

FOR LEASE - 880 Broadway, Saugus, MA

4,030 s.f. Medical Office End-Cap Space



280-unit
Avalon
apartment
development
completed
with new
retail

384,861
people within
5-miles of
880
Broadway

Median
Household
Income in
Saugus
\$90,699

116,240
Average
Daily Traffic
Count on
Route 1 in
Saugus

Saugus
Ridge
300-unit
apartment
development.
Under
Construction.

New
245-unit
NOBO
Apartment
development
abutting 880
Broadway.
Currently
Under
Construction.

Kowloon to be
redeveloped.

Leasing Information Please Call:
Concord Property Management 978-369-6600

FOR LEASE - 880 Broadway, Saugus, MA
Route 1 – Northbound
4,030 s.f. Medical Office Space



**4,030 square feet
Urgent Care operator
started construction but
didn't complete.**

Built but never occupied.

**Interior work is
approximately 90%
complete.**



Subject to Errors and Omissions

Leasing Information: tsnell@concordpropertymanagement.com
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Top
Monument
Position



880 Broadway – Built-in Nursing Station

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FOR LEASE - 880 Broadway, Saugus, MA

Route 1 – Northbound

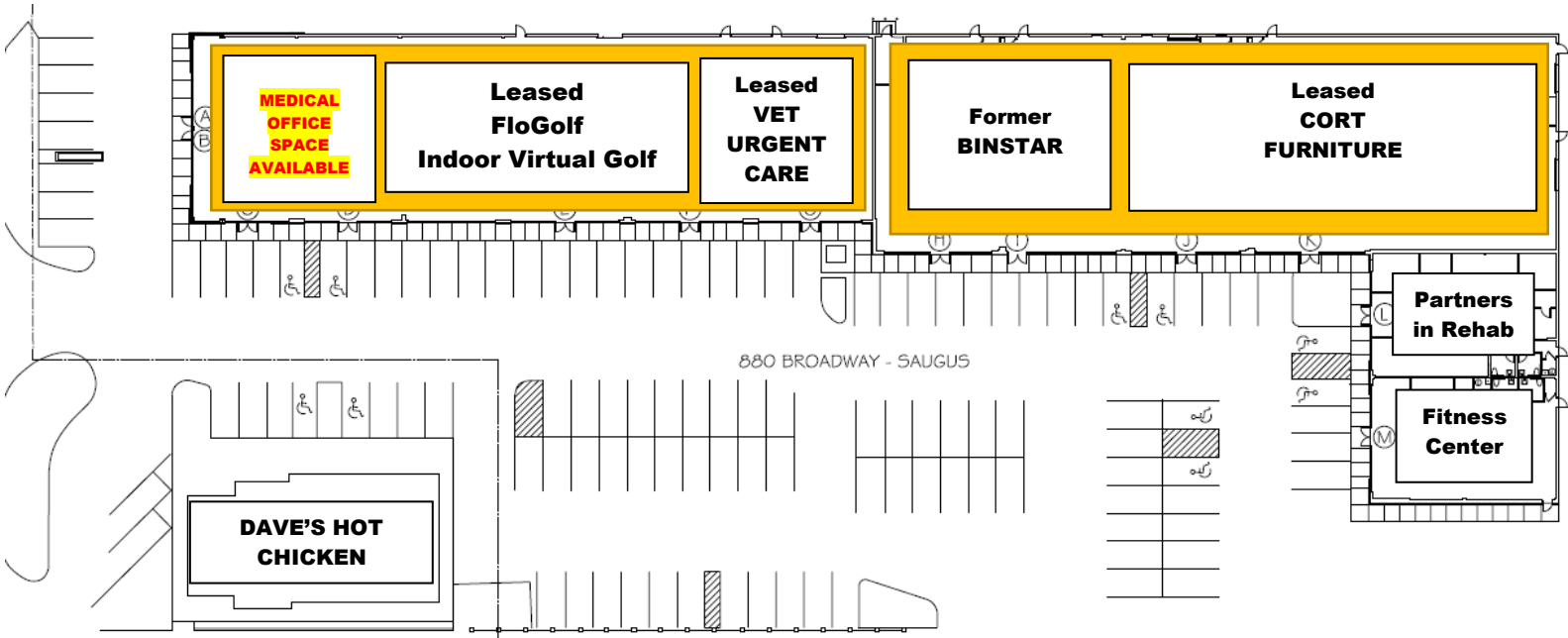
Demographics	1 MILE	3 MILES	5 MILES
Estimated Population	7,169	102,848	384,861
Estimated Households	3,015	40,070	148,190
Estimated Average Household Income	\$100,596	\$97,966	\$83,408
Employees	7,444	37,442	139,751

