



### PROPERTY DESCRIPTION

Presenting 19 Merrimack Street, Lowell, MA a  $\pm 4,800$  SF two-unit retail property positioned in the heart of downtown Lowell on a  $\pm 0.16$  acre lot. Anchored by a nationally recognized tenant, Walgreens, operating in  $\pm 1,500$  SF, the building also features a vacant  $\pm 3,240$  SF Previously restaurant space with strong leasing upside. Surrounded by vibrant city amenities and walkable access to major commuter routes, this high-visibility asset is ideally suited for owner-users or investors seeking a blend of stability and value-add potential. Opportunities for lease repositioning, capital improvements, and long-term cash flow make this a compelling acquisition in one of New England's revitalizing urban cores.

### PROPERTY HIGHLIGHTS

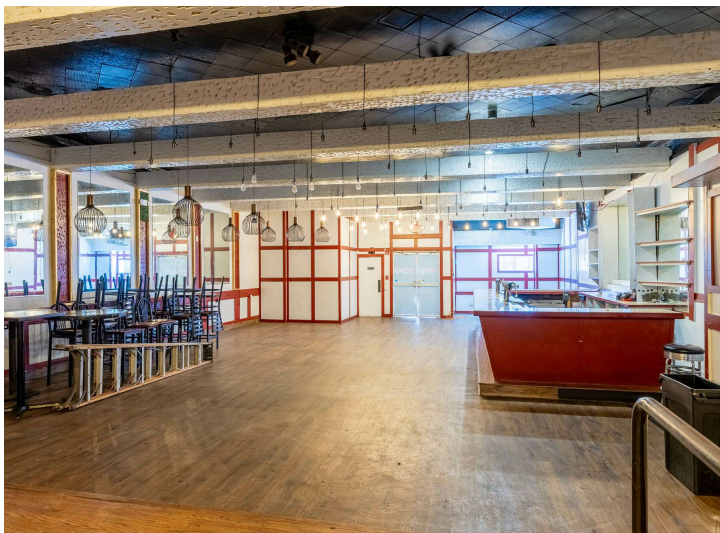
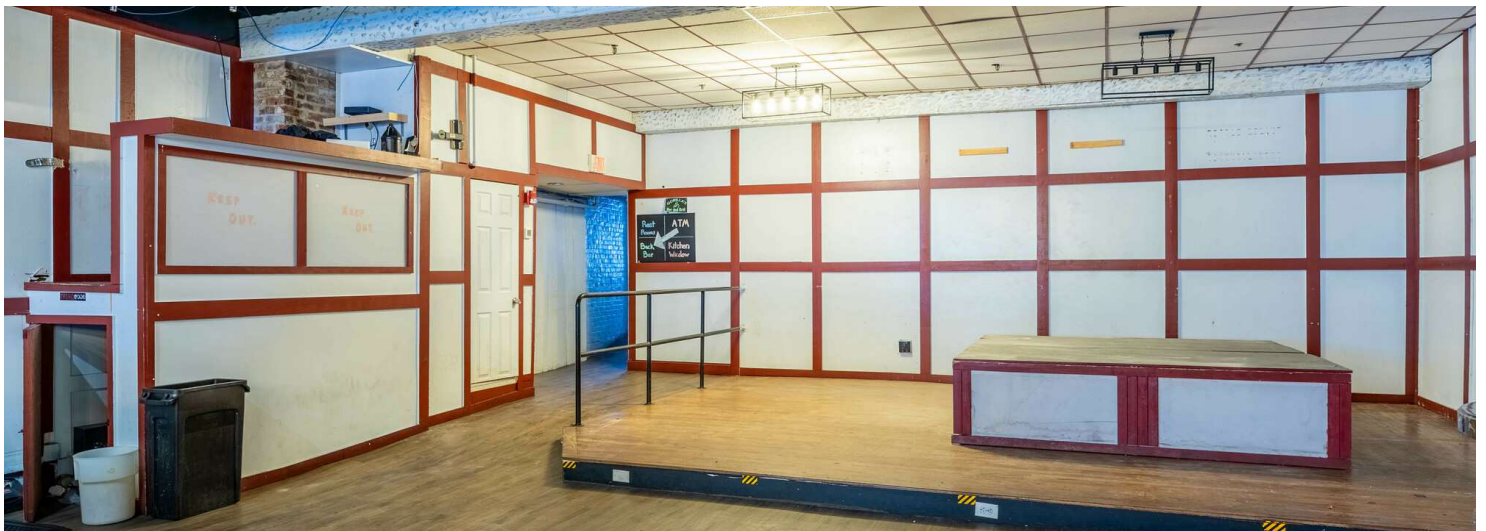
- 4,838 SF free-standing building
- Flexible layout for retail ventures
- Strategic location in Lowell, MA
- Excellent visibility for customers
- Walgreens pays \$30,000/yr NNN

