

Prepared by: **Nicholas Zolotas**  
Herrick Lutts Realty  
Realtor  
(978) 968-0308  
Nick@HerrickLutts.com

**Richard Vincent**  
Herrick Lutts  
Commercial  
Commercial Broker  
(978) 235-4795  
Rich@HerrickLutts.com  
Lic: 9041838

**CABOT**  
MENTAL HEALTH

**CABOT MENTAL HEALTH**

600 SF OFFICE SUITE BUILT FOR MENTAL HEALTH  
186 CABOT STREET, BEVERLY MA 01915

# THE SPACE

Location	186 Cabot Street Beverly, MA 01915
County	Essex
Cross Street	Cabot St and Broadway
Traffic Count	23000

# HIGHLIGHTS

- Three Individual Private Offices
- Suite is Built-out to accommodate Mental Health Therapists
- Front of Suite Waiting Room
- Shared Kitchenette
- White Noise Sound System
- Elevator / Stairway Access
- Security System Inside Building
- \$550-\$400 per Month includes utilities, trash, and internet.



## POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	17,822	94,044	184,238

## AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$113,964	\$124,910	\$141,905

## NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	8,303	40,150	74,757

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## PROPERTY FEATURES

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TOTAL TENANTS	16
GLA (SF)	15,500
LAND SF	20,473
LAND ACRES	.47
YEAR BUILT	1955
YEAR RENOVATED	2005
ZONING TYPE	CC
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	Suburban
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

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## NEIGHBORING PROPERTIES

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NORTH	Mixed Use
SOUTH	Mixed Use
EAST	Mixed Use
WEST	Mixed Use

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## MECHANICAL

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HVAC	Typical
FIRE SPRINKLERS	In Location
ELECTRICAL / POWER	Typical
LIGHTING	LED

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## TENANT INFORMATION

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MAJOR TENANT/S	Clay Dreaming Pottery
SHADOW ANCHOR	Cabot Theater
LEASE TYPE	Full Service

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## About The Space

- All utilities included: Heat, Central A/C, Electricity, Water & Sewer.
- High Speed Internet Included.
- Real Estate Tax included throughout the entire term of the lease with no escalation clause.
- All CAM charges included.
- Guaranteed Fixed Price Lease with no added fees or assessments.

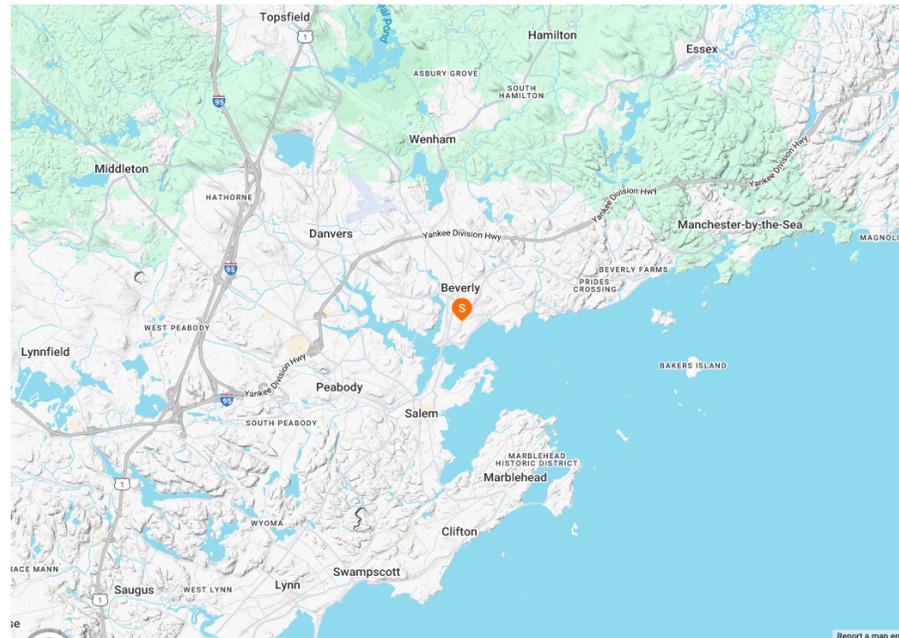
## Location and Amenities

- Corner of Cabot and Broadway
- Close Proximity Post Office
- Close Proximity City Hall
- Many Restaurants / Coffee Shops / Pubs / Retail
- Close Proximity to Larcom and Cabot Theaters

