

Highly Visible Endcap Space for Lease

APPLE SEEDS SQUARE
50 DODGE STREET

BEVERLY, MA 01915

Price: \$25 SF

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PROPERTY SUMMARY

50 DODGE STREET | BEVERLY, MA 01915



Property Summary

| | |
|-----------------|---------------------|
| Available SF: | 3,282 |
| Lease Rate: | \$25 sf |
| Modified Gross: | Rent Plus Utilities |
| Term: | 5 Years |
| Zoning: | CG |
| Buiding SF: | 25000 |
| Lot Size: | 72,745 SF |
| Number Tenants: | 14 |
| Vehicle Count: | 24,500 |
| Parking Spaces: | 50 Vehicles |
| Year Built: | 1998 |
| Walk Score | 74 |

Property Overview

This 3,282 SF premium end-cap unit at Appleseed's Square offers exceptional brand visibility with approximately 42 feet of glass storefront and two dedicated front entrances.

The interior is professionally configured to support a high-functioning team and includes:

Reception & Client Area: A welcoming dedicated reception and waiting space.

Private Offices: Six well-appointed private offices for focused work or management.

Collaborative Space: An expansive open "bullpen" or work center designed to foster a collaborative and shared-information environment.

Amenities: A full eat-in kitchen and break room, plus two private restrooms.

This versatile layout is ideal for professional services, medical practices, or high-end retail seeking a mix of private workspace and collaborative areas.

Take the Next Step

Schedule a private tour of this exceptional space today to see how it can elevate your business.

Location Overview

The site is highly accessible, making it a prime spot for businesses:

It is located immediately off Route 128 (at the Exit 20A/Route 1A interchange), providing a direct connection for commuters traveling toward Boston or merging with I-95.

The property is situated across from the North Beverly MBTA Commuter Rail Station, offering convenient public transportation options.

It sits near the busy North Beverly Plaza, which is anchored by major retailers like Shaw's and CVS. The intersection of Enon and Dodge Streets sees approximately 24,500 vehicles daily.

PROPERTY DESCRIPTION

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Appleseed's Square

Appleseed's Square, located at 50 Dodge Street in Beverly, MA, is a 25,000-square-foot mixed-use facility housing professional offices, retail spaces, and medical tenants. Designed as a traditional, oversized two-story dormered New England Cape, the building fits seamlessly with the local architecture. Situated on a 1.67-acre site just off Route 128, the property includes parking for 50 vehicles. Designed to accommodate a variety of tenants under one roof:

- Retail: The first floor features five retail suites.
- Office and Medical: The second floor is dedicated to professional office and medical spaces.
- Key Tenants: Notable occupants include North Shore Bank and AFC Urgent Care.

Historical Context

The "Appleseed's" name is tied to a well-known women's clothing retailer founded in Beverly in 1946. While the brand originally operated multiple retail stores in the area, it transitioned primarily to a catalog and online business.

