

ATRIUM PLAZA

2-10 Elm Street, Danvers MA 01923

FOR LEASE



The Mega Group has available for immediate occupancy space in The Atrium Plaza, situated in the heart of downtown Danvers. There is an unbelievable amount of parking surrounding the facility as it abuts two municipal parking lots and on-street parking in front of the plaza. Anchored by Rockland Trust Bank and quality retail shops & spas, come join other financial advisors, accountants, attorneys and like-professionals in this gorgeous fully handicap accessible location.

The Atrium Plaza is situated in the heart of the downtown Danvers Financial District with quick access to Routes 128/62 and Liberty Tree Mall. In addition to the parking on-site, there is an extraordinary amount of parking available on street and in one of the seven municipal parking lots in the downtown, one of which almost abuts the subject property.

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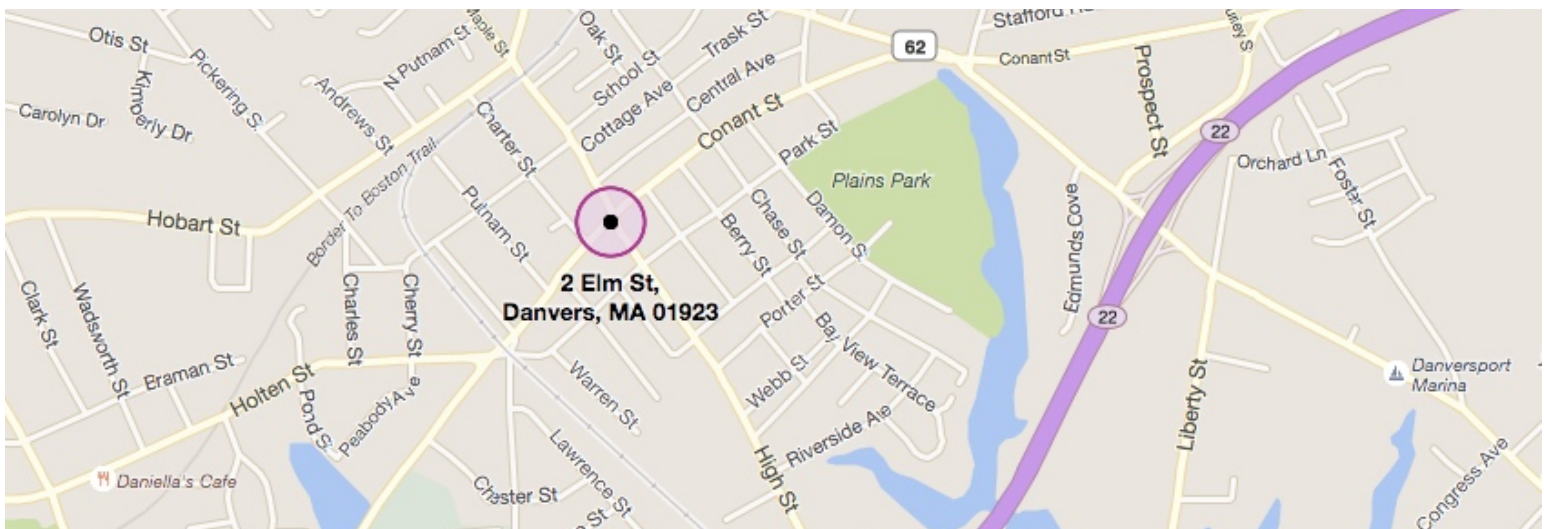
The Mega Group
Commercial Real Estate

The Mega Group - Commercial Real Estate
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TWO UNITS CURRENTLY AVAILABLE FOR LEASE

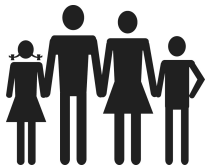
1,375 +/- SF Retail Storefront - 4,000 +/- SF Professional Office Suite

Property Address	2-10 Elm Street Danvers, MA 01923
Access	Route 128 / 62
Zoning	C1 (Commercial 1)
Land Area	23,932 +/- SF (.55 acres)
Frontage	Corner lot
Parking	On-site and municipal
Current Use	Retail / Professional Office
Opportunity	Retail; Personal, Financial, Legal Services; Insurance; Medical / Dental, etc.



DEMOGRAPHICS - IN DRIVE TIMES

POPULATION



1 Mile: 11,786
3 Miles: 73,164
5 Miles: 178,713

MEDIAN INCOME / HH



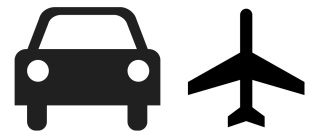
1 Mile: \$110,767
3 Miles: \$106,035
5 Miles: \$109,815

DAYTIME POPULATION



1 Mile: 6,263
3 Miles: 53,801
5 Miles: 110,348

TRANSPORTATION



19,802 at Maple & R62
54,133 at R128
Logan Airport - 20.2 mi

TWO UNITS CURRENTLY AVAILABLE FOR LEASE

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Danvers is a town in Essex County, is about 14.1 square miles located on the Danvers River near the northeastern coast of Massachusetts. The suburb is a fairly short ride from Boston and is also in close proximity to the renowned beaches of Gloucester and Beverly. Originally known as Salem Village, the town is most widely known for its association with the 1692 Salem witch trials. Danvers is a local center of commerce, hosting many car dealerships and the Liberty Tree Mall.



Danvers is located approximately 17 miles north of Boston, nearly halfway between Boston and the New Hampshire state border. Interstate 95 and Massachusetts Route 128 both pass through the town along with U.S. Route 1, with a large junction with Interstate 95. The main highways are also crossed by Route 35, Route 62 and Route 114, with Routes 35 and 62 intersecting just north of the town center.