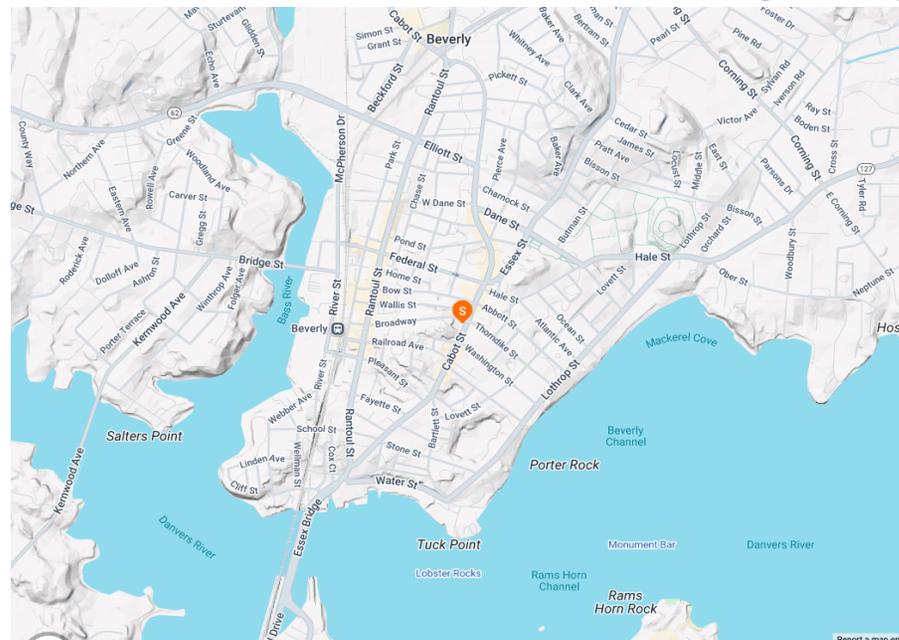
## Location and Access

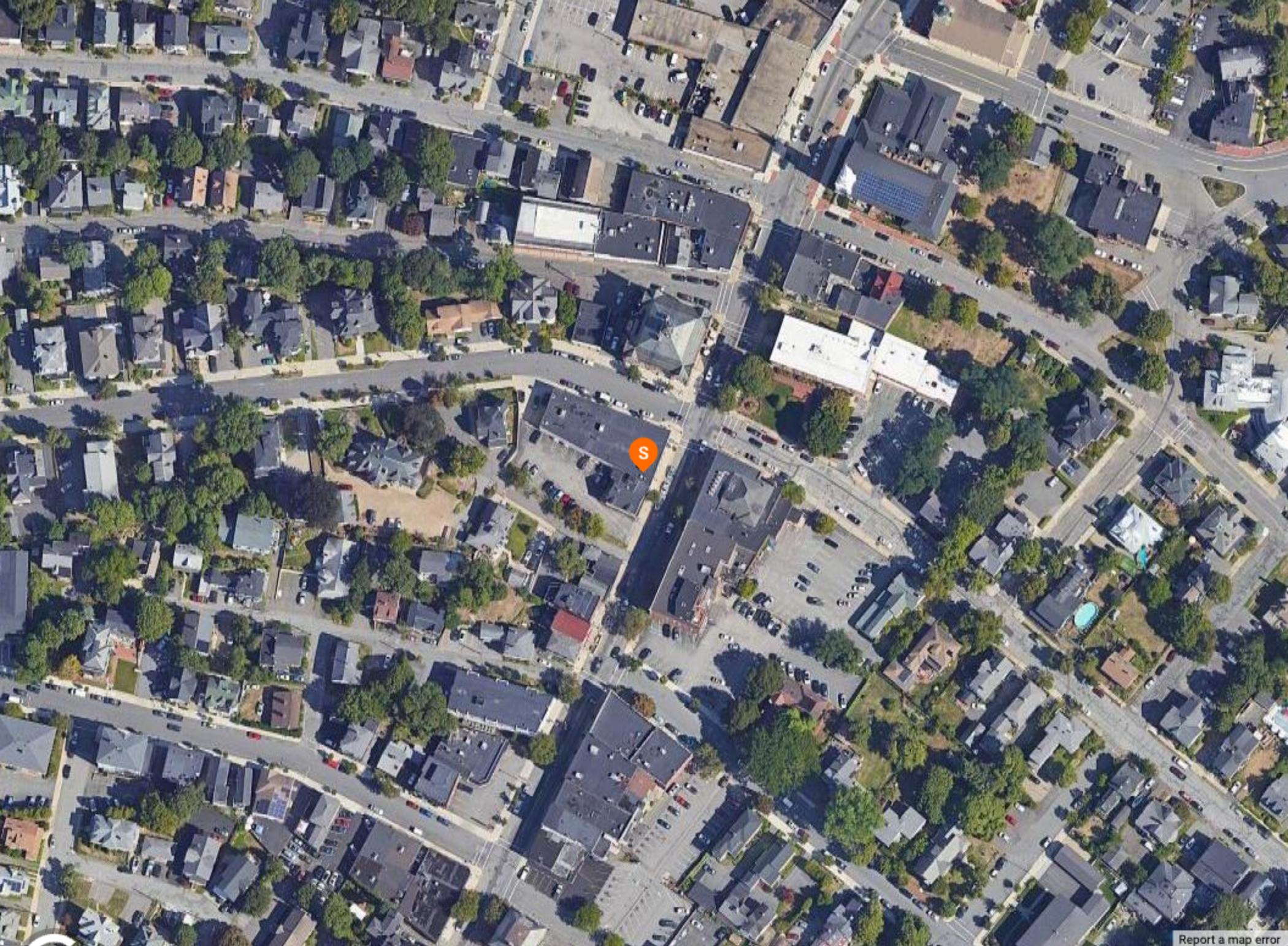
- Close Proximity to MBTA Commuter Rail Station
- Close Proximity to Major Corridors Rte 95, Rte 1, Rte 128.

