

## HIGH VISIBILITY RETAIL FOR LEASE

# 120 ANDOVER ST, UNIT 3, DANVERS

120 Andover Street, Danvers, MA 01923



### PROPERTY DESCRIPTION

High-profile 6950sf retail space directly on Andover Street, (Route 114), just off I-95. Large open floorplan with 12'-14' wall height, warehouse with loading dock, individual offices & two ADA restrooms. This is one of the most active retail corridors in the North Shore, and demographics & location are superb, average daily traffic in excess of 40,000 VPD. The property is surrounded by a who's who of high-quality retail businesses.

Large lighted pylon sign at the signalized entrance, excellent signage on the front of the building & 110 shared free parking spaces in the front and rear of the property. The HVAC system has been upgraded to provide more fresh air with higher filter efficiency, resulting in high-quality filtration & lower cost. The fire alarm has also been upgraded.

NNN expenses are estimated at \$4psf. 5-year step-up lease with multiple 5-year options. Space is delivered as a vanilla box, with interior modifications at the tenant's expense. Available spring of 2023. Prospective tenants are encouraged to perform Due Diligence in all aspects of their contemplated tenancy.

### PROPERTY HIGHLIGHTS

- 40,000+ Vehicles Per Day
- Major Retail Corridor
- Open Retail Space with Loading Dock
- Excellent Signage on Street, Front & Rear
- NEW High-Efficiency HVAC with MERV 13 Filtration
- High-Quality Retail Neighbors

### OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	6,950 SF
Lot Size:	2.35 Acres
Building Size:	33,914 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	27,105	74,777	233,922