### OFFERING SUMMARY

Sale Price:	Unpriced
Number of Units:	2
Lot Size:	6,970 SF
Building Size:	4,838 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	16,167	49,317	75,684
Total Population	44,179	137,216	207,474
Average HH Income	\$79,622	\$104,780	\$121,795

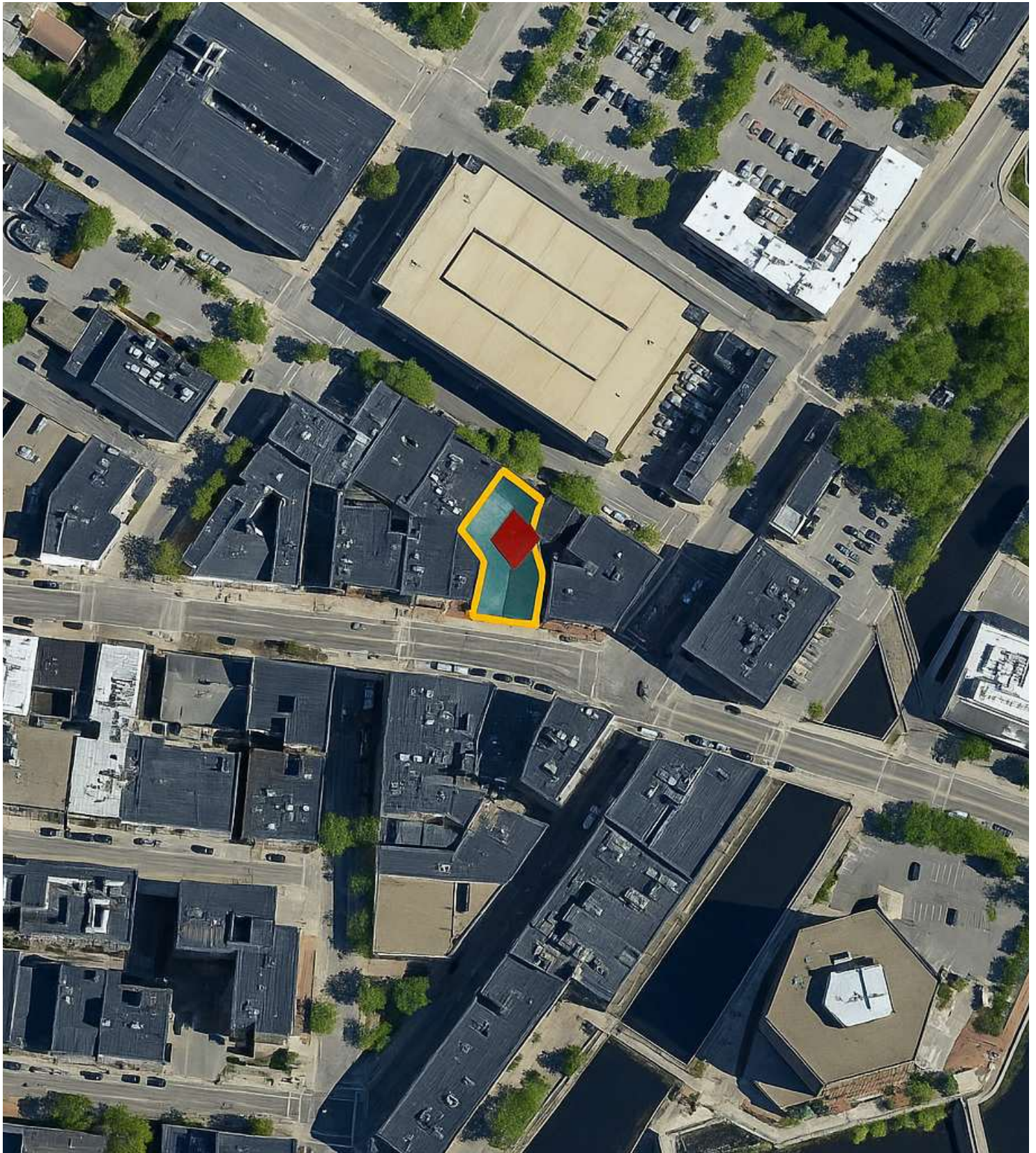