Locator Map



Regional Map

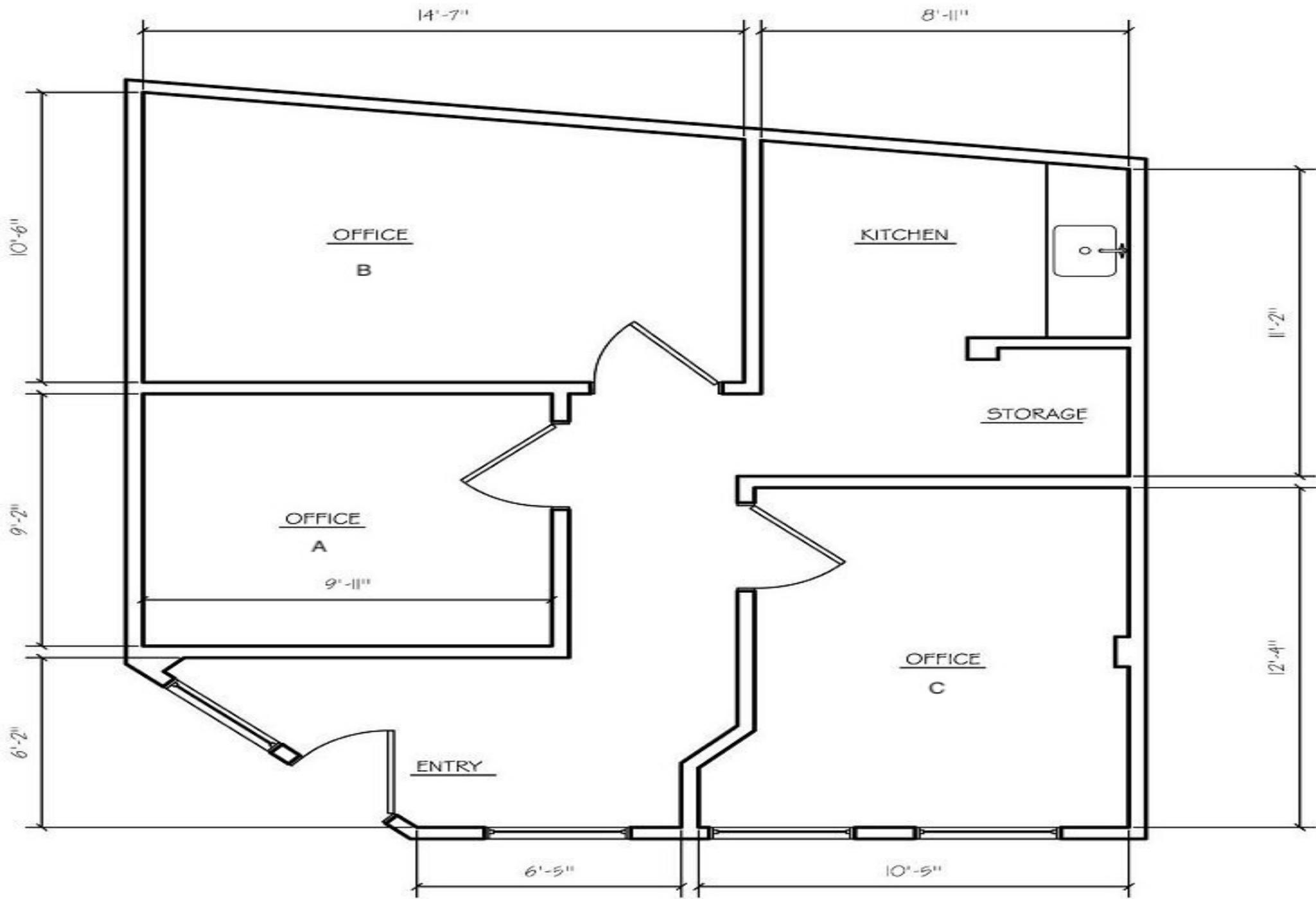




[Report a map error](#)