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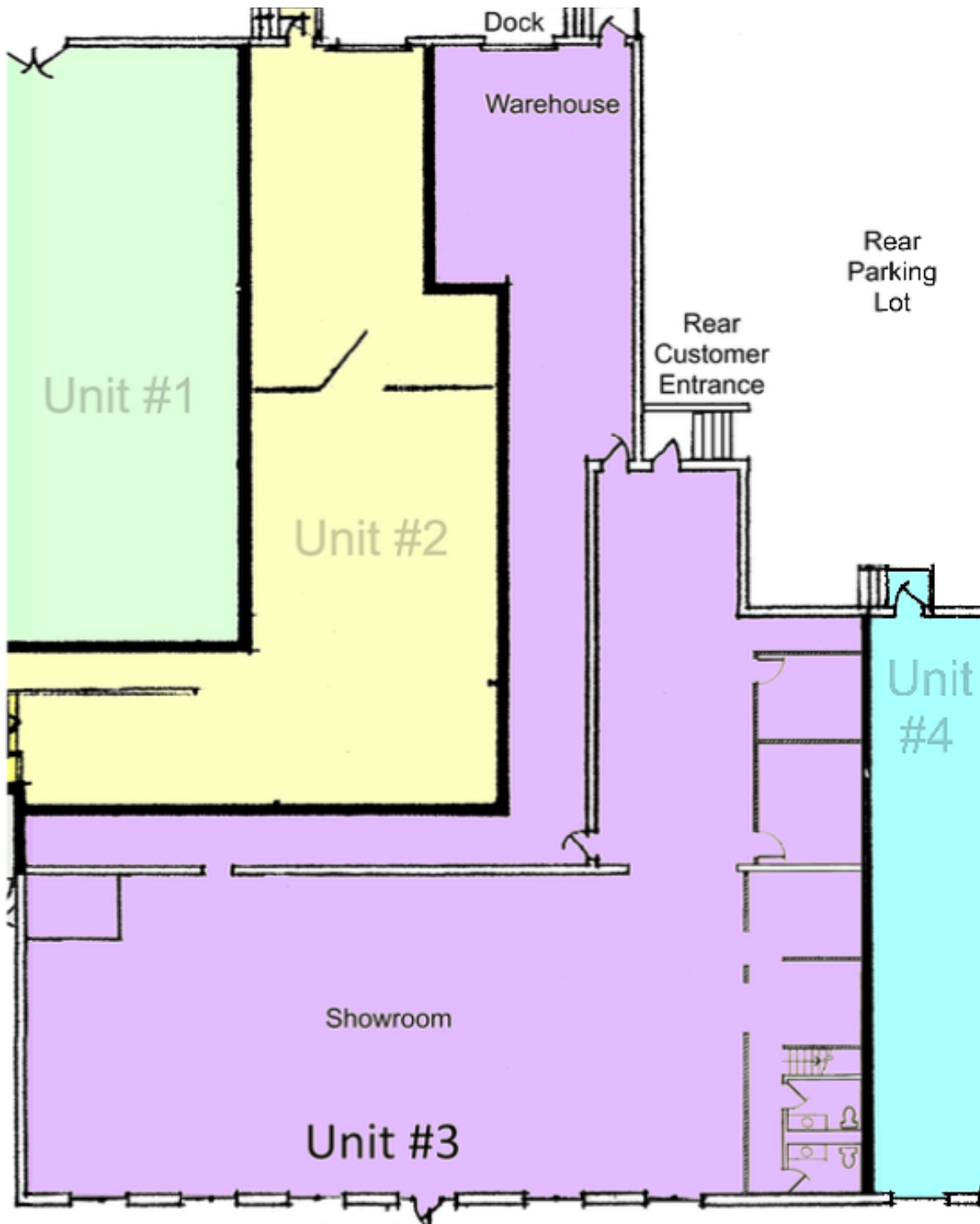
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