

# Eaglewood Shops

175 Turnpike Street, North Andover, MA 01845

**Space for Lease**



## DESCRIPTION

- 2,129 SF (2nd Gen Restaurant) - 10,591 SF (Divisible) Available
- Located on Rte. 114 in the primary retail corridor of North Andover
- 1/2 mile from Merrimack College (4,000 students)
- 3/4 mile South of exit 42A off I-495
- Area retailers include Market Basket, CVS, Walgreens, T.J. Maxx, Petco, Panera Bread, Dunkin' Donuts, Bertucci's, Kohl's
- 76,742 SF Shopping Center
- Over 1.2 million annual visitors\*

\*Source: Placer.ai



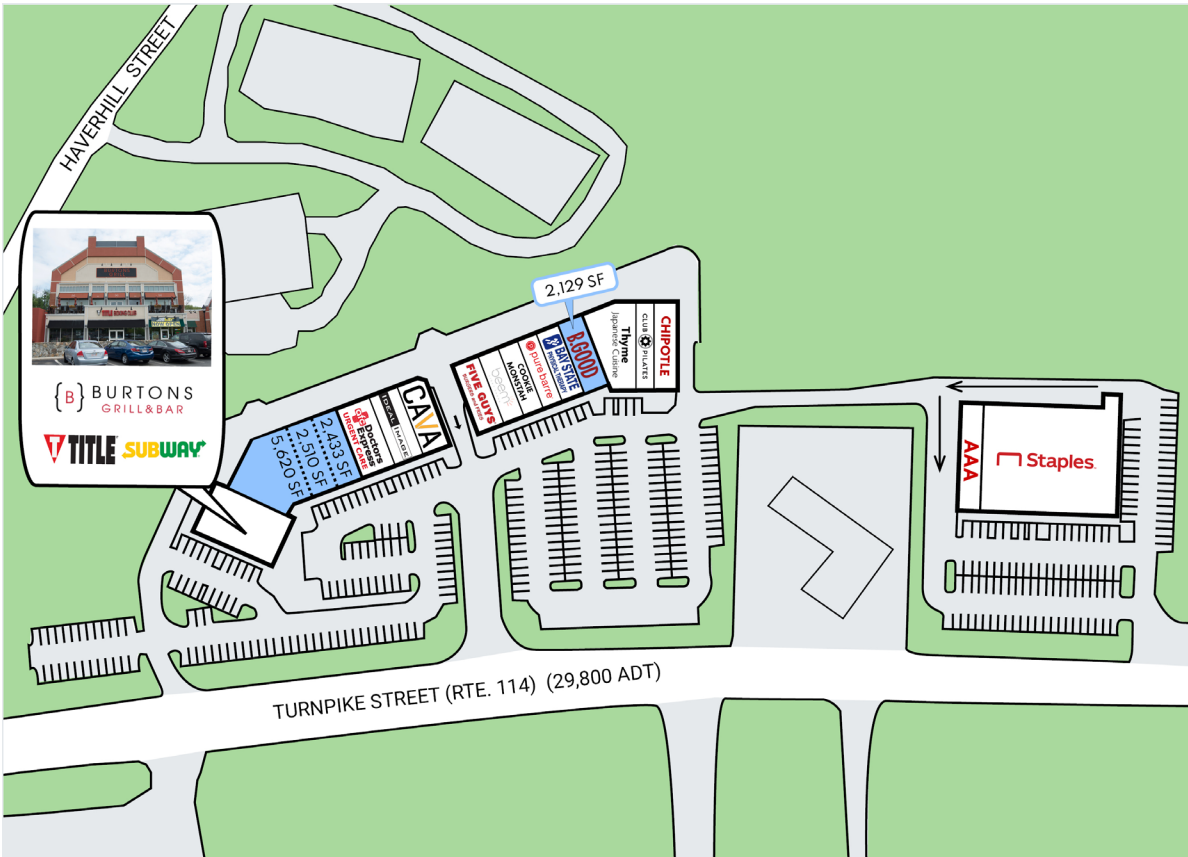
## FOR MORE INFORMATION

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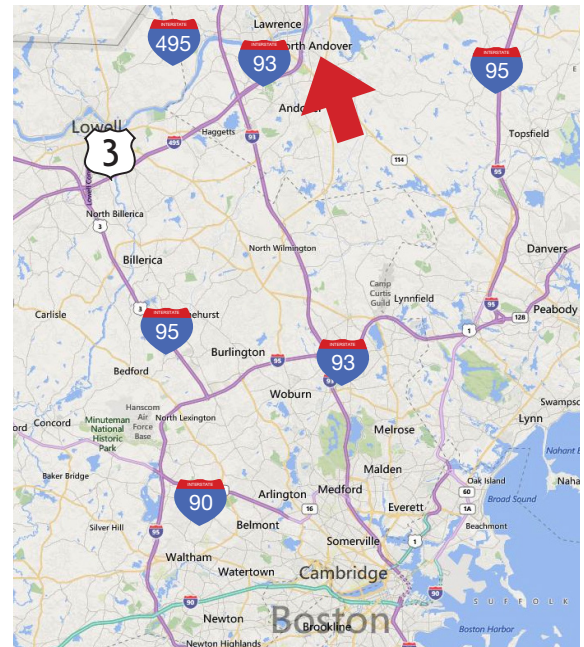
## SITE DATA

- Available space:** 2,129 SF (2nd Gen Restaurant) - 10,591 SF (Divisible)
- Avg. Daily Traffic:** 29,800 vehicles per day
- Parking:** 5.3/1,000 SF (414 spaces)
- Anchor Tenants:** Chipotle, Burton's, Five Guys, Staples

## DEMOGRAPHICS

Radius	Residential Population	Average HH Income	Office Population
1 mile	11,828	\$147,694	6,800
2 mile	41,803	\$144,666	21,555
3 mile	85,449	\$129,102	45,224

**Student Population:** 5,500 students (Merrimack College)



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