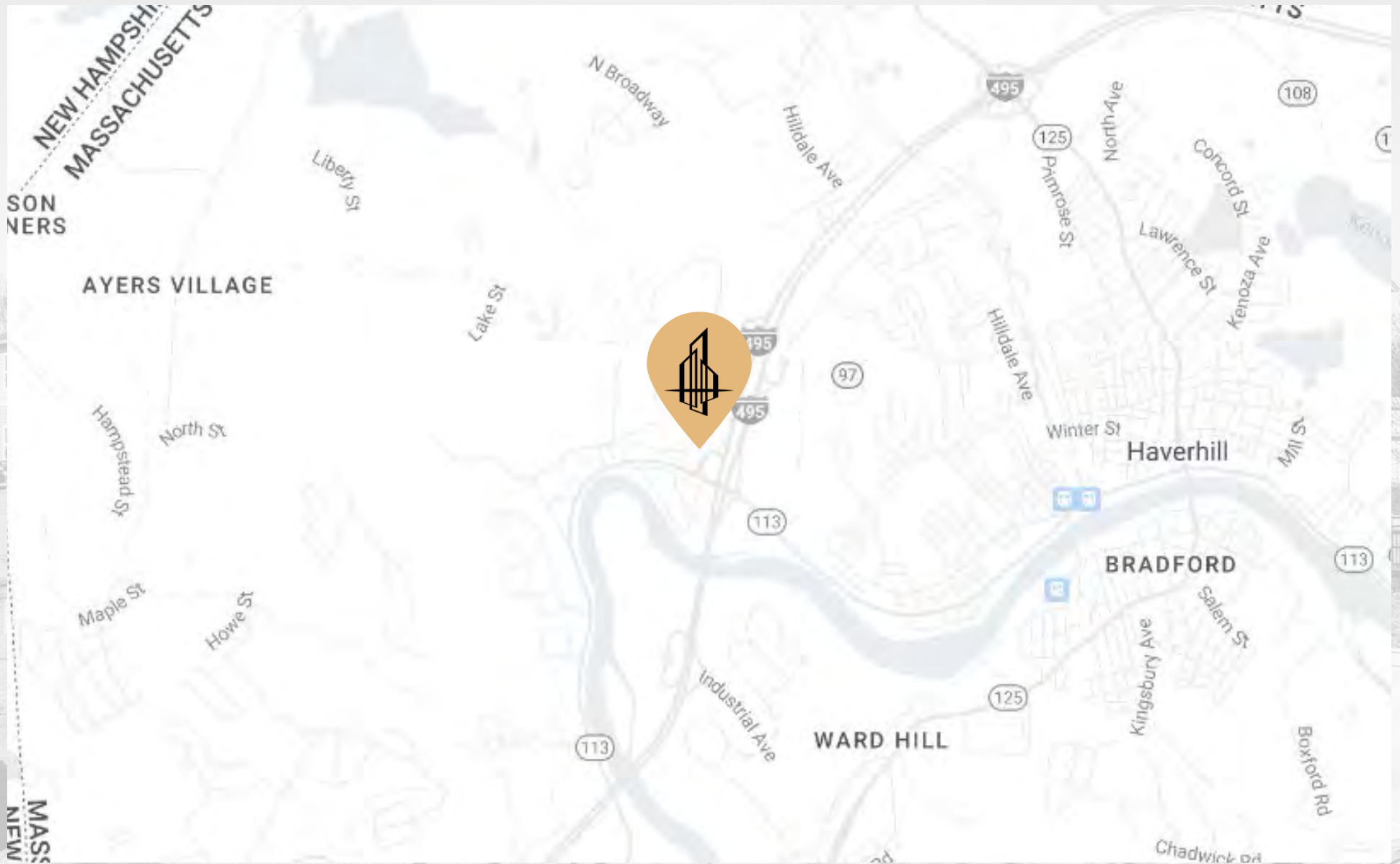


1 02 EXISTING SECOND FLOOR PLAN  
1/8" = 1'-0"