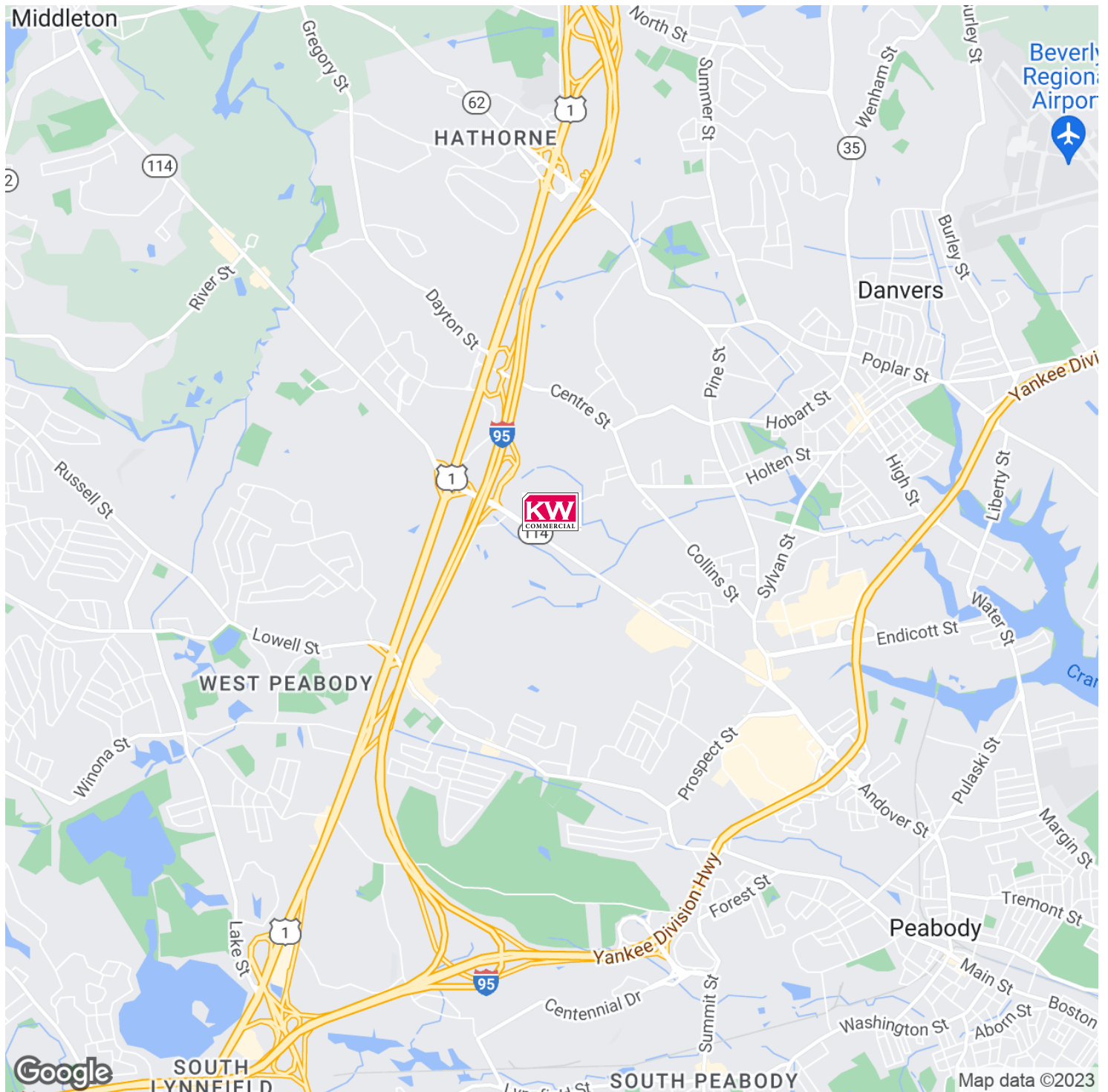
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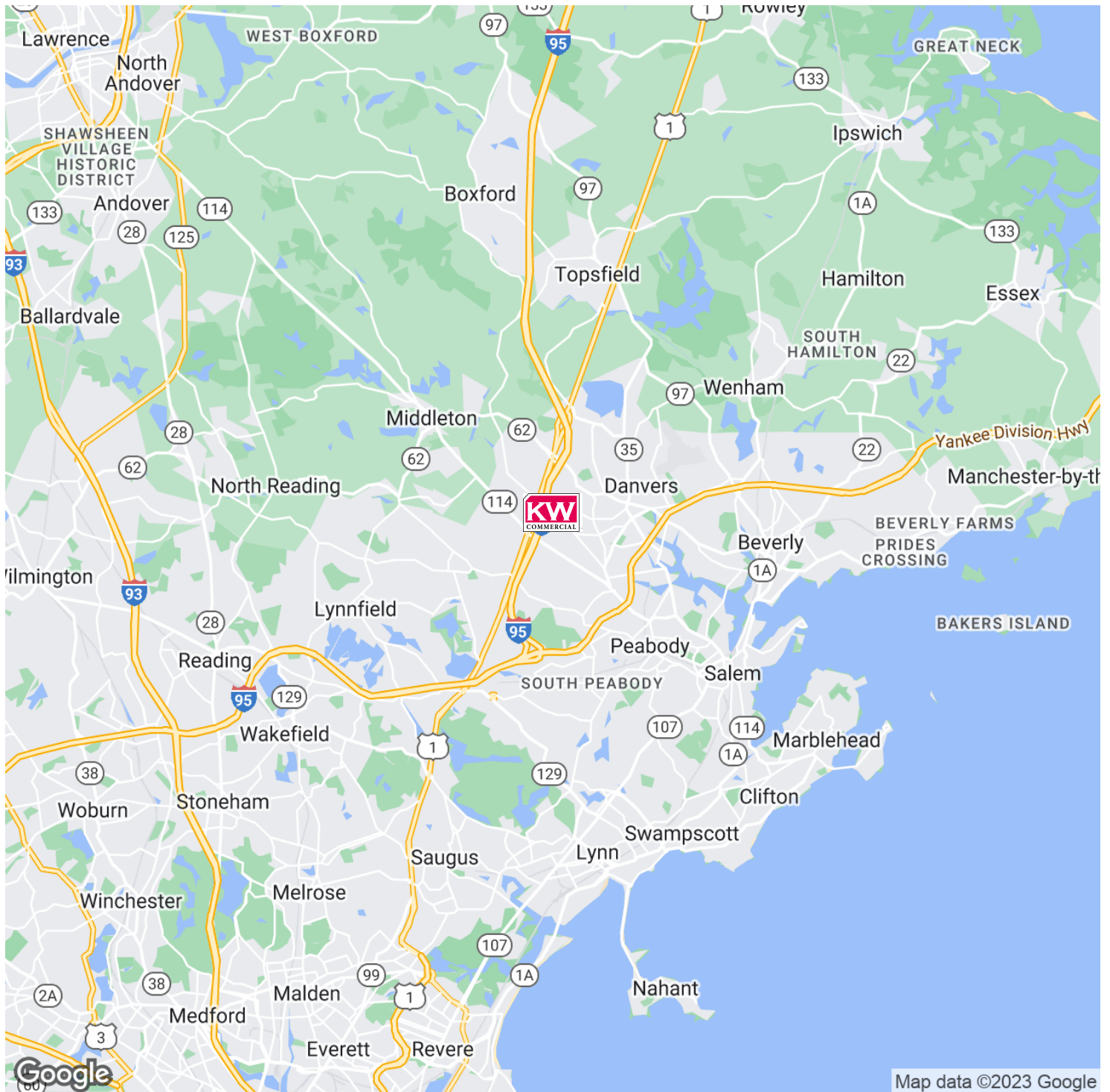
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