

RETAIL FOR SALE

RETAIL/ AUTO SALES OR REDEVELOPMENT OPPORTUNITY ON ROUTE 1, PEABODY



180 Newbury St, Peabody, MA 01960



PROPERTY DESCRIPTION

Faulkner Commercial Group is pleased to present for sale this property on Newbury Street (US Route 1) in Peabody. Route 1 is a primary route from the north into Boston, with 38,715 MPSI traffic count according to the MA Department of Transportation. This mixed-use property has historically been used for residential and auto sales, (40 used car license), but the .31 acre corner lot offers many possibilities for redevelopment.

The property is in the BR1 zone, which allows a multitude of uses by right or exception. All information was obtained from the seller and public information deemed to be reliable, prospective buyers are encouraged to perform due diligence as to material facts and allowed uses.

PROPERTY HIGHLIGHTS

- Prime High Traffic Location
- 38,715 MPSI Traffic Count
- 40 Vehicle Used Sales License

OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	0.31 Acres
Building Size:	2,140 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	18,865	57,701	271,733
Total Population	44,748	142,863	682,725
Average HH Income	\$113,306	\$111,898	\$108,828

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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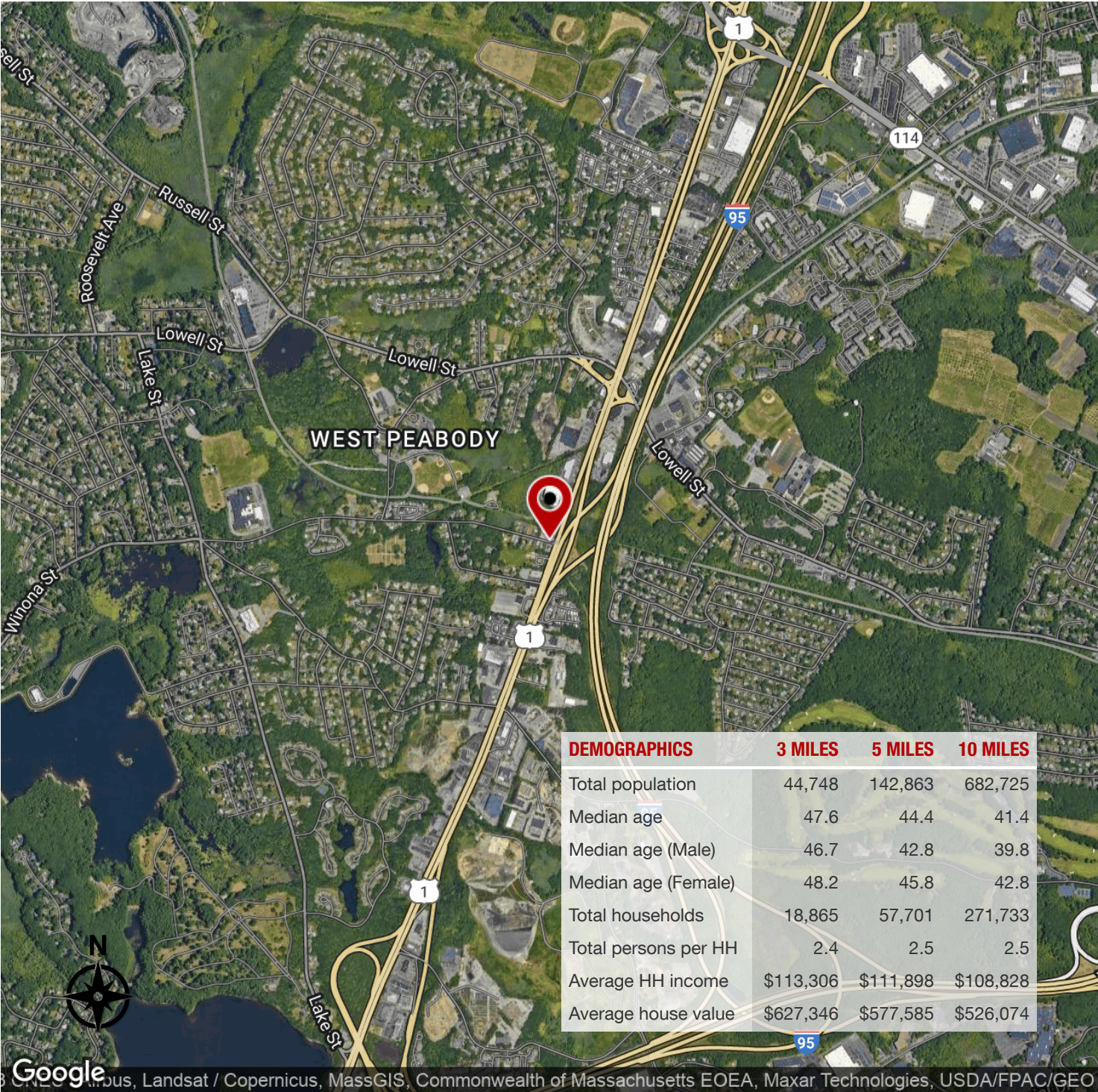
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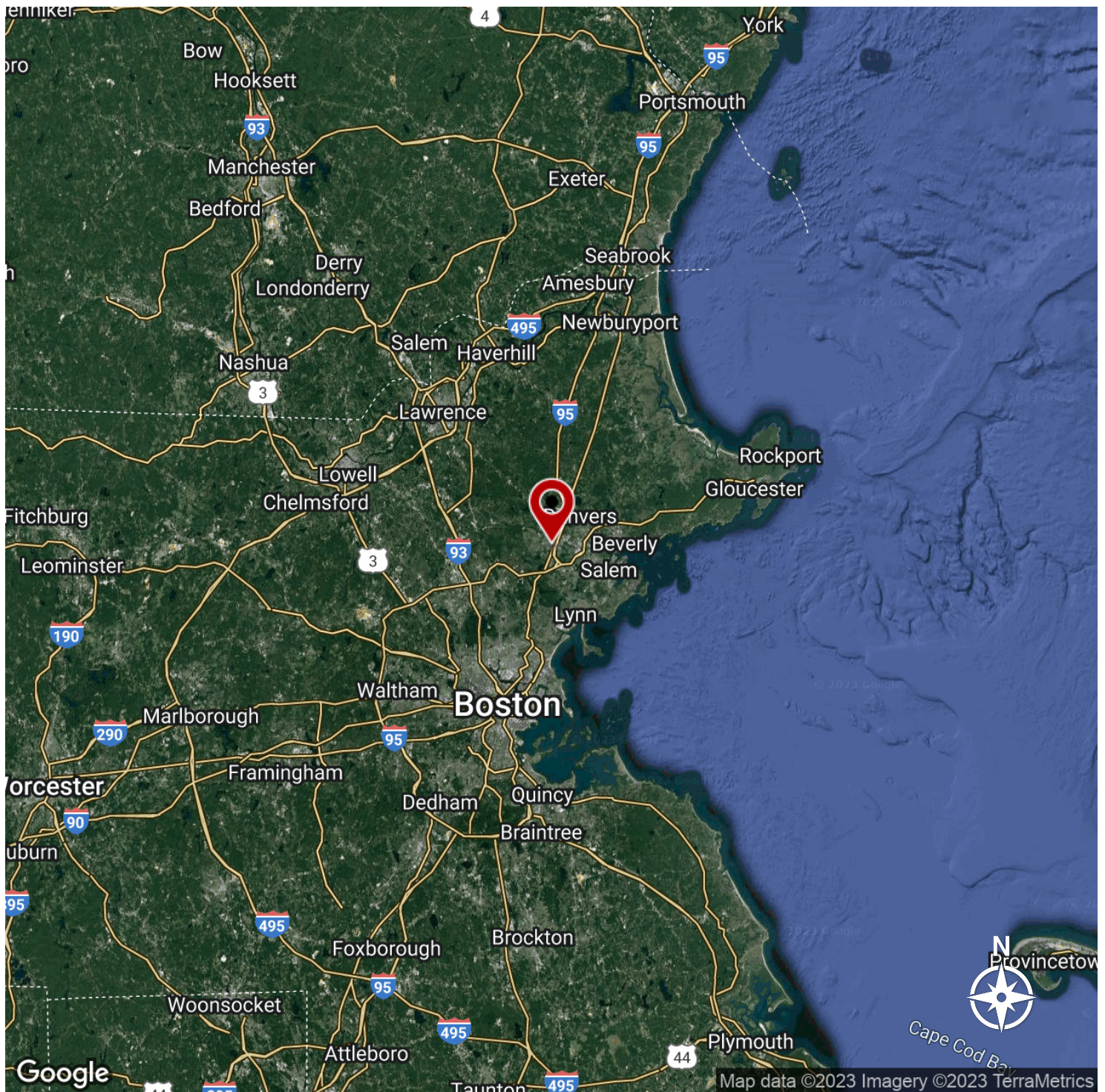
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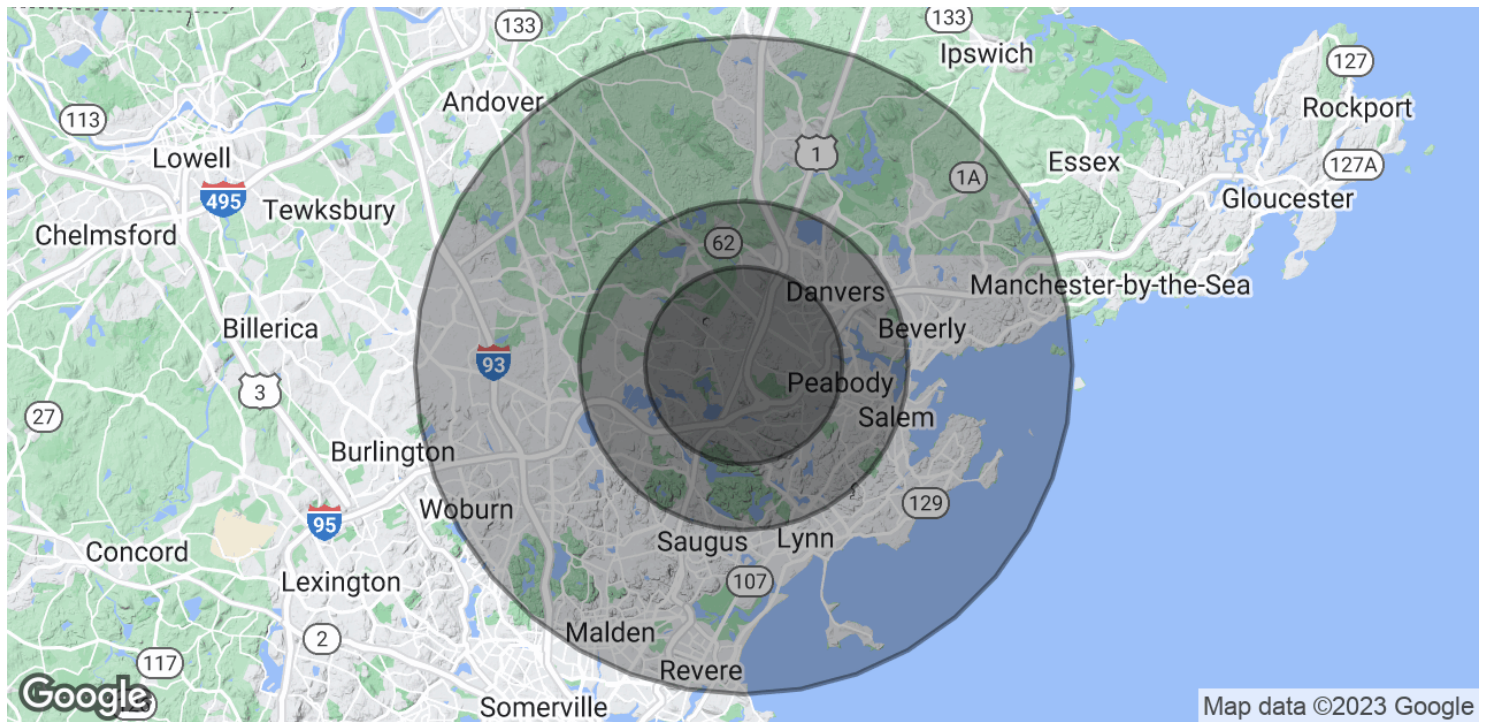
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	44,748	142,863	682,725
Average Age	47.6	44.4	41.4
Average Age (Male)	46.7	42.8	39.8
Average Age (Female)	48.2	45.8	42.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,865	57,701	271,733
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$113,306	\$111,898	\$108,828
Average House Value	\$627,346	\$577,585	\$526,074