PROPERTY PHOTOS

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PROPERTY PHOTOS

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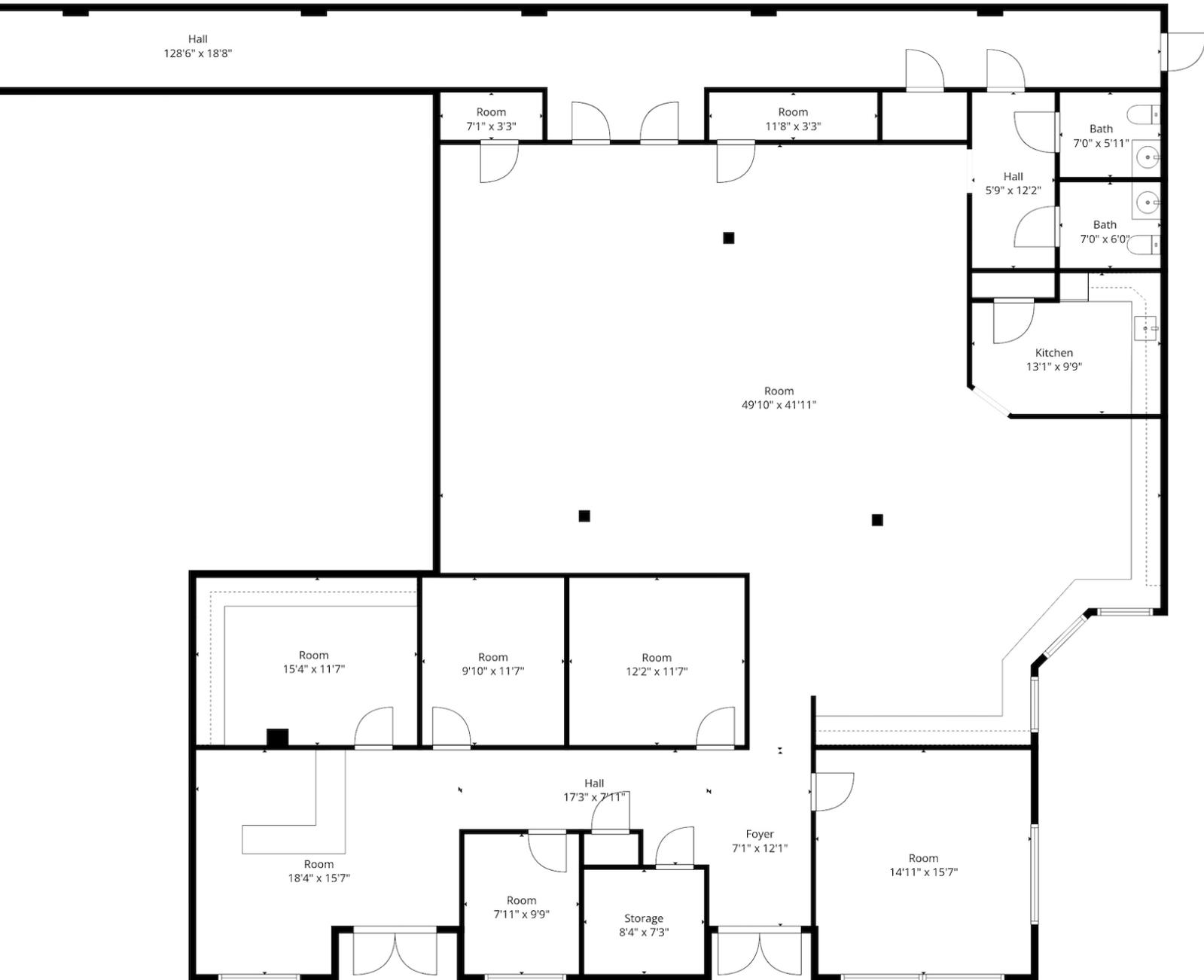
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FLOOR PLAN