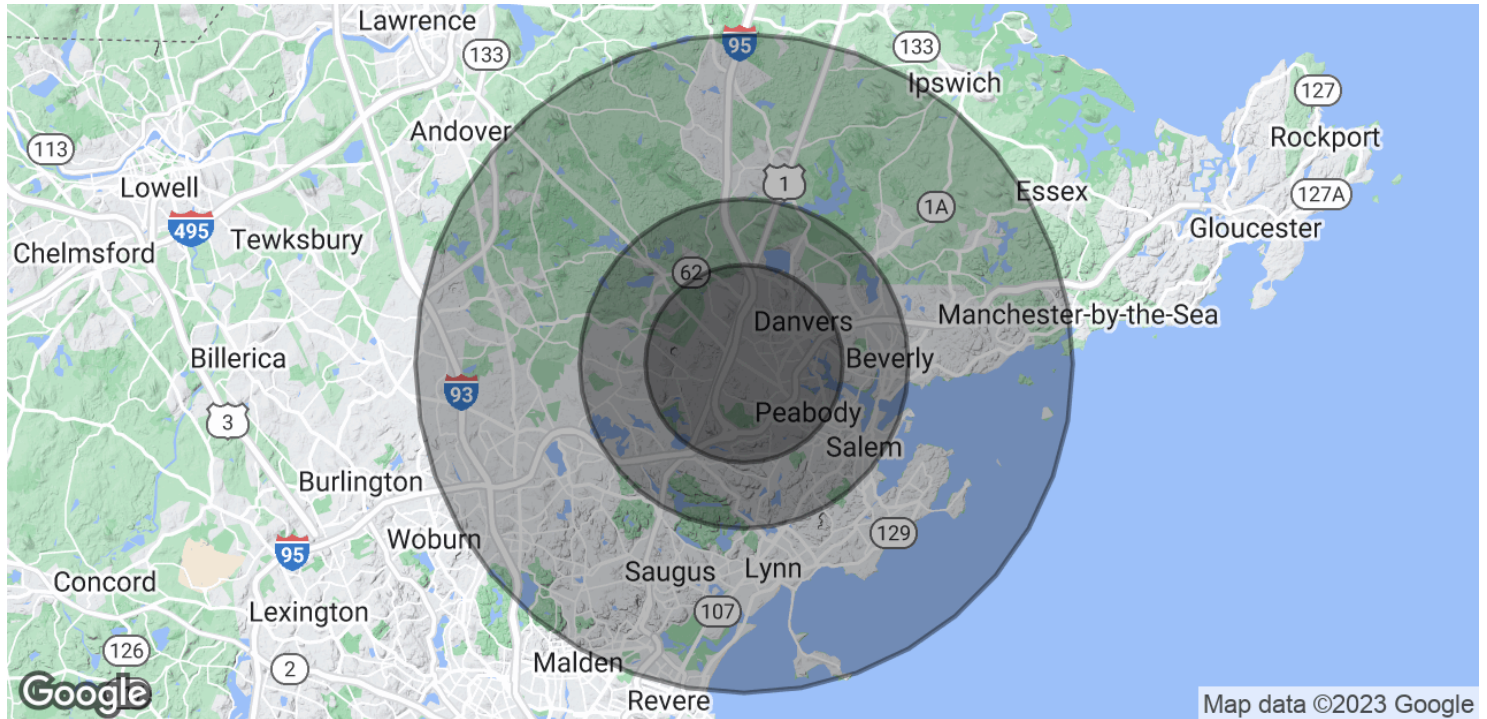
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## HIGH VISIBILITY RETAIL FOR LEASE

