



PROPERTY DESCRIPTION

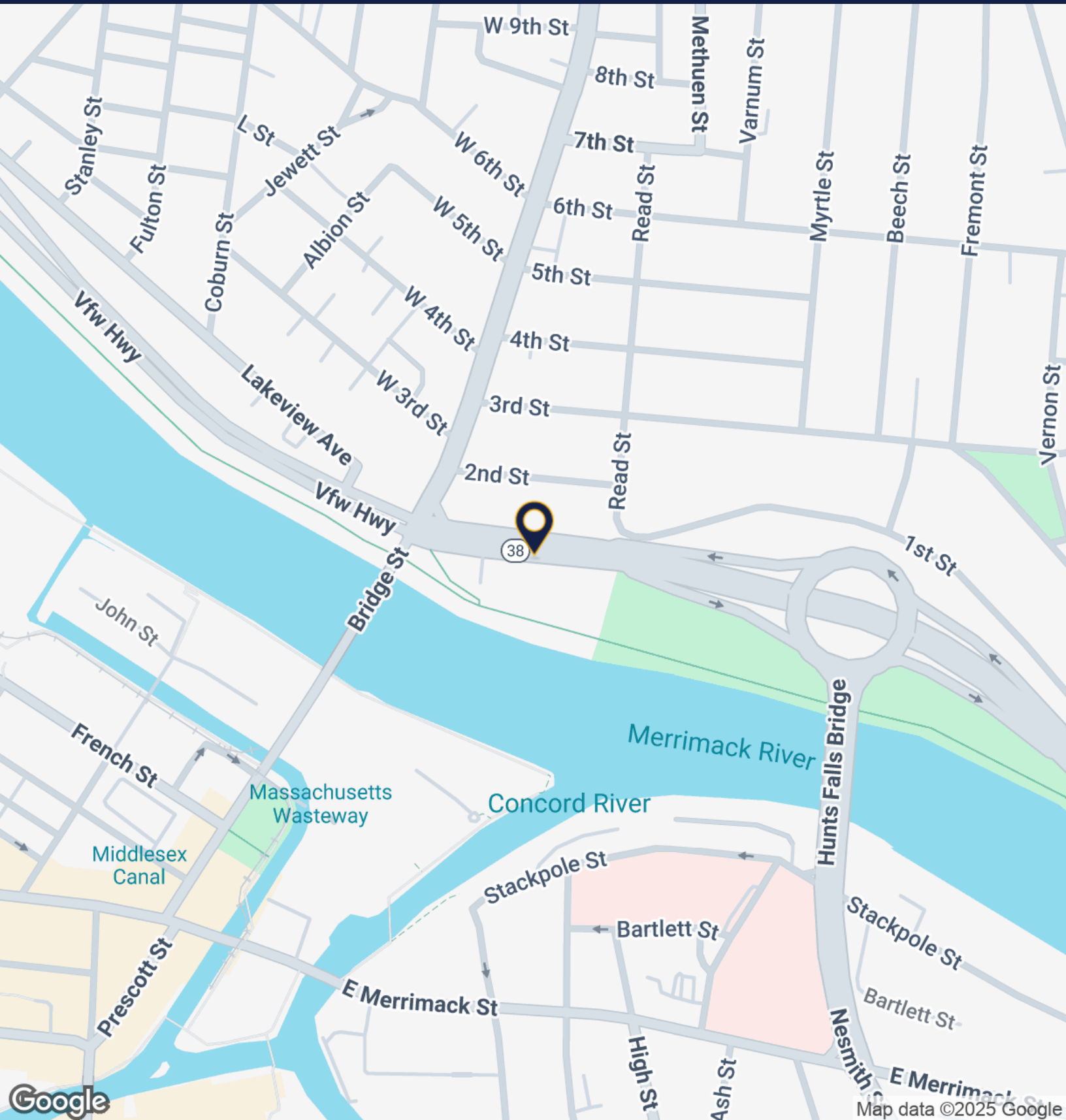
Prime Investment or Owner-User Opportunity. Great location, condition, and potential for investor or owner user. Renovated light industrial and office/retail property with flexible use potential. Majority leased to a national auto parts retailer on a 5-year NNN lease for warehouse use. An additional 5,200 SF office/retail and 2,000 SF storage spaces available for occupancy. Recent upgrades include roof, HVAC, and fire protection systems. High-visibility location with 17,949 daily traffic count. Building and parking lot on separate parcels under common ownership. Lease and income details available to qualified buyers. Items belonging to auto parts store and rear stored items are excluded from sale. Sale includes 15 1st St.(parking lot), 31 and 31.1 1st St. Blvd. (building). Underground tank previously removed, two 3,000-gallon fuel oil tanks filled with slurry. Old boiler disabled, remediated. Other remediation (asbestos) completed during 2020 renovation. 21E and other records available.