- **Newly redeveloped retail center:**
 - New retail façade with exterior night lighting
 - New roof
 - New windows & doors
 - New concrete slab floor
 - New sidewalks

- **Medical Office End-Cap space available. Urgent Care built out 90% of the space and never occupied. Plumbing, drains, sinks, in place.**

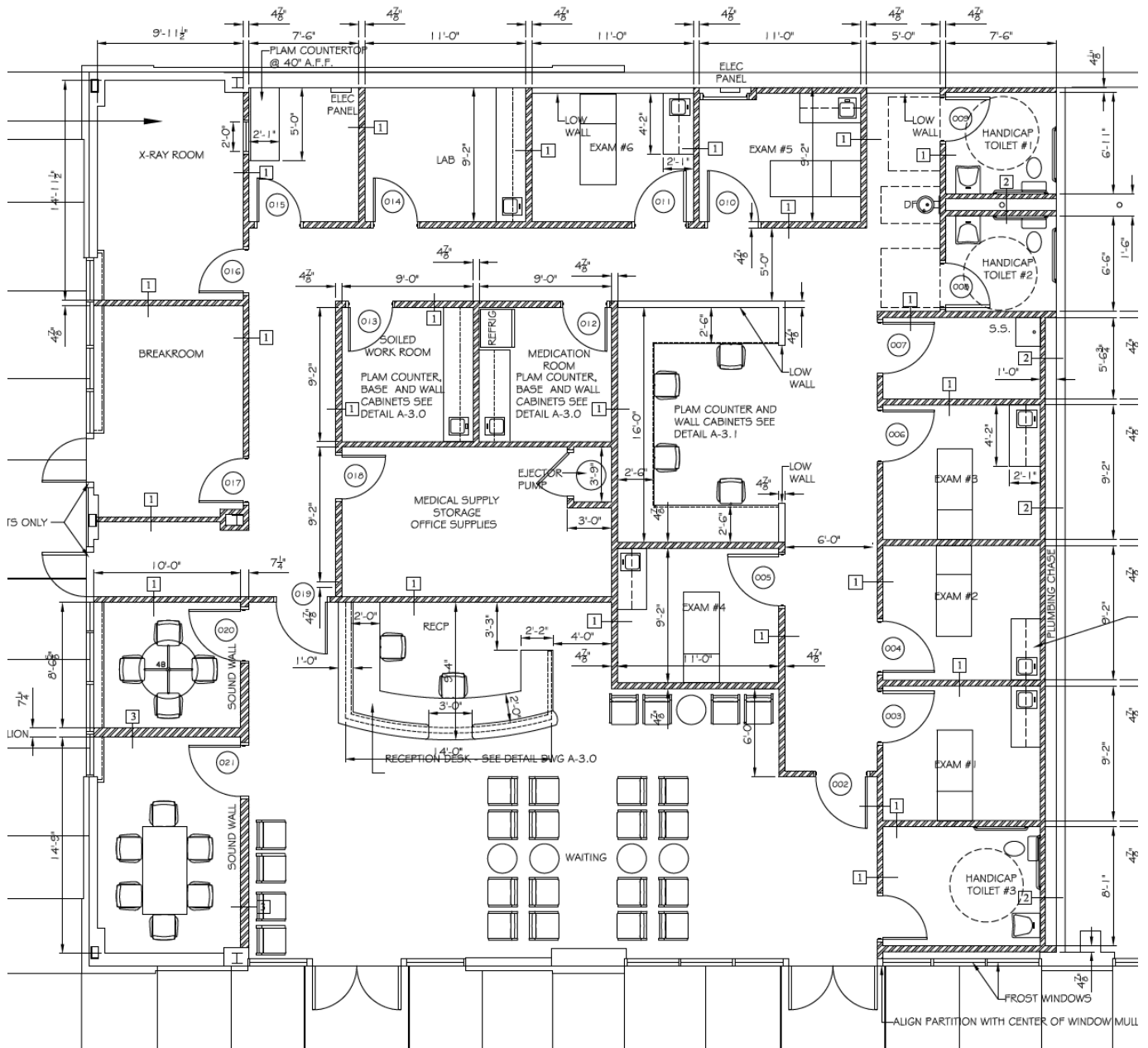
- **Parking Ratio: 3 per 1,000 s.f., plus additional parking on adjacent lot.**

- **NOT AVAILABLE FOR SUBDIVISION**



Subject to Errors and Omissions

880 Broadway – Interior Layout Plan



Subdivision of the space is not currently offered.

Subject to Errors and Omissions



880 Broadway – Reception Desk

**880 Broadway – Interior Bathrooms built-out
Plumbing is installed**



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Route 1 – Northbound



880 Broadway – End Cap Location



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