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	63,981	176,110	588,317
Average Age	46.5	43.3	42.0
Average Age (Male)	44.9	41.7	40.5
Average Age (Female)	47.8	44.5	43.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	27,105	74,777	233,922
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$101,869	\$104,359	\$115,257
Average House Value	\$434,761	\$433,521	\$480,779

\* Demographic data derived from 2020 ACS - US Census

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## Demographic Detail Report

**120 Andover St, Danvers, MA 01923**

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **34,130 SF**  
 Year Built: **1954**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile		5 Mile		10 Mile	
<b>Population</b>						
2027 Projection	9,648		190,241		595,942	
2022 Estimate	9,469		186,887		588,757	
2010 Census	8,794		174,225		555,762	
Growth 2022 - 2027	1.89%		1.79%		1.22%	
Growth 2010 - 2022	7.68%		7.27%		5.94%	
<b>2022 Population by Age</b>	<b>9,469</b>		<b>186,887</b>		<b>588,757</b>	
Age 0 - 4	446	4.71%	10,158	5.44%	32,146	5.46%
Age 5 - 9	458	4.84%	10,218	5.47%	31,875	5.41%
Age 10 - 14	452	4.77%	10,155	5.43%	32,645	5.54%
Age 15 - 19	454	4.79%	10,538	5.64%	35,514	6.03%
Age 20 - 24	450	4.75%	10,727	5.74%	37,404	6.35%
Age 25 - 29	454	4.79%	10,912	5.84%	38,258	6.50%
Age 30 - 34	492	5.20%	11,615	6.21%	38,582	6.55%
Age 35 - 39	524	5.53%	12,095	6.47%	37,657	6.40%
Age 40 - 44	521	5.50%	11,808	6.32%	35,749	6.07%
Age 45 - 49	520	5.49%	11,589	6.20%	35,358	6.01%
Age 50 - 54	580	6.13%	12,447	6.66%	38,159	6.48%
Age 55 - 59	650	6.86%	13,410	7.18%	41,165	6.99%
Age 60 - 64	663	7.00%	13,138	7.03%	40,260	6.84%
Age 65 - 69	602	6.36%	11,444	6.12%	34,976	5.94%
Age 70 - 74	539	5.69%	9,447	5.05%	28,652	4.87%
Age 75 - 79	458	4.84%	6,896	3.69%	20,692	3.51%
Age 80 - 84	395	4.17%	4,625	2.47%	13,661	2.32%
Age 85+	811	8.56%	5,666	3.03%	16,002	2.72%
Age 65+	2,805	29.62%	38,078	20.37%	113,983	19.36%
<b>Median Age</b>	<b>49.60</b>		<b>43.00</b>		<b>41.40</b>	
<b>Average Age</b>	<b>47.20</b>		<b>42.10</b>		<b>41.30</b>	