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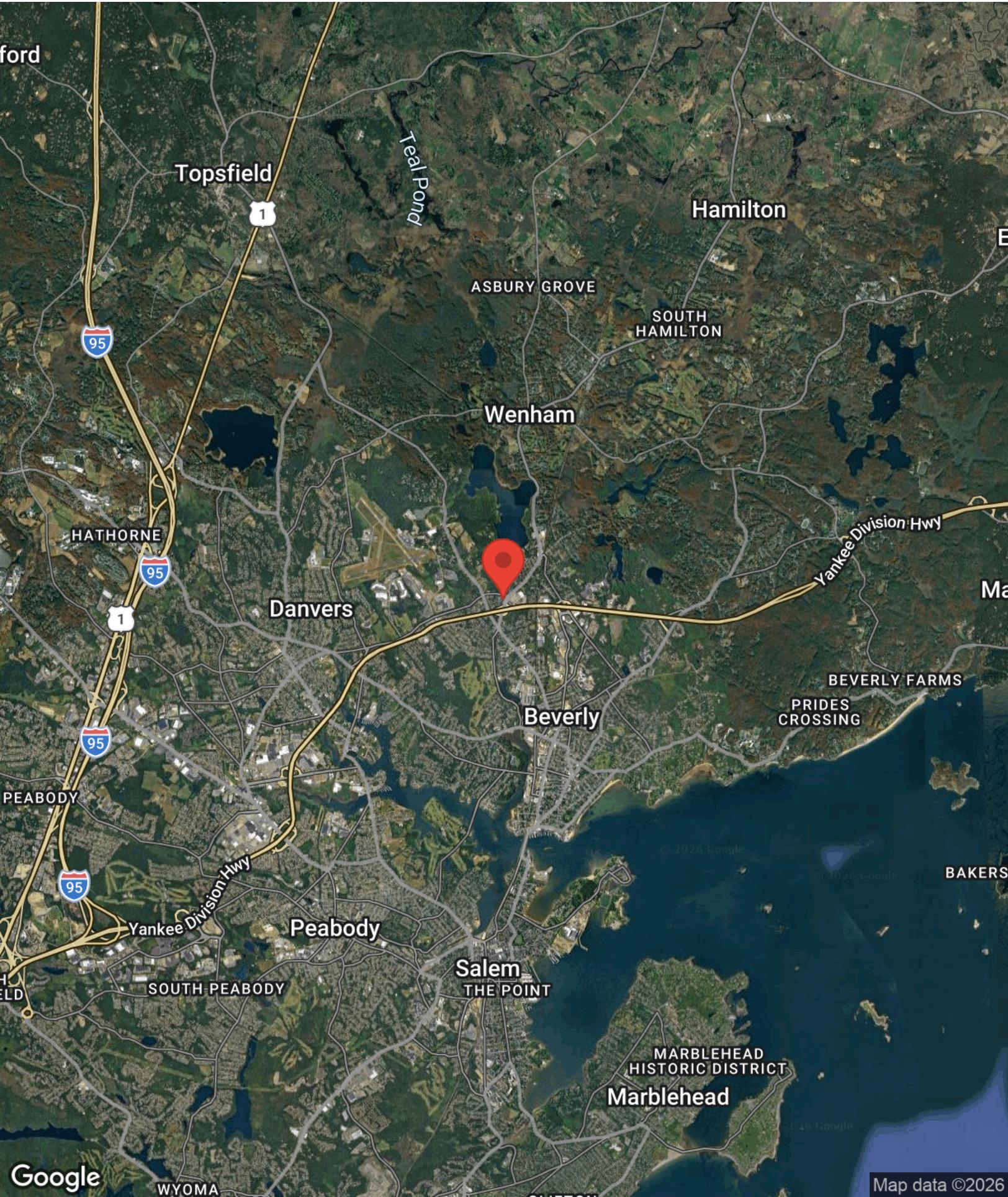
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REGIONAL MAP