* Demographic data derived from 2020 ACS - US Census

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Demographic Summary Report

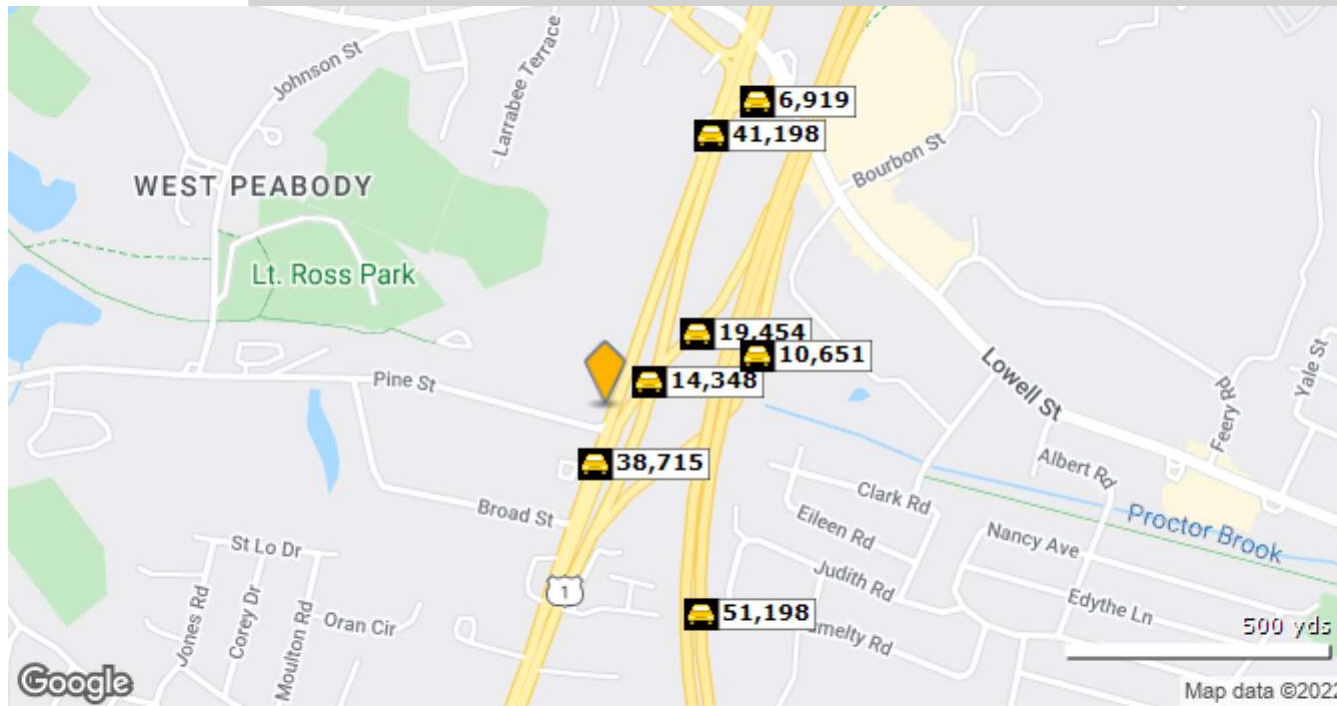
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Total Available: 2,140SF

Radius	1 Mile		5 Mile		10 Mile	
Population						
2027 Projection	8,865		183,765		737,845	
2022 Estimate	8,693		180,860		731,256	
2010 Census	8,030		169,827		695,225	
Growth 2022 - 2027	1.98%		1.61%		0.90%	
Growth 2010 - 2022	8.26%		6.50%		5.18%	
2022 Population by Hispanic Origin	420		21,447		115,029	
2022 Population	8,693		180,860		731,256	
White	8,075	92.89%	159,101	87.97%	593,588	81.17%
Black	201	2.31%	9,963	5.51%	59,091	8.08%
Am. Indian & Alaskan	23	0.26%	933	0.52%	4,614	0.63%
Asian	298	3.43%	6,428	3.55%	53,381	7.30%
Hawaiian & Pacific Island	2	0.02%	142	0.08%	832	0.11%
Other	94	1.08%	4,294	2.37%	19,751	2.70%
U.S. Armed Forces	0		88		448	
Households						
2027 Projection	4,041		73,117		286,681	
2022 Estimate	3,962		71,968		284,117	
2010 Census	3,671		67,844		270,750	
Growth 2022 - 2027	1.99%		1.60%		0.90%	
Growth 2010 - 2022	7.93%		6.08%		4.94%	
Owner Occupied	2,809	70.90%	50,189	69.74%	174,575	61.44%
Renter Occupied	1,153	29.10%	21,779	30.26%	109,542	38.56%
2022 Households by HH Income	3,963		71,969		284,116	
Income: <\$25,000	439	11.08%	8,844	12.29%	40,646	14.31%
Income: \$25,000 - \$50,000	792	19.98%	9,921	13.79%	41,303	14.54%
Income: \$50,000 - \$75,000	756	19.08%	10,843	15.07%	40,143	14.13%
Income: \$75,000 - \$100,000	560	14.13%	10,431	14.49%	36,356	12.80%
Income: \$100,000 - \$125,000	437	11.03%	7,814	10.86%	27,705	9.75%
Income: \$125,000 - \$150,000	222	5.60%	5,602	7.78%	22,706	7.99%
Income: \$150,000 - \$200,000	368	9.29%	8,261	11.48%	32,138	11.31%
Income: \$200,000+	389	9.82%	10,253	14.25%	43,119	15.18%
2022 Avg Household Income	\$99,344		\$116,248		\$116,289	
2022 Med Household Income	\$74,693		\$90,282		\$88,729	