# Demographic Detail Report

120 Andover St, Danvers, MA 01923					
Radius	1 Mile		5 Mile		10 Mile
<b>2022 Population By Race</b>	<b>9,469</b>		<b>186,887</b>		<b>588,757</b>
White	8,810	93.04%	164,793	88.18%	494,147 83.93%
Black	217	2.29%	10,117	5.41%	42,067 7.15%
Am. Indian & Alaskan	27	0.29%	1,034	0.55%	3,829 0.65%
Asian	294	3.10%	6,034	3.23%	32,712 5.56%
Hawaiian & Pacific Island	3	0.03%	179	0.10%	697 0.12%
Other	119	1.26%	4,730	2.53%	15,304 2.60%
<b>Population by Hispanic Origin</b>	<b>9,469</b>		<b>186,887</b>		<b>588,757</b>
Non-Hispanic Origin	9,034	95.41%	163,681	87.58%	502,371 85.33%
Hispanic Origin	436	4.60%	23,206	12.42%	86,386 14.67%
<b>2022 Median Age, Male</b>	<b>46.10</b>		<b>41.30</b>		<b>39.70</b>
<b>2022 Average Age, Male</b>	<b>44.30</b>		<b>40.70</b>		<b>40.00</b>
<b>2022 Median Age, Female</b>	<b>52.70</b>		<b>44.60</b>		<b>43.10</b>
<b>2022 Average Age, Female</b>	<b>49.60</b>		<b>43.40</b>		<b>42.50</b>
<b>2022 Population by Occupation Classification</b>	<b>8,021</b>		<b>154,254</b>		<b>484,990</b>
Civilian Employed	4,545	56.66%	97,083	62.94%	307,756 63.46%
Civilian Unemployed	184	2.29%	6,612	4.29%	21,238 4.38%
Civilian Non-Labor Force	3,292	41.04%	50,504	32.74%	155,593 32.08%
Armed Forces	0	0.00%	55	0.04%	403 0.08%
<b>Households by Marital Status</b>					
Married	1,912		35,980		112,806
Married No Children	1,351		21,606		63,966
Married w/Children	561		14,374		48,840
<b>2022 Population by Education</b>	<b>7,862</b>		<b>144,229</b>		<b>446,689</b>
Some High School, No Diploma	593	7.54%	10,529	7.30%	36,509 8.17%
High School Grad (Incl Equivalency)	1,642	20.89%	34,786	24.12%	102,732 23.00%
Some College, No Degree	1,788	22.74%	34,280	23.77%	95,382 21.35%
Associate Degree	651	8.28%	9,138	6.34%	27,517 6.16%
Bachelor Degree	1,803	22.93%	33,684	23.35%	106,161 23.77%
Advanced Degree	1,385	17.62%	21,812	15.12%	78,388 17.55%



## Demographic Detail Report

120 Andover St, Danvers, MA 01923						
Radius	1 Mile		5 Mile		10 Mile	
2022 Population by Occupation	8,495		185,646		601,866	
Real Estate & Finance	240	2.83%	6,860	3.70%	22,810	3.79%
Professional & Management	2,199	25.89%	56,613	30.50%	192,117	31.92%
Public Administration	234	2.75%	4,177	2.25%	12,661	2.10%
Education & Health	1,009	11.88%	25,379	13.67%	81,333	13.51%
Services	910	10.71%	17,089	9.21%	51,884	8.62%
Information	95	1.12%	2,178	1.17%	7,295	1.21%
Sales	1,151	13.55%	21,764	11.72%	64,126	10.65%
Transportation	231	2.72%	5,843	3.15%	31,278	5.20%
Retail	436	5.13%	11,279	6.08%	31,563	5.24%
Wholesale	94	1.11%	2,101	1.13%	6,443	1.07%
Manufacturing	453	5.33%	8,283	4.46%	25,640	4.26%
Production	536	6.31%	8,957	4.82%	26,339	4.38%
Construction	260	3.06%	5,968	3.21%	19,204	3.19%
Utilities	381	4.48%	4,021	2.17%	12,771	2.12%
Agriculture & Mining	0	0.00%	133	0.07%	706	0.12%
Farming, Fishing, Forestry	0	0.00%	62	0.03%	392	0.07%
Other Services	266	3.13%	4,939	2.66%	15,304	2.54%
2022 Worker Travel Time to Job	4,329		92,879		292,123	
<30 Minutes	2,694	62.23%	54,031	58.17%	144,402	49.43%
30-60 Minutes	1,127	26.03%	24,956	26.87%	95,276	32.62%
60+ Minutes	508	11.73%	13,892	14.96%	52,445	17.95%
2010 Households by HH Size	4,397		71,465		217,558	
1-Person Households	1,959	44.55%	21,818	30.53%	62,416	28.69%
2-Person Households	1,399	31.82%	23,181	32.44%	67,757	31.14%
3-Person Households	474	10.78%	11,259	15.75%	35,396	16.27%
4-Person Households	357	8.12%	9,628	13.47%	31,399	14.43%
5-Person Households	147	3.34%	3,917	5.48%	13,644	6.27%
6-Person Households	42	0.96%	1,129	1.58%	4,429	2.04%
7 or more Person Households	19	0.43%	533	0.75%	2,517	1.16%
2022 Average Household Size	2.00		2.40		2.50	
Households						
2027 Projection	4,813		77,463		232,484	
2022 Estimate	4,723		76,138		229,710	
2010 Census	4,397		71,466		217,558	
Growth 2022 - 2027	1.91%		1.74%		1.21%	
Growth 2010 - 2022	7.41%		6.54%		5.59%	