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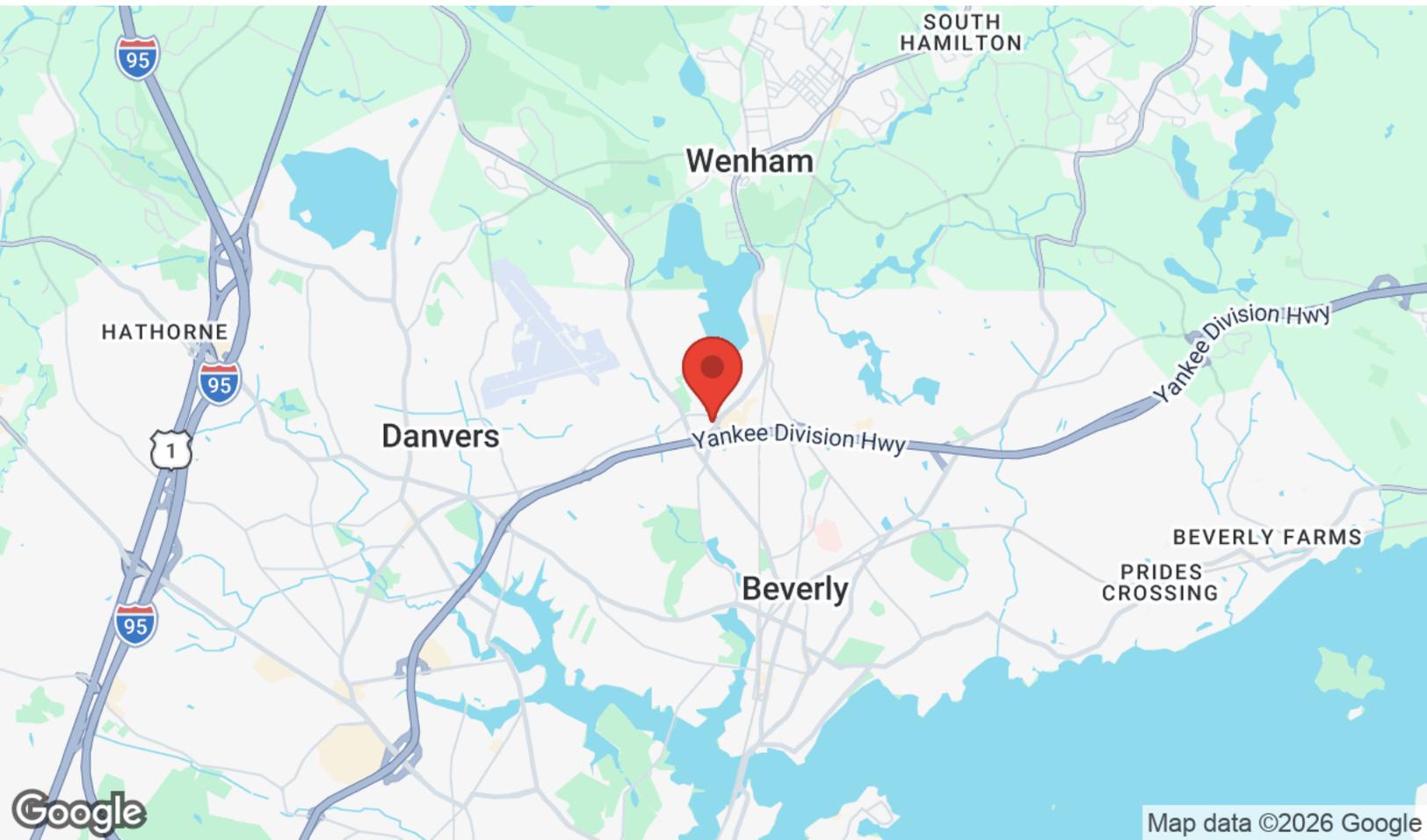