186 Cabot St



**OFFICE SUITE: 620 S.F.**



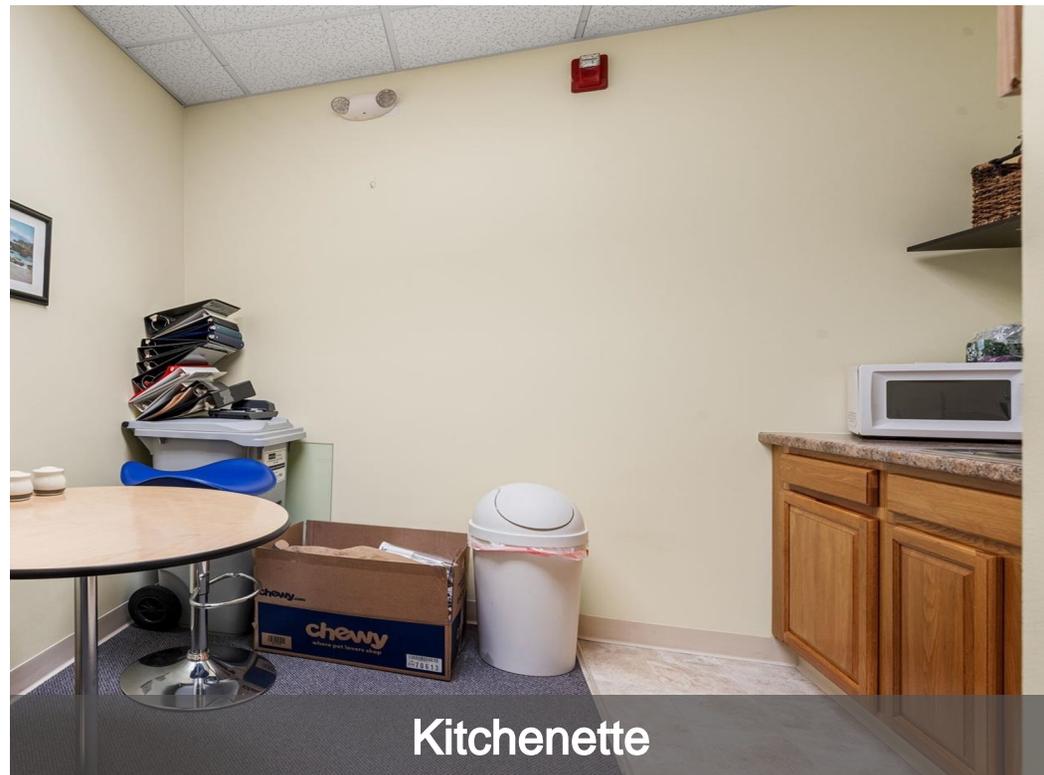
Office A



Office B



Office C

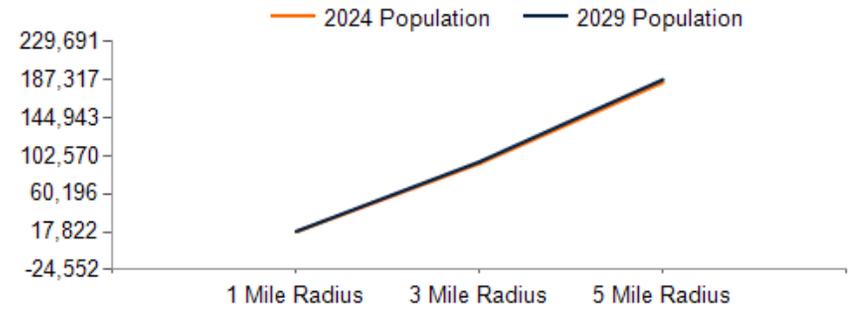


Kitchenette

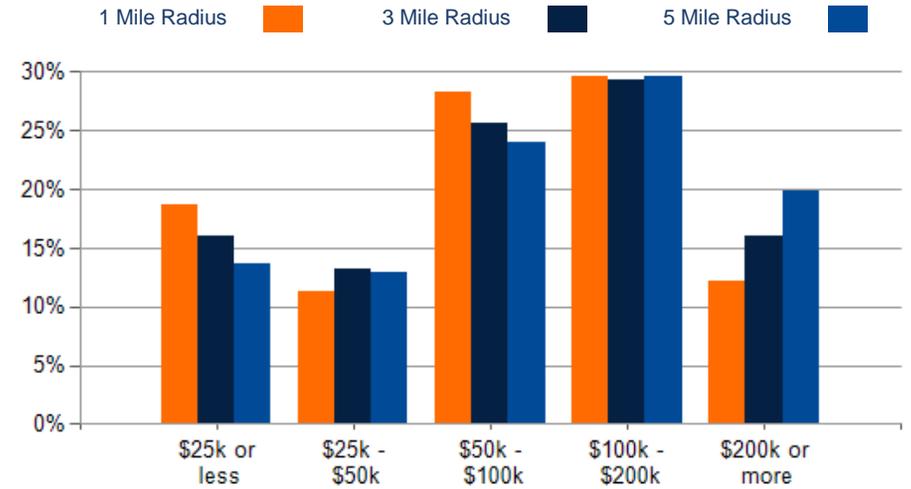
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,531	86,846	167,765
2010 Population	15,798	86,067	170,507
2024 Population	17,822	94,044	184,238
2029 Population	18,357	95,866	187,317
2024-2029: Population: Growth Rate	2.95%	1.90%	1.65%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	824	3,505	5,617
\$15,000-\$24,999	732	2,910	4,596
\$25,000-\$34,999	354	2,488	4,536
\$35,000-\$49,999	589	2,804	5,092
