

OFFICE FOR LEASE

OFFICE AND RETAIL SPACE FOR LEASE IN DOWNTOWN GEORGETOWN

35-41 W Main St., Georgetown, MA 01833



PROPERTY DESCRIPTION

4 Unit Office and Retail Spaces for lease in the center of downtown Georgetown. Unit 1 with 700SF+/- end unit retail space, Unit 4 with 475SF+/- end unit retail space, Unit 3 with 839SF+/- lower level space and Units 7&8 with 828SF+/- second-floor office space, all in the Eagle Building which features a wide open floorplan, plenty of parking, and signage with visibility on high traffic W Main St, (Route 97), with (15,430 AADT, MA DOT).

This space is ideally situated near the primary intersection in town, with high visibility to over 15,000 vehicles per day: Route 133 (Main Street), Route 97, and North Street, just 2 miles from I-95. Retail neighbors include Dunkin Donuts, Salem Five, Napa Auto Parts, Crosby Market, Mobil, CVS, and The Spot restaurant, among others.

This is a modified gross lease, the tenant will just pay utilities in addition to the base rent. Prospective tenants should conduct due diligence in all aspects, including suitability for their business.

PROPERTY HIGHLIGHTS

- Located in the center of Downtown Georgetown
- High Traffic Count

OFFERING SUMMARY

Lease Rate:	\$1,695.00 - 1,895.00 per month (MG)
Number of Units:	4
Available SF:	475 - 839 SF
Lot Size:	0.54 Acres
Building Size:	8,772 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,120	2,954	6,220
Total Population	2,904	7,884	16,558
Average HH Income	\$115,346	\$138,134	\$146,432

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 months
Total Space:	475 - 839 SF	Lease Rate:	\$1,695.00 - \$1,895.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	600 SF	Modified Gross	\$1,695 per month	Sunny first-floor retail or office space in the center of downtown Georgetown. This 700SF+/- end unit retail space in the Eagle Building features a wide open floorplan, plenty of parking, and signage with visibility on high traffic W Main St, (Route 97), with (15,430 AADT, MA DOT). This space is ideally situated near the primary intersection in town, with high visibility to over 15,000 vehicles per day: Route 133 (Main Street), Route 97, and North Street, just 2 miles from I-95. Retail neighbors include Dunkin Donuts, Salem Five, Napa Auto Parts, Crosby Market, Mobil, CVS, and The Spot restaurant, among others.
Unit 4	Available	475 SF	Modified Gross	\$1,695 per month	Sunny first-floor retail space in the center of downtown Georgetown. This 475SF+/- end unit retail space in the Eagle Building features a wide open floorplan, plenty of parking, and signage with visibility on high traffic W Main St, (Route 97), with (15,430 AADT, MA DOT). The previous tenant was a smoothie business. This space is ideally situated near the primary intersection in town, with high visibility to over 15,000 vehicles per day: Route 133 (Main Street), Route 97, and North Street, just 2 miles from I-95. Retail neighbors include Dunkin Donuts, Salem Five, Napa Auto Parts, Crosby Market, Mobil, CVS, and The Spot restaurant, among others.
LL: Unit 3	Available	839 SF	Modified Gross	\$1,695 per month	Lower level office space in the center of downtown Georgetown. This 839SF+/- lower level space in the Eagle Building features a wide open floorplan, plenty of parking, with visibility to the building on high traffic W Main St, (Route 97), with (15,430 AADT, MA DOT). This space is ideally situated near the primary intersection in town, with high visibility to over 15,000 vehicles per day: Route 133 (Main Street), Route 97, and North Street, just 2 miles from I-95. Retail neighbors include Dunkin Donuts, Salem Five, Napa Auto Parts, Crosby Market, Mobil, CVS, and The Spot restaurant, among others.
Units 7 & 8	Available	828 SF	Modified Gross	\$1,895 per month	Second-floor office space in the center of downtown Georgetown. This 828SF+/- second-floor office space in the Eagle Building features open and private offices, plenty of parking, and signage with visibility on high traffic W Main St, (Route 97), with (15,430 AADT, MA DOT). Can be subdivided into a 337SF+/- space and a 482SF+/- space. This space is ideally situated near the primary intersection in town, with high visibility to over 15,000 vehicles per day: Route 133 (Main Street), Route 97, and North Street, just 2 miles from I-95. Retail neighbors include Dunkin Donuts, Salem Five, Napa Auto Parts, Crosby Market, Mobil, CVS, and The Spot restaurant, among others.