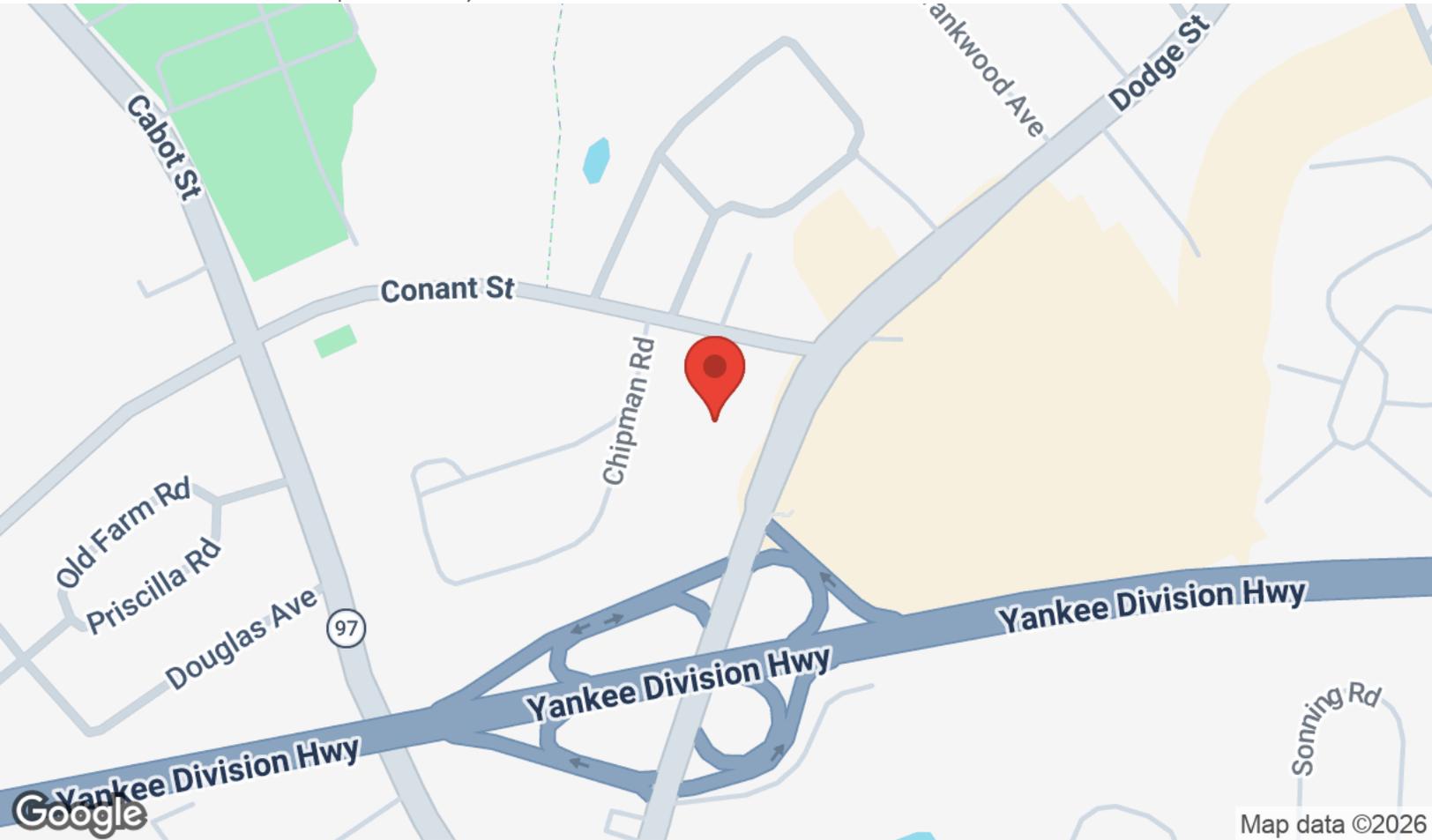
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LOCATION MAPS