\$50,000-\$74,999	1,116	5,349	9,346
\$75,000-\$99,999	1,226	4,920	8,602
\$100,000-\$149,999	1,598	7,330	13,483
\$150,000-\$199,999	854	4,432	8,615
\$200,000 or greater	1,009	6,412	14,871
Median HH Income	\$84,159	\$88,740	\$98,495
Average HH Income	\$113,964	\$124,910	\$141,905

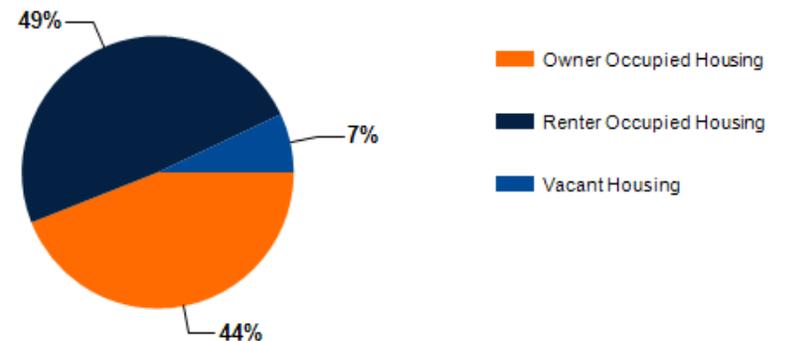
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,518	37,800	69,763
2010 Total Households	7,197	36,924	70,209
2024 Total Households	8,303	40,150	74,757
2029 Total Households	8,480	40,594	75,353
2024 Average Household Size	2.10	2.25	2.36
2024-2029: Households: Growth Rate	2.10%	1.10%	0.80%



