



451 Andover Street/203 Turnpike Street, North Andover, MA

# Medical/Office for Lease

# North Andover Medical Park

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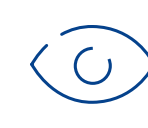
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# Specifications

## Aerial



Quick access to & from Routes 125, 114 & I-495



Highly visible



Excellent co-tenancy



Surrounding retailers include Starbucks, Friendly Toast & Chipotle

## Specifications

<b>Address:</b>	451 Andover Street/203 Turnpike Street
<b>Location:</b>	North Andover, MA 01845
<b>Building Type:</b>	Medical/office
<b>Year Built:</b>	451 Andover Street: 1972 203 Turnpike Street: 1978
<b>Total Building SF:</b>	451 Andover Street: 54,564± 203 Turnpike Street: 82,458±
<b>451 Andover Street Available SF:</b>	Suite G4: 1,048± Suite 190A: 413± Suite 195: 1,377±
<b>Floors:</b>	4
<b>Utilities:</b>	Municipal water & sewer FHA
<b>Zoning:</b>	B4
<b>Parking:</b>	Ample on-site
<b>Elevator:</b>	Yes
<b>Accessibility:</b>	Located adjacent to Merrimack College at the intersection of Route 125 and Route 114, boasting 42,500 VPD per MASSDOT 2019, and just 1 mile from Exit 42 off I-495
<b>Lease Rate:</b>	\$22.95 modified gross

## Demographics

### 1 mile



Population  
**11,931**



# of Households  
**4,235**



Avg HH Income  
**\$160,078**



# of Employees  
**5,048**

### 5 miles



Population  
**192,172**



# of Households  
**65,735**



Avg HH Income  
**\$134,399**



# of Employees  
**100,856**

### 10 miles



Population  
**523,742**



# of Households  
**188,559**



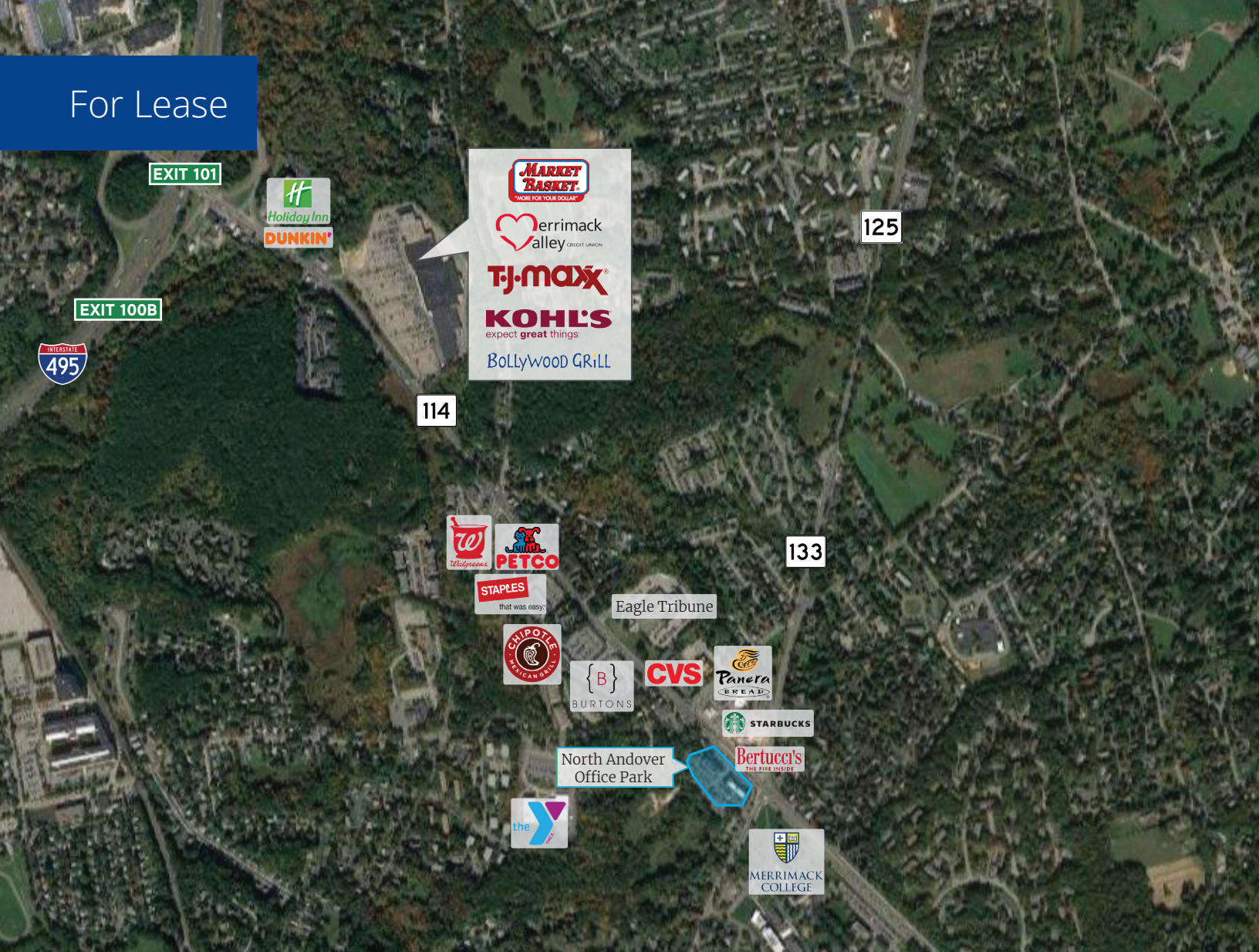
Avg HH Income  
**\$141,692**



# of Employees  
**250,469**



For Lease



## Property Highlights

- Medical/office condominium available in the North Andover Medical Park in North Andover, MA
- Office park tenants include Andover Pediatrics, North Andover Auto School, Steward Medical Group Primary Care of North Andover, Northeast Oral Surgery & Dental Implant Center, Quest Diagnostics, and more
- Surrounding businesses include Bertucci's, CVS, Burton's Grill & Bar, Chipotle Mexican Grill, The Eagle Tribune, TD Bank, Starbucks, Rocky's Ace Hardware, and more
- Located adjacent to Merrimack College at the intersection of Route 125 and Route 114, boasting 42,500 VPD per MASSDOT 2019, and just 1 mile from Exit 42 off I-495



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