# Demographic Detail Report

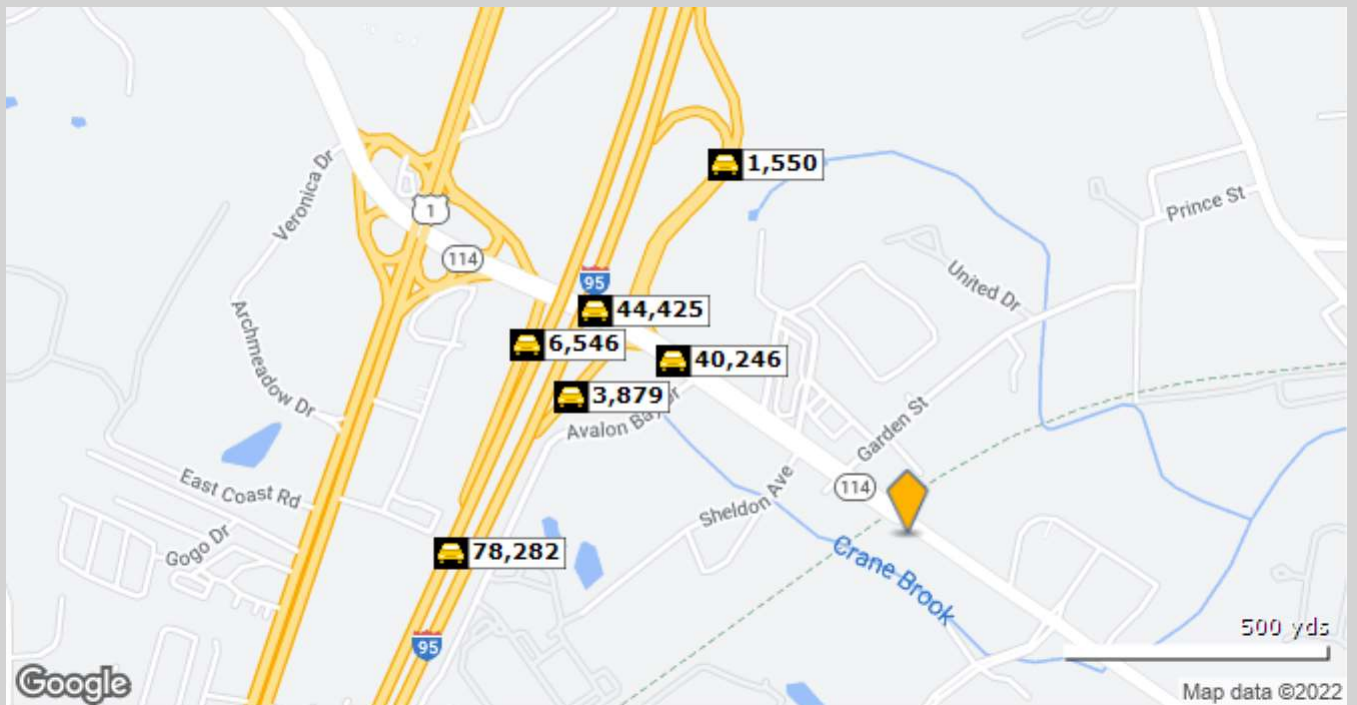
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Radius	1 Mile		5 Mile		10 Mile
<b>2022 Households by HH Income</b>	<b>4,724</b>		<b>76,138</b>		<b>229,709</b>
<\$25,000	563	11.92%	10,598	13.92%	32,112 13.98%
\$25,000 - \$50,000	1,022	21.63%	11,051	14.51%	31,886 13.88%
\$50,000 - \$75,000	942	19.94%	11,290	14.83%	30,999 13.49%
\$75,000 - \$100,000	632	13.38%	10,960	14.39%	29,352 12.78%
\$100,000 - \$125,000	499	10.56%	8,112	10.65%	22,310 9.71%
\$125,000 - \$150,000	277	5.86%	5,679	7.46%	17,766 7.73%
\$150,000 - \$200,000	439	9.29%	8,155	10.71%	27,074 11.79%
\$200,000+	350	7.41%	10,293	13.52%	38,210 16.63%
<b>2022 Avg Household Income</b>	<b>\$92,448</b>		<b>\$112,108</b>		<b>\$120,557</b>
<b>2022 Med Household Income</b>	<b>\$68,486</b>		<b>\$86,701</b>		<b>\$91,913</b>
<b>2022 Occupied Housing</b>	<b>4,723</b>		<b>76,138</b>		<b>229,710</b>
Owner Occupied	2,946	62.38%	49,117	64.51%	149,288 64.99%
Renter Occupied	1,777	37.62%	27,021	35.49%	80,422 35.01%
<b>2010 Housing Units</b>	<b>4,548</b>		<b>77,666</b>		<b>236,875</b>
1 Unit	1,936	42.57%	44,042	56.71%	136,537 57.64%
2 - 4 Units	226	4.97%	15,036	19.36%	45,669 19.28%
5 - 19 Units	670	14.73%	8,228	10.59%	20,302 8.57%
20+ Units	1,716	37.73%	10,360	13.34%	34,367 14.51%
<b>2022 Housing Value</b>	<b>2,945</b>		<b>49,117</b>		<b>149,287</b>
<\$100,000	204	6.93%	891	1.81%	2,440 1.63%
\$100,000 - \$200,000	32	1.09%	651	1.33%	2,408 1.61%
\$200,000 - \$300,000	287	9.75%	3,145	6.40%	9,249 6.20%
\$300,000 - \$400,000	1,052	35.72%	11,799	24.02%	27,942 18.72%