Traffic Count Report

180 Newbury St, Peabody, MA 01960



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Newbury St	Pine St	0.08 SW	2022	16,654	MPSI	.06
2	RAMP-RT 95 SB TO RT 1 SB	Pine St	0.08 SW	2020	14,348	AADT	.06
3	Newbury St	Pine St	0.03 NE	2022	38,715	MPSI	.06
4	Not Available	Not Available	0.00 No	2020	19,454	MPSI	.13
5	I- 95	Tumelty Rd	0.19 S	2022	14,467	MPSI	.18
6	RAMP-RT 1 NB TO RT 95 NB	Tumelty Rd	0.19 S	2020	10,651	AADT	.18
7	Tumelty Rd	Judith Rd	0.09 NE	2022	50,942	MPSI	.25
8	Tumelty Rd	Judith Rd	0.09 NE	2021	51,198	MPSI	.25
9	Newbury St	Lowell St	0.11 NE	2022	41,198	MPSI	.32
10	Newbury St	Lowell St	0.07 N	2020	6,919	MPSI	.38

Situs : 180 NEWBURY ST

PARCEL ID: 047-019

Class: 031

Card: 1 of 1

Printed: December 9, 2021

CURRENT OWNER

TSOUKLARIS G & C R TRUSTEES
THE TSOUKLARIS FAMILY RLTY TRST
180 NEWBURY ST
PEABODY MA 01960
18561/491

GENERAL INFORMATION

Living Units 1
Neighborhood 3004
Alternate ID 171
Vol / Pg 18561/491
District
Zoning BR1
Class COMMERCIAL



047-019 03/04/2012

Property Notes

LOTS 1-2-3
FY13-STCLS CNGD 332 TO 031
OWN OCC APT-2ND FLR

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 13,504	Econ Misimpro	-10	317,580

Total Acres: .31
Spot:

SF in Peabody:
Location:

Assessment Information

	Prior	Appraised	Cost	Income	Market
Land	317,600	317,600	317,600	317,600	0
Building	110,000	110,000	75,500	110,000	0
Total	427,600	427,600	393,100	427,600	0

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag INCOME APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
02/23/12	DR	Entry & Sign	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1950 /
Building # 1
Structure Type Mixed Residential/C
Identical Units 1
Total Units 2
Grade C-
Covered Parking
Uncovered Parking
DBA C & C AUTO
BODY+1 APT

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Ovrhd Dr-Mtr-Op-Wd-Mt		10	12		1
1	Porch, Open		8	34		1

Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,428	152	Auto Parts/Service	12	Concrete Bl	Wood Frame/Joist/B	Normal	Unit Heat	None	Normal	2	2
2	02	02	100	612	104	Apartment	10	Frame	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	2	2
3	01	01		100	30	Support Area	7	Concrete Bl	Wood Frame/Joist/B	Normal	None	None	Normal	2	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,428	Auto Parts/Service	42		44,960
2	612	Apartment	42		25,310
3	100	Support Area	42		2,980

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980	1	2,000	1	2,000	C	3	3	2,270

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	34				
	8	A	8		
	34 D		2		
	34			10	
	16	C	16	10 E 10	
				10	
	34				
	26	B	26		
	34				

ID	Code	Description	Area
A	RP1	PORCH, OPEN	272
B	VS1	1S	884
C	VS2	2S	544
D	VS1	1S	68
E	VS1	1S	100
F	047	AUTO PARTS/SERVICE	1428*
G	011	APARTMENT	612*
H	086	SUPPORT AREA	100*
I	OD3	OVRHD DR-MTR-OP-WD-MT	120*
J	PA1	PAVING ASPHALT PARKING	2000*

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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	001 Support	0	100						0							
01	A	001 Apartment/Units1-3 Str	1	612		90	12,960	5		0	12,312	37.5			4,617	4,617	7,695
11	S	002 Auto Service	0	1,428	18.50	140	36,985	7.5		0	34,211	15			5,132	5,132	29,079

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	1	2	10	1	14,400	14,400		

Total Gross Building Area	2,140
Replace, Cost New Less Depr	73,250
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	73,250
Value per SF	34.23

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	36,774
		Capitalization Rate	0.086000
		Sub total	427,605
		Residual Land Value	
		Final Income Value	427,605
		Total Gross Rent Area	2,040
		Total Gross Building Area	2,140