2024 Household Income

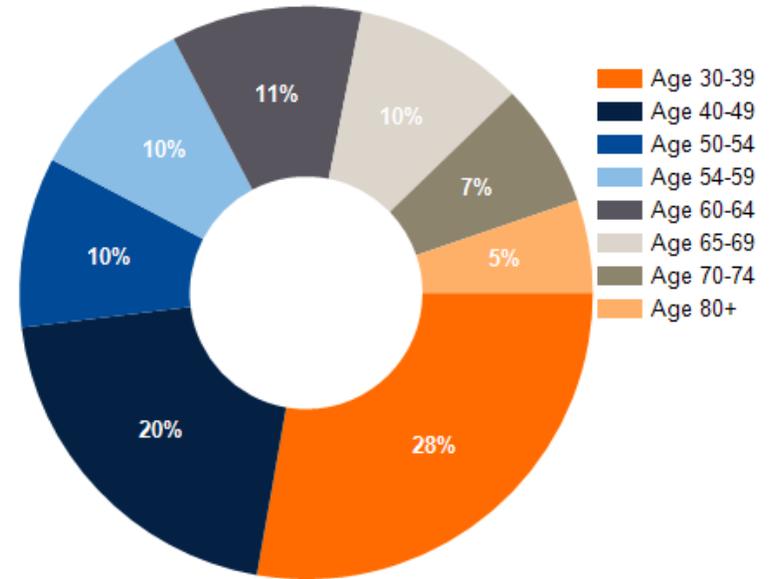


2024 Own vs. Rent - 1 Mile Radius

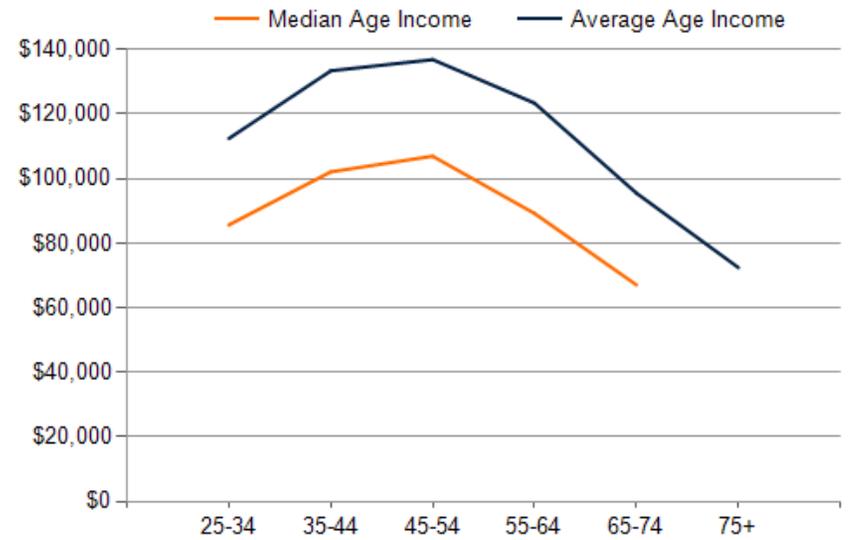


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,722	7,676	12,329
2024 Population Age 35-39	1,409	6,870	12,003
2024 Population Age 40-44	1,260	6,258	11,694
2024 Population Age 45-49	1,031	5,364	10,496
2024 Population Age 50-54	1,084	5,741	11,588
2024 Population Age 55-59	1,090	5,856	12,010
2024 Population Age 60-64	1,214	6,363	12,587
2024 Population Age 65-69	1,089	5,892	11,702
2024 Population Age 70-74	789	4,637	9,791
2024 Population Age 75-79	591	3,523	7,657
2024 Population Age 80-84	306	2,110	5,031
2024 Population Age 85+	288	2,339	6,022
2024 Population Age 18+	14,926	78,309	152,039
2024 Median Age	39	41	43
2029 Median Age	41	42	44



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,671	\$89,561	\$97,498
Average Household Income 25-34	\$112,444	\$120,665	\$132,407
Median Household Income 35-44	\$102,098	\$111,387	\$124,230
Average Household Income 35-44	\$133,410	\$146,300	\$167,572
Median Household Income 45-54	\$106,959	\$117,461	\$134,986
Average Household Income 45-54	\$136,887	\$155,120	\$183,890
Median Household Income 55-64	\$89,219	\$102,937	\$117,119
Average Household Income 55-64	\$123,406	\$142,064	\$166,303
Median Household Income 65-74	\$67,051	\$72,288	\$80,600
Average Household Income 65-74	\$95,490	\$108,103	\$122,880
Average Household Income 75+	\$72,436	\$71,861	\$79,376



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Herrick Lutts Commercial  
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(978) 235-4795  
Rich@HerrickLutts.com  
Lic: 9041838