\$400,000 - \$500,000	651	22.11%	12,455	25.36%	30,719 20.58%
\$500,000 - \$1,000,000	719	24.41%	18,605	37.88%	68,840 46.11%
\$1,000,000+	0	0.00%	1,571	3.20%	7,689 5.15%
<b>2022 Median Home Value</b>	<b>\$390,256</b>		<b>\$464,813</b>		<b>\$513,695</b>
<b>2022 Housing Units by Yr Built</b>	<b>4,814</b>		<b>78,645</b>		<b>238,475</b>
Built 2010+	238	4.94%	4,453	5.66%	11,941 5.01%
Built 2000 - 2010	1,789	37.16%	7,702	9.79%	16,686 7.00%
Built 1990 - 1999	170	3.53%	3,747	4.76%	12,456 5.22%
Built 1980 - 1989	613	12.73%	6,679	8.49%	20,770 8.71%
Built 1970 - 1979	329	6.83%	6,770	8.61%	22,890 9.60%
Built 1960 - 1969	569	11.82%	9,787	12.44%	26,490 11.11%
Built 1950 - 1959	560	11.63%	10,543	13.41%	31,086 13.04%
Built <1949	546	11.34%	28,964	36.83%	96,156 40.32%
<b>2022 Median Year Built</b>	<b>1986</b>		<b>1959</b>		<b>1956</b>



## Traffic Count Report

120 Andover St, Danvers, MA 01923

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **34,130 SF**  
 Year Built: **1954**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	ANDOVER STREET		0.00	2022	34,806	MPSI	.32
2	Andover Street	Andover St	0.03 SE	2022	40,246	MPSI	.32
3	RAMP-RT 95 NB TO RT 114 EB		0.00	2022	3,879	MPSI	.40
4	Andover St	I- 95	0.01 NW	2022	43,617	MPSI	.42
5	Andover St	I- 95	0.01 NW	2020	44,425	MPSI	.42
6	RAMP-RT 95 NB TO RT 114 WB		0.00	2022	1,550	MPSI	.45
7	I- 95	Andover St	0.06 NE	2022	5,802	MPSI	.46
8	RAMP-RT 114 TO RT 95 SB	Andover St	0.06 NE	2020	6,546	AADT	.46
9	I- 95	Andover St	0.30 NE	2018	86,722	MPSI	.50
10	I- 95	Andover St	0.30 NE	2022	78,282	MPSI	.50