The tidal Danvers River flows into the Atlantic Ocean by way of Beverly Harbor and is formed by the confluence of the Porter River, Crane River and Waters River. The Ipswich River also flows along the town's western border.

INLINE RETAIL UNIT AVAILABLE FOR LEASE

1,375 +/- SF Retail Storefront w heat AC & electricity included in NNNs

Street Retail Space - Available is a street retail unit about 1,375 +/- square feet in size. NNN lease terms to include electricity, central heat & AC. Current NNNs are \$949.82 per month.



2nd FLOOR OFFICE SUITE AVAILABLE FOR LEASE

4,000 +/- SF Professional Office Suite w heat AC & electricity included

4,000 +/- SF Full Service Rent is \$50,400 annually ÷ 12 months = **\$4,200** monthly

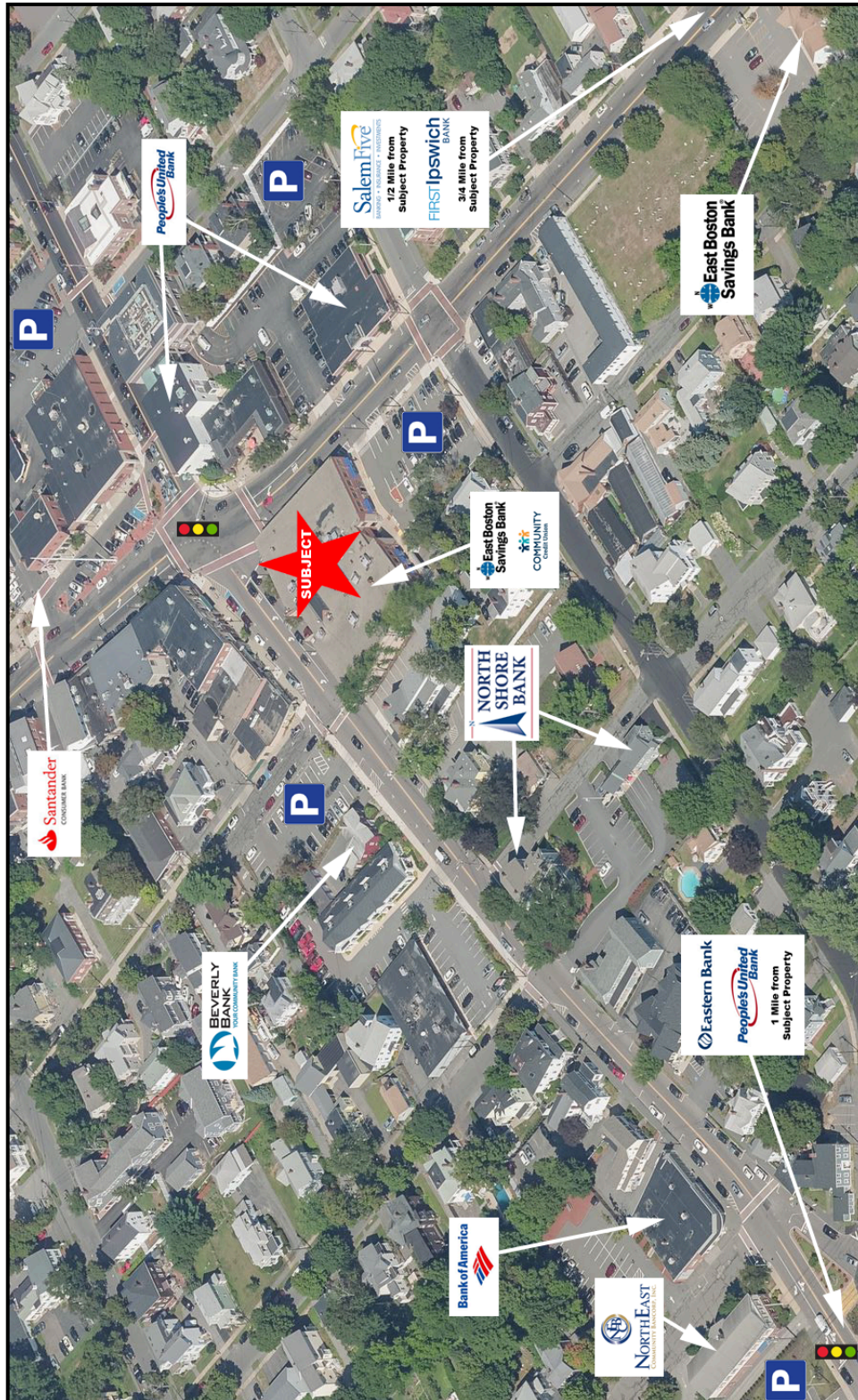
Upper Level Flex Space - 4,000 +/- square feet of professional office space is also available, which can be demised into two (2) separate units of 1,450 +/- square feet and 2,550 +/- square feet. There are no NNNs on the second floor, tenants have no other expenses other than their Internet & phone.



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DOWNTOWN DANVERS - FINANCIAL DISTRICT



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The Mega Group

Commercial Real Estate

The Mega Group, based in Danvers, MA has been providing commercial real estate brokerage services since 1997. Our areas of discipline include commercial & investment sales, retail & office leasing, real estate development and property management. Covering greater metropolitan Boston Massachusetts, coastal New Hampshire & southern Maine.

The Mega Group offers a wide range of services, which include:

- Retail Properties
- Multi-Family Investment Properties
- Investment Portfolios
- Apartment Communities
- Manufacturing & Warehouse Facilities
- Real Estate Development
- Retail Pad Sites
- NNN Ground Leased Properties
- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)



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