



National Commercial Brokers, Inc.
Retail & Restaurant Real Estate Advisors

AVAILABLE FOR LEASE IN FALL 2024 450 BROADWAY, METHUEN, MA




**3,477 SF & Drive-Thru
2,000 SF Mezzanine / 2nd Floor Office Space**



CONTACT US

 nationalcommercial.com

 381 Elliot Street,
Suite 185L,
Newton, MA 02464

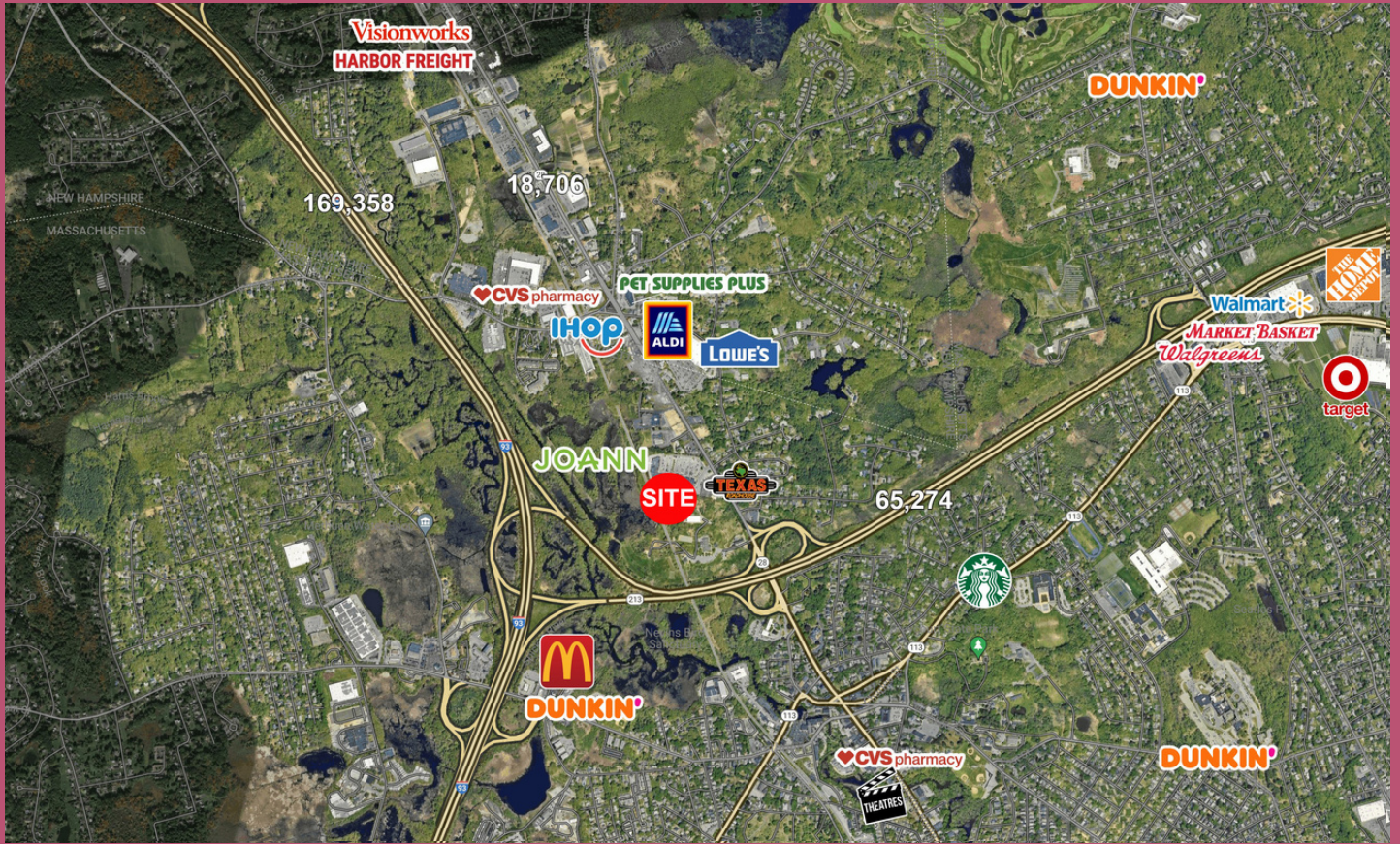
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450 Broadway, Methuen, MA 01844



ABOUT THE SPACE

- **Market Retail Draw:**
 - JOANN, Texas Roadhouse, Dollar Tree, ALDI, and Lowe's
- **Total GLA:** 3,477 SF
- **Space Available:** 4,477 SF with Drive-Thru; 2,000 SF
- **Availability:** Fall 2024

DEMOGRAPHICS

| RADIUS | POP | DAY POP | MHHI |
|--------|---------|---------|----------|
| 1 mi | 7,131 | 6,798 | \$76,953 |
| 3 mi | 113,758 | 43,701 | \$70,467 |
| 5 mi | 201,011 | 109,754 | \$80,536 |
| 7 mi | 302,119 | 150,633 | \$88,211 |

PARKING

30 Surface Spaces

TRAFFIC COUNT

22,592 ADT

LAT & LONG

42.7372
-71.1952

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