# LOCATION OVERVIEW



# LOCATION MAP

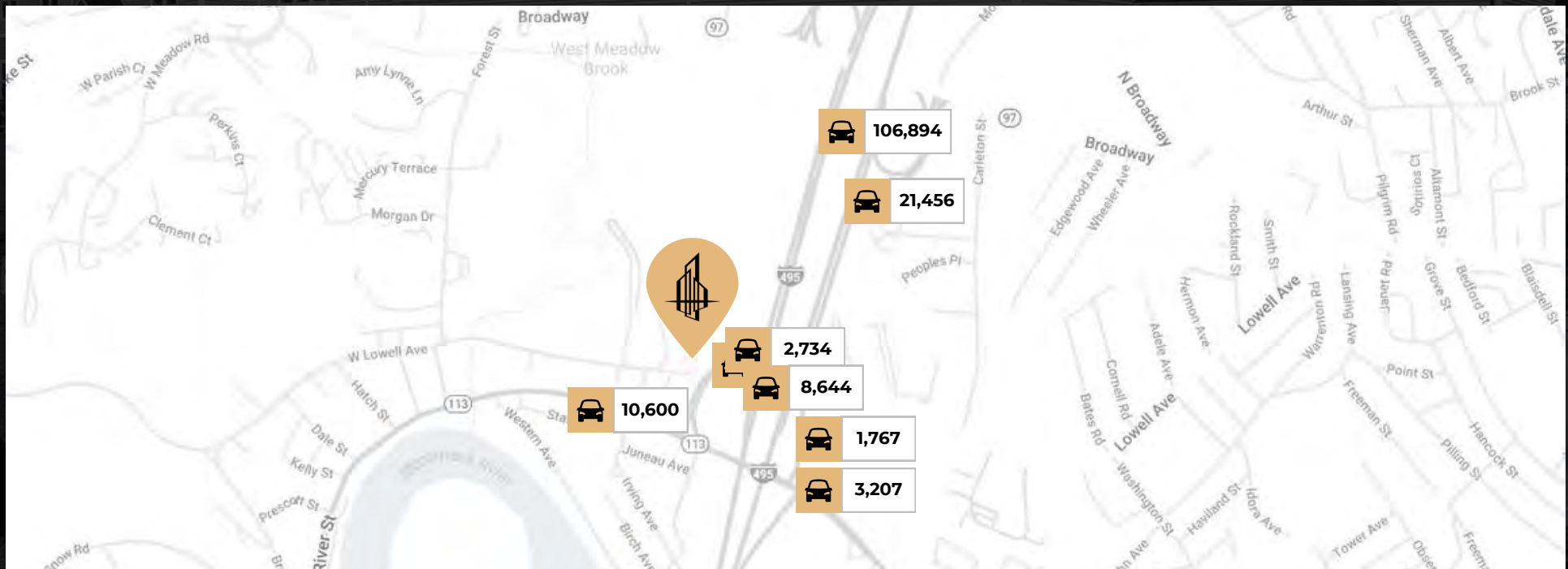


# REGIONAL MAP



# TRAFFIC COUNT

TOTAL EXPENSES	CROSS STREET	CROSS STREET DIST	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
RAMP-RTS 110/113 (RIVER ST) TO RT		0.00	2022	7,660	MPSI	.04
RAMP-RT 495 SB TO RTS 110/113 (RIVER		0.00	2022	1,925	MPSI	.06
NOT AVAILABLE	NOT AVAILABLE	0.00 NO	2020	2,734	MPSI	.07
NOT AVAILABLE	NOT AVAILABLE	0.00 NO	2020	8,644	MPSI	.07
RIVER ST	VIOLA AVE	0.01 E	2022	10,600	MPSI	.14
RAMP-RTS 110/113 (RIVER ST) TO RT		0.00	2022	1,767	MPSI	.20
NOT AVAILABLE	NOT AVAILABLE	0.00 NO	2020	3,207	MPSI	.21
I-495	RIVER ST	0.30 SW	2022	21,456	MPSI	.23
I-495	BROADWAY	0.29 N	2018	94,545	MPSI	.25
I-495	BROADWAY	0.29 N	2017	106,894	MPSI	.25



# DAYTIME EMPLOYMENT REPORT 1 MILE RADIUS

BUSINESS EMPLOYMENT BY TYPE	# OF BUSINESSES	# EMPLOYEES	#EMP/BUS
<b>TOTAL BUSINESS</b>	<b>26</b>	<b>3,362</b>	<b>15</b>
RETAIL & WHOLESALE TRADE	50	1,111	22
HOSPITALITY & FOOD SERVICE	18	376	21
REAL ESTATE, RENTING, LEASING	10	56	6
FINANCE & INSURANCE	9	51	6
INFORMATION	2	45	23
SCIENTIFIC & TECHNOLOGY SERVICES	8	65	8
MANAGEMENT OF COMPANIES	0	0	0
HEALTH CARE & SOCIAL ASSISTANCE	63	250	4
EDUCATIONAL SERVICES	5	434	87
PUBLIC ADMINISTRATION & SALES	1	4	4
ARTS, ENTERTAINMENT, RECREATION	7	45	6
UTILITIES & WASTE MANAGEMENT	9	37	4
CONSTRUCTION	12	55	5
MANUFACTURING	14	731	52
AGRICULTURE, MINING, FISHING	0	0	0
OTHER SERVICES	18	102	6