OFFERING SUMMARY

Sale Price:	\$2,945,000
Building Size:	25,435 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,583	4,240	15,195
Total Population	4,243	10,976	40,784
Average HH Income	\$75,567	\$74,741	\$82,488

LOWELL, MA 01850

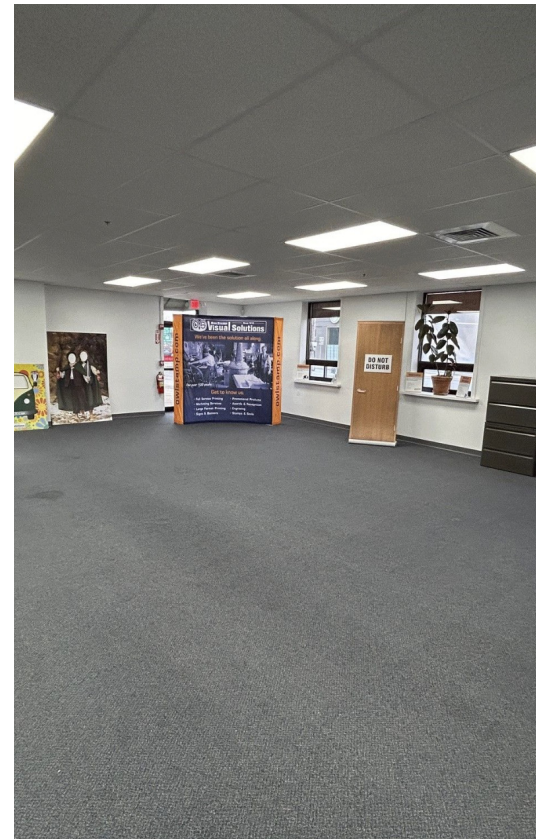


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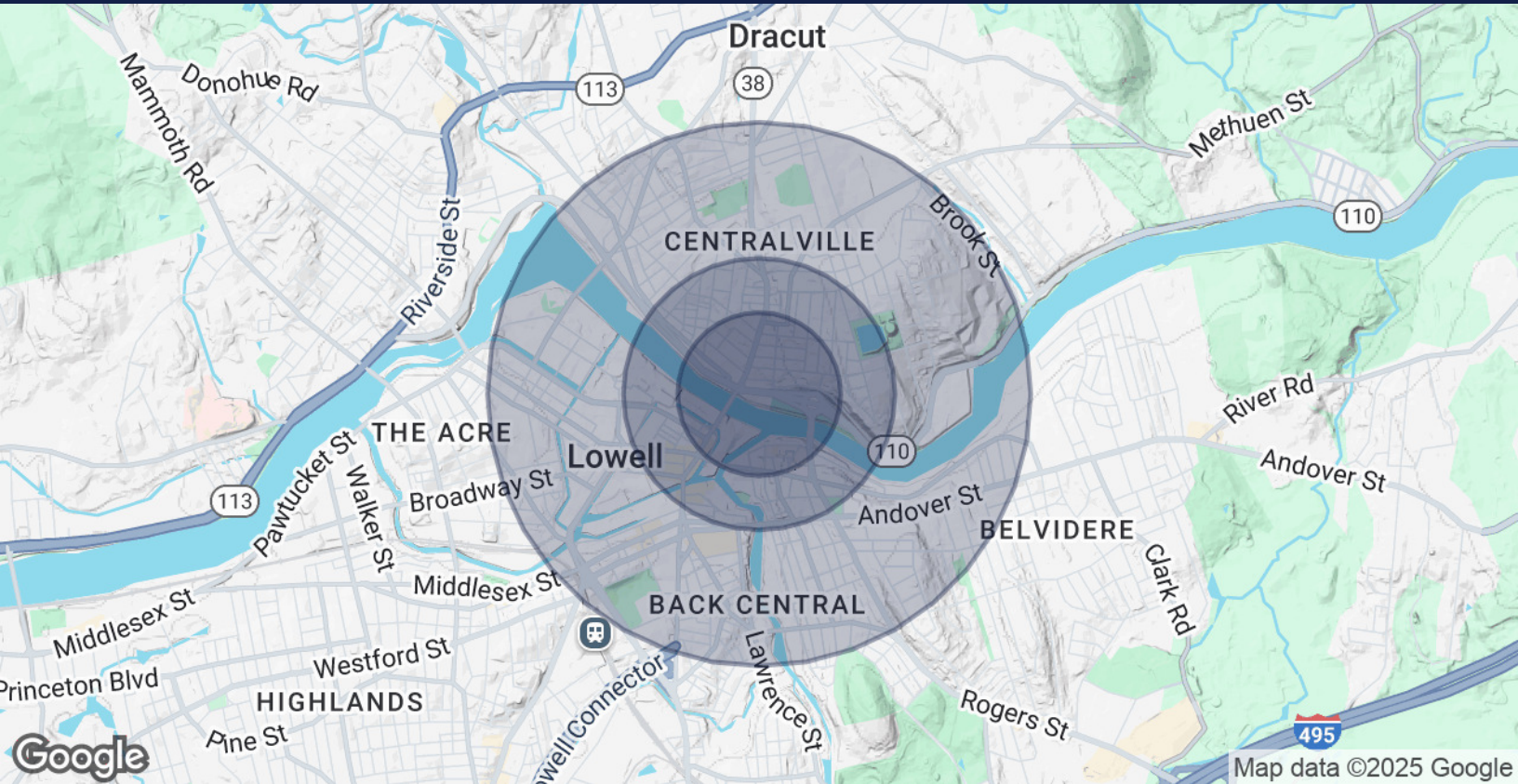


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,243	10,976	40,784
Average Age	36	38	37
Average Age (Male)	36	37	36
Average Age (Female)	36	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,583	4,240	15,195
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$75,567	\$74,741	\$82,488
Average House Value	\$413,721	\$418,671	\$377,457

Demographics data derived from AlphaMap