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AERIAL MAP

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BUSINESS MAP

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Shaw's

CVS Pharmacy

Staples

Conant St

Yankee Division Hwy

Dodge St

Sonning Rd

Longview Dr

Cabot St

Wilson St

Prescott St

Nelson Ave

Robb Rd

Wirring Dr

Enon St

Pershing Ave

Arlington Ave

Puritan Rd

Dodge St

Starbucks Coffee Company

Jersey Mike's Subs

Tropical Smoothie Cafe

Chipotle Mexican Grill

Panera Bread

Dunkin'

The UPS Store

Nick's Famous Roast Beef

Starbucks Coffee Company

Jersey Mike's Subs

Tropical Smoothie Cafe

Chipotle Mexican Grill

Panera Bread

Dunkin'

Beverly Reservoir

Division Hwy

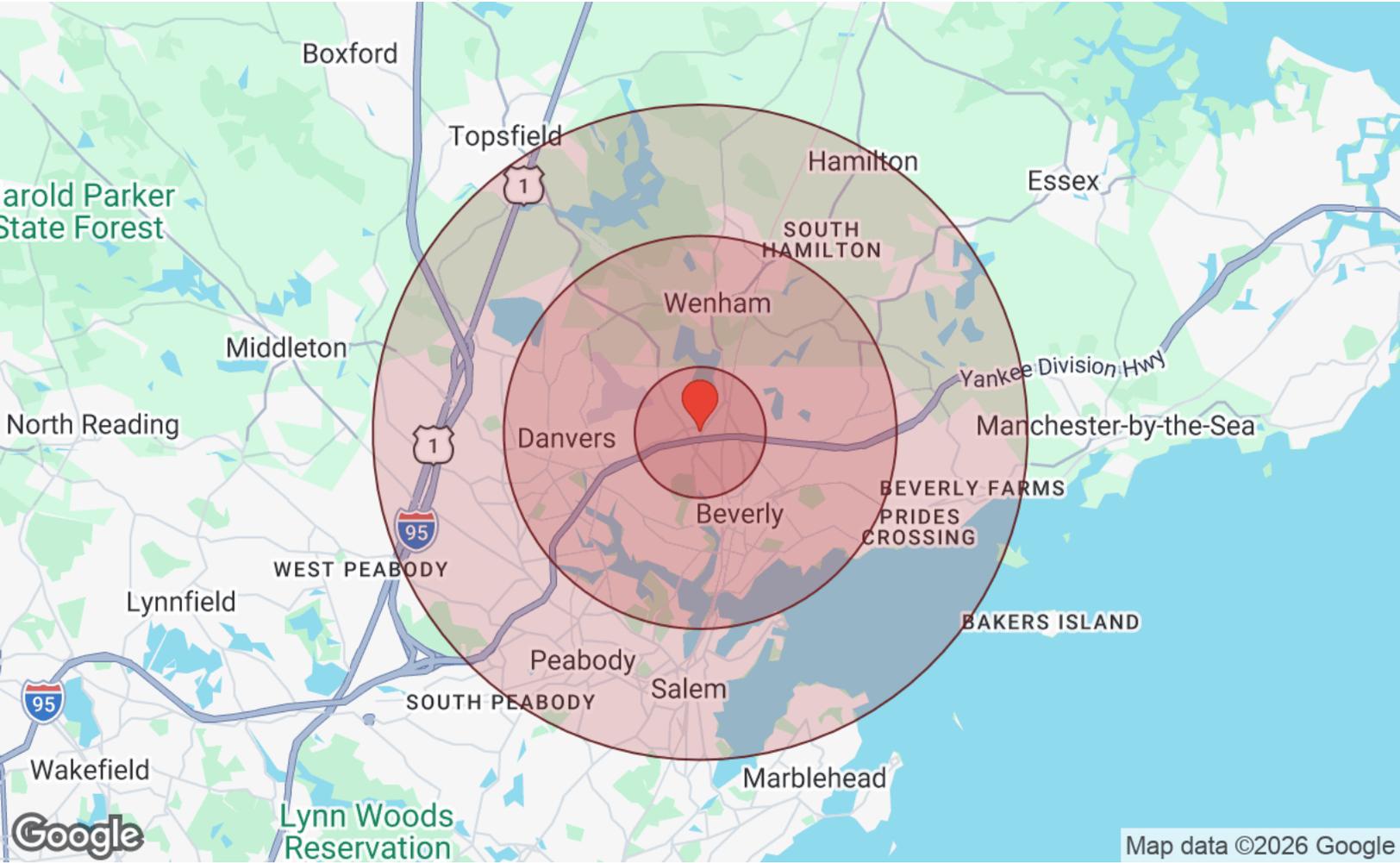
Brimbal Ave

Sohier Rd

DEMOGRAPHICS

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Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 3,641 | 32,151 | 78,107 |
| Female | 3,849 | 31,583 | 78,657 |
| Total Population | 7,490 | 63,734 | 156,763 |
| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
| White | 5,400 | 47,654 | 110,393 |
| Black | 410 | 3,225 | 10,080 |
| Am In/AK Nat | 3 | 19 | 63 |
| Hawaiian | 1 | N/A | N/A |
| Hispanic | 1,234 | 9,477 | 27,606 |
| Asian | 315 | 2,205 | 5,706 |
| Multiracial | 117 | 994 | 2,477 |
| Other | 10 | 159 | 423 |
| Housing | 1 Mile | 3 Miles | 5 Miles |
| Total Units | 3,159 | 26,570 | 67,621 |
| Occupied | 3,043 | 25,497 | 64,822 |
| Owner Occupied | 1,967 | 16,081 | 37,687 |
| Renter Occupied | 1,076 | 9,416 | 27,135 |
| Vacant | 116 | 1,073 | 2,799 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 1,305 | 10,117 | 24,901 |
| Ages 15 - 24 | 711 | 8,139 | 19,544 |
| Ages 25 - 54 | 2,714 | 23,167 | 58,259 |
| Ages 55 - 64 | 1,029 | 8,825 | 20,972 |
| Ages 65+ | 1,730 | 13,486 | 33,084 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|-----------|-----------|-----------|
| Median | \$118,318 | \$116,075 | \$106,592 |
| Under \$15k | 216 | 1,636 | 4,352 |
| \$15k - \$25k | 47 | 1,542 | 4,051 |
| \$25k - \$35k | 232 | 1,018 | 3,379 |
| \$35k - \$50k | 105 | 1,468 | 3,876 |
| \$50k - \$75k | 254 | 2,541 | 7,599 |
| \$75k - \$100k | 432 | 2,890 | 7,424 |
| \$100k - \$150k | 575 | 5,025 | 12,405 |
| \$150k - \$200k | 405 | 3,143 | 7,583 |
| Over \$200k | 777 | 6,235 | 14,155 |

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PROFESSIONAL BIO

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