# DEMOGRAPHIC SUMMARY REPORT

RADIUS	1 MILE		3 MILE		5 MILE	
<b>POPULATION</b>						
2028 PROJECTION	6,696		71,281		162,636	
2023 ESTIMATE	6,498		69,403		159,009	
2010 CENSUS	5,598		61,145		144,551	
GROWTH 2023 - 2028	3.05%		2.71%		2.28%	
GROWTH 2010 - 2023	16.08%		13.51%		10.00%	
2023 POPULATION BY HISPANIC ORIGIN	1,221		16,692		55,130	
2023 POPULATION	6,498		69,403		159,009	
WHITE	5,726	88.12%	59,608	85.89%	132,811	95.76%
BLACK	339	5.22%	4,711	6.79%	13,723	0.83%
AM. INDIAN & ALASKAN	48	0.74%	499	0.72%	1,840	0.25%
ASIAN	173	2.66%	2,261	3.26%	4,712	1.43%
HAWAIIAN & PACIFIC ISLAND	6	0.09%	94	0.14%	376	0.05%
OTHER	205	3.15%	2,230	3.21%	5,547	1.67%
U.S. ARMED FORCES	0		27		61	
<b>HOUSEHOLDS</b>						
2028 PROJECTION	2,891		28,025		60,455	
2023 ESTIMATE	2,808		27,296		59,057	
2010 CENSUS	2,448		24,207		53,605	
GROWTH 2023 - 2028	2.96%		2.67%		2.37%	
GROWTH 2010 - 2023	14.71%		12.76%		10.17%	
OWNER OCCUPIED	2,086	74.29%	16,818	61.61%	36,040	80.91%
RENTER OCCUPIED	722	25.71%	10,478	38.39%	23,017	19.10%
2023 HOUSEHOLDS BY HH INCOME	2,807		27,296		59,055	
INCOME: <\$25,000	483	17.21%	3,997	14.64%	9,377	12.60%
INCOME: \$25,000 - \$50,000	331	11.79%	4,990	18.28%	10,267	14.88%
INCOME: \$50,000 - \$75,000	446	15.89%	3,847	14.09%	9,078	14.41%
INCOME: \$75,000 - \$100,000	427	15.21%	4,338	15.89%	8,768	11.68%
INCOME: \$100,000 - \$125,000	249	8.87%	3,129	11.46%	6,218	8.64%
INCOME: \$125,000 - \$150,000	272	9.69%	2,113	7.74%	4,625	8.90%
INCOME: \$150,000 - \$200,000	385	13.72%	2,508	9.19%	5,447	12.62%
INCOME: \$200,000+	214	7.62%	2,374	8.70%	5,275	16.27%
2023 AVG HOUSEHOLD INCOME	\$101,425		\$98,333		\$97,960	
2023 MED HOUSEHOLD INCOME	\$83,401		\$79,691		\$77,297	



# HAVERHILL, MA

Haverhill is a suburb of Boston with a population of 67,273. Haverhill is in Essex County. Living in Haverhill offers residents a dense suburban feel and most residents own their homes. In Haverhill there are a lot of coffee shops and parks. Many families and young professionals live in Haverhill and residents tend to be liberal.

**67K**

POPULATION

**\$400K**

MEDIAN HOME  
VALUE

**\$1.4K**

MEDIAN RENT

**\$81K**

MEDIAN HH  
INCOME

**# 17** OF  
197

**MOST DIVERSE SUBURBS IN  
MASSACHUSETTS**

**# 47** OF  
415

**MOST DIVERSE PLACES TO LIVE IN  
MASSACHUSETTS**

**# 123** OF  
197

**BEST SUBURBS FOR YOUNG  
PROFESSIONALS IN MASSACHUSETTS**

<https://www.niche.com/places-to-live/haverhill-essex-ma/>



# 28

**WALK SCORE**

**CAR-DEPENDENT**

Most Errands Require a Car

# 30

**TRANSIT SCORE**

**SOME TRANSIT**

A few nearby public transportation options

# 25

**WALK SCORE**

**SOMEWHAT BIKEABLE**

Minimal bike infrastructure

<https://www.walkscore.com/score/443-w-lowell-ave-haverhill-ma-01832>

# ADDITIONAL DOCUMENTS

DocuSign Envelope ID: DA750015-43A4-4A0E-AC57-7546826B8EDED



## Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

[www.mass.gov/dor/bords/re](http://www.mass.gov/dor/bords/re)

MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE  
**THIS IS NOT A CONTRACT**

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

### THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

### CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one:  Seller's agent  Buyer's agent  Facilitator

If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:

Check one:  Non-Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the  Seller  Buyer

Designated Agency

Only the licensee named herein represents the  Seller  Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

Signature of Real Estate Licensee \_\_\_\_\_ Printed Name of Real Estate Licensee \_\_\_\_\_ License # \_\_\_\_\_  Broker  Salesperson \_\_\_\_\_ Today's Date \_\_\_\_\_

Name of Real Estate Brokerage Firm \_\_\_\_\_ Brokerage Firm Real Estate License # \_\_\_\_\_

Signature of Consumer \_\_\_\_\_ Printed Name of Consumer \_\_\_\_\_  Buyer  Seller \_\_\_\_\_ Today's Date \_\_\_\_\_

Signature of Consumer \_\_\_\_\_ Printed Name of Consumer \_\_\_\_\_  Buyer  Seller \_\_\_\_\_ Today's Date \_\_\_\_\_

Check here if the consumer declines to sign this notice.

Last Revised: January 24, 2017  
**MASIFORMS™**  
Standard Mandatory Real Estate Forms



Form 705

DocuSign Envelope ID: DA750015-43A4-4A0E-AC57-7546826B8EDED

## TYPES OF AGENCY REPRESENTATION

### SELLER'S AGENT

A seller can engage the services of a real estate licensee to act as the seller's agent in the sale of the seller's property. This means that the real estate agent represents the seller, who is a client. The agent owes the seller client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the seller's interests first and attempt to negotiate price and terms acceptable to their seller client. The seller may authorize sub-agents to represent him/her in marketing its property to buyers, however the seller should be aware that wrongful action by the real estate agent or sub-agents may subject the seller to legal liability for those wrongful actions.

### BUYER'S AGENT

A buyer can engage the services of a real estate licensee to act as the buyer's agent in the purchase of a property. This means that the real estate agent represents the buyer, who is a client. The agent owes the buyer client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the buyer's interests first and attempt to negotiate price and terms acceptable to their buyer client. The buyer may also authorize sub-agents to represent him/her in purchasing property, however the buyer should be aware that wrongful action by the real estate agent or sub-agents may subject the buyer to legal liability for those wrongful actions.

### (NON-AGENT) FACILITATOR

When a real estate licensee works as a facilitator that licensee assists the seller and/or buyer in reaching an agreement but does not represent either the seller or buyer in the transaction. The facilitator and the broker with whom the facilitator is affiliated, owe the seller and buyer a duty to present all real property honestly and accurately by disclosing known material defects and owe a duty to account for funds. Unless otherwise agreed, the facilitator has no duty to keep information received from a seller or buyer confidential. Should the seller and/or buyer expressly agree, a facilitator relationship can be changed to a seller or buyer client relationship with the written agreement of the person so represented.

### DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate licensee can be designated by another real estate licensee (the appointing or designating agent) to represent a buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate licensee once so designated is then the agent for that buyer or seller who becomes the agent's client. The designated agent owes the buyer client or seller client, undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put their client's interests first, and attempt to negotiate price and terms acceptable to their client. No other licensees affiliated with the same firm represent the client unless otherwise agreed upon by the client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer in the same transaction, then the appointing agent becomes a dual agent. Consequently, a dual agent cannot fully satisfy the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. Only your designated agent represents your interests. Written consent for designated agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to designated agency is available at the Board's website at [www.mass.gov/dor/re](http://www.mass.gov/dor/re).

### DUAL AGENT

A real estate licensee may act as a dual agent representing both the seller and the buyer in a transaction but only with the express and informed written consent of both the seller and the buyer. A dual agent shall be neutral with regard to any conflicting interest of the seller and buyer. Consequently, a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. Written consent for dual agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to dual agency is available at the Board's website at [www.mass.gov/dor/re](http://www.mass.gov/dor/re).

Last Revised: January 24, 2017



Form 705

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