

RETAIL FOR LEASE

FREE STANDING RETAIL OR RESTAURANT FOR LEASE

12 School Street, Merrimac, MA 01860



OFFERING SUMMARY

AVAILABLE SF:	2,924 SF
LEASE RATE:	\$4,800.00 per month (NNN)
LOT SIZE:	0.493 Acres
BUILDING SIZE:	2,924 SF
ZONING:	VC
MARKET:	Boston
SUBMARKET:	North Shore

PROPERTY OVERVIEW

Fantastic stand-alone retail, office or restaurant lease opportunity in the heart of Merrimac, MA. This location was originally a bank, but has operated for many years as a popular restaurant. This 2,924 square foot space is equally divided between first floor and lower level space, (1,462sf each), and offers a drive-thru window, large pylon sign, abundant parking and an ADA restroom.

This space is ready for your business! Prospective tenants are encouraged to perform due diligence, information was obtained from the landlord and public records.

PROPERTY HIGHLIGHTS

- Drive-Thru Window
- Abundant Parking
- Large Pylon Sign
- Interstate Access- I-495

KW COMMERCIAL
138 River Road,
Suite 107
Andover, MA 01810

LAUREN DEFRANCESCO
Commercial Advisor
0: 800.281.1316
hello@faulknercommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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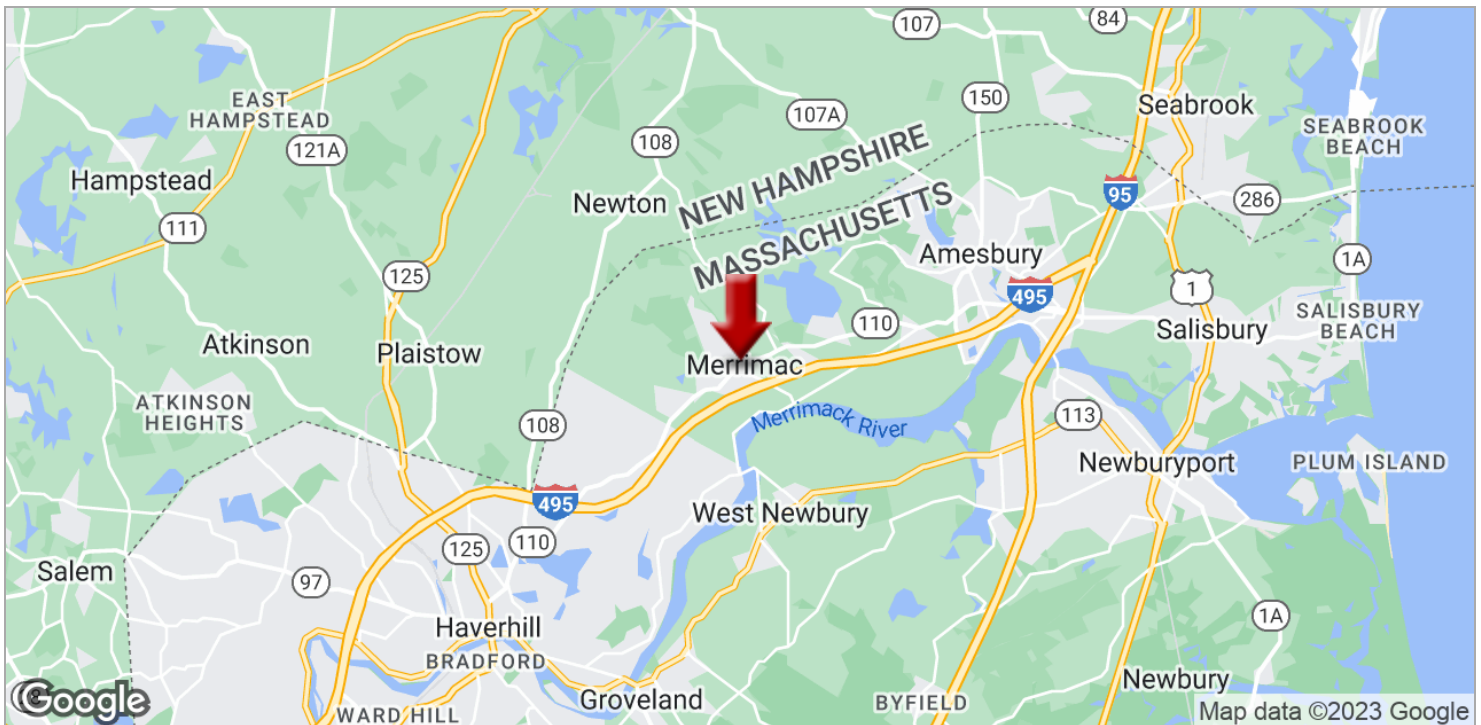
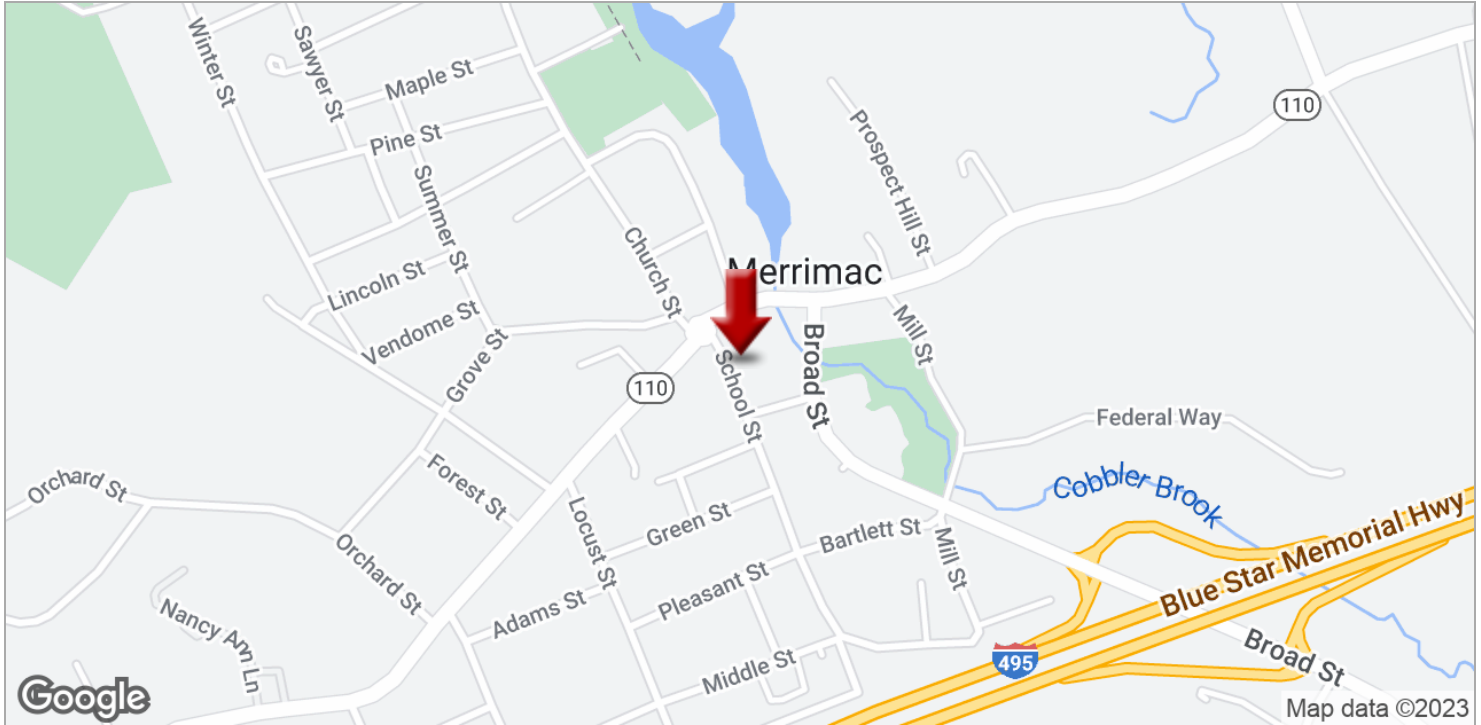
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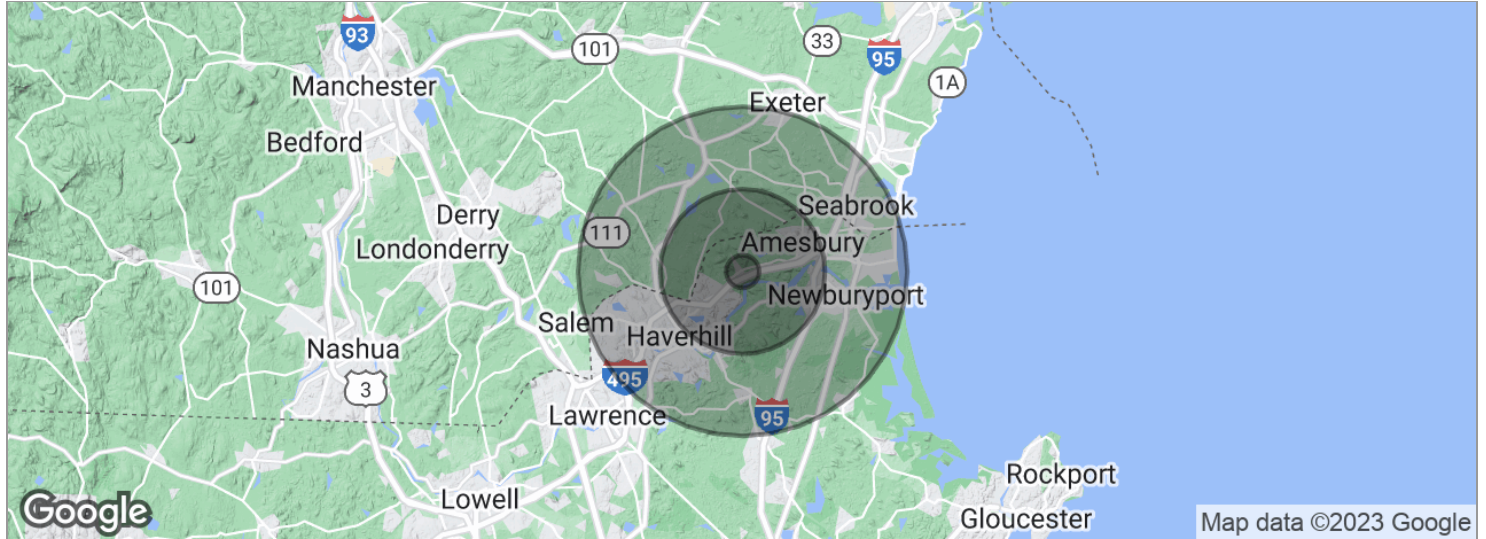
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,206	40,571	216,558
Median age	43.3	41.9	40.5
Median age (male)	43.0	41.1	39.4
Median age (Female)	43.8	42.6	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	850	15,468	84,402
# of persons per HH	2.6	2.6	2.6
Average HH income	\$94,310	\$96,953	\$88,626
Average house value	\$392,138	\$386,340	\$375,525

** Demographic data derived from 2020 ACS - US Census*

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