RETAIL PROPERTY | FOR SALE



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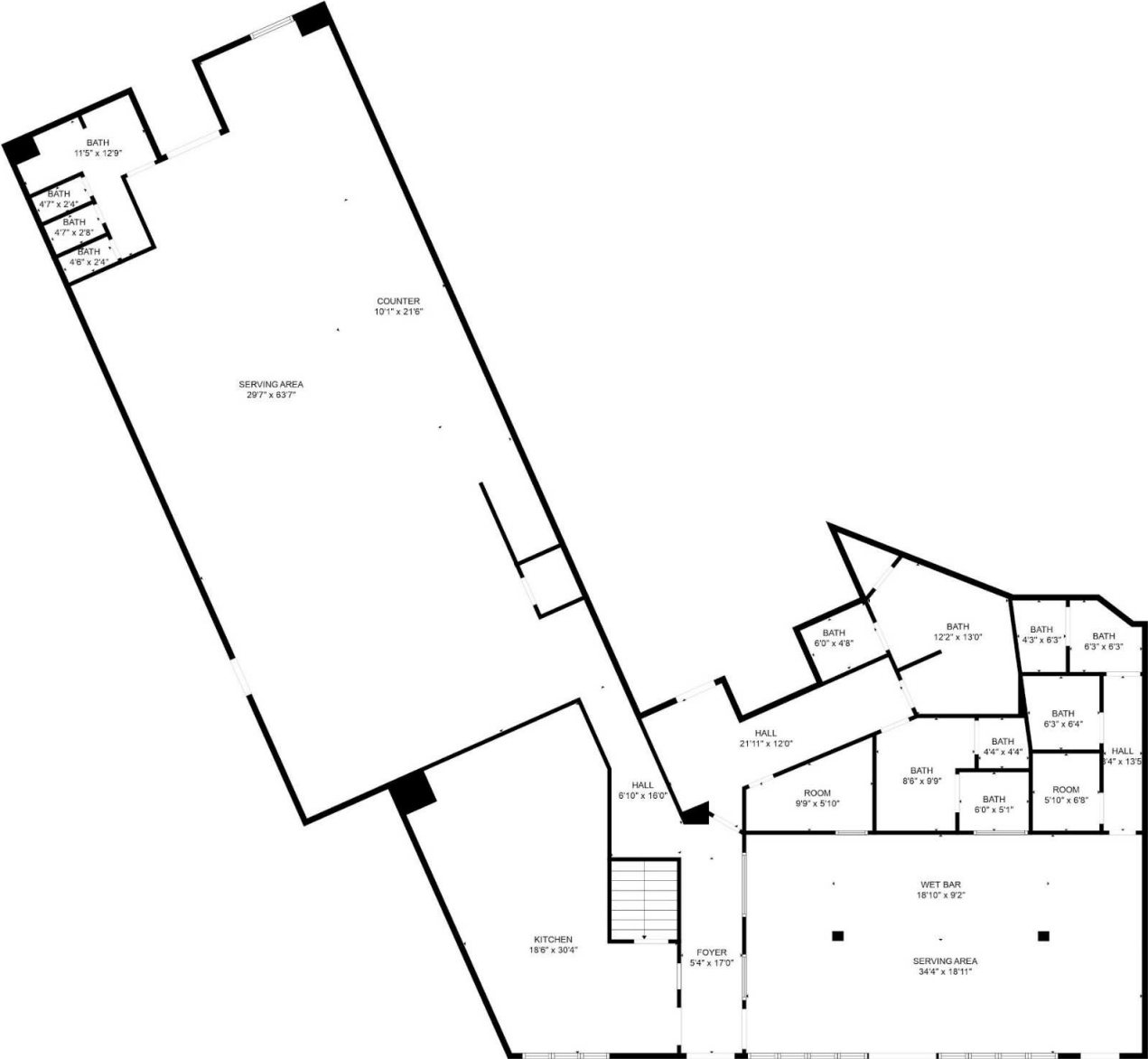
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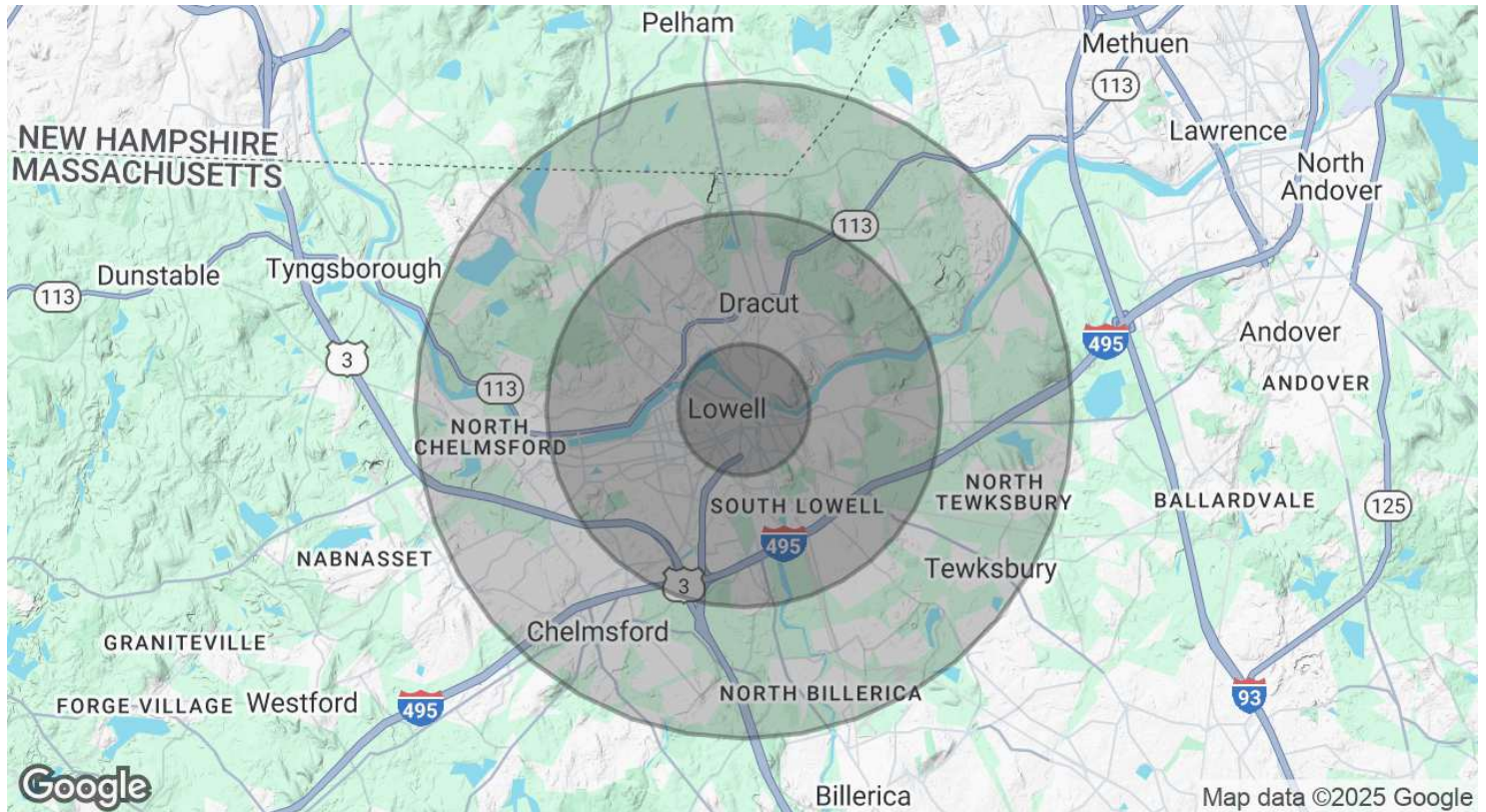
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	44,179	137,216	207,474
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	16,167	49,317	75,684
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$79,622	\$104,780	\$121,795
Average House Value	\$377,332	\$438,533	\$487,751

Demographics data derived from AlphaMap

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