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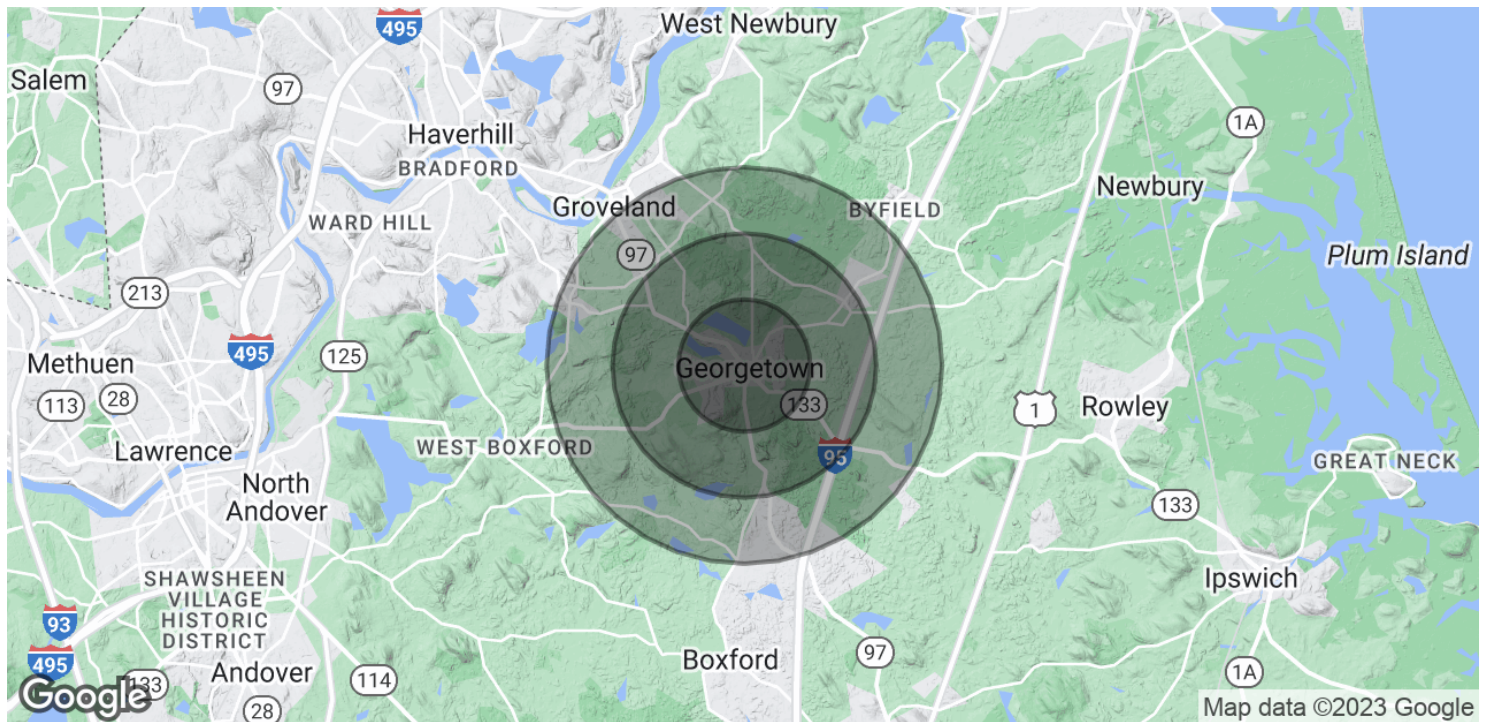
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,904	7,884	16,558
Average Age	41.7	42.8	45.0
Average Age (Male)	41.0	42.2	43.3
Average Age (Female)	41.1	42.5	45.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,120	2,954	6,220
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$115,346	\$138,134	\$146,432
Average House Value	\$448,031	\$468,959	\$488,532

* Demographic data derived from 2020 ACS - US Census

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