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BRICK OVEN
Brooksby's

2 Punchard Ave,
Andover, MA 01810

UBURGER
ABOVE ALL BURGERS

REDSTONE
LIQUORS

ULTIMATE PERK
EST. 2003
COFFEE CO.

BUENO
MALO

DUNKIN'

gostino's
deli

Main St (14,542 VPD)

FOR LEASE

2 PUNCHARD AVENUE
ANDOVER, MA 01810

MANSARD

Property Details

HIGHLIGHTS

- Prime location at the intersection of Punchard & Main
- Fully renovated in 2024, offering a modern environment
- 2,100 SF available, with the option to subdivide into two 1,050 SF suites
- Potential for ADA accessibility
- Abundant parking for visitors
- High visibility for enhanced business exposure
- Flexible floor plan options to meet diverse business needs
- Ample natural light throughout the space
- Well-maintained, attractive exterior and grounds

Sale Price

**SUBJECT TO
OFFER**

Lease Rate

CALL FOR PRICE

OFFERING SUMMARY

Building Size:	6,300 SF
Available SF:	1,050 - 2,100 SF
Lot Size:	0.1 Acres
Number of Units:	5
Price / SF:	-

PROPERTY OVERVIEW

Introducing 2 Punchard Avenue, a prime retail & residential investment opportunity in the heart of Andover center. Built in 1900 and thoughtfully renovated in 2024, this property seamlessly blends historic charm with modern functionality with a 3bed/3ba elevator serviced penthouse unit, 2, 2bed/2ba units and first floor commercial space. Zoned GB and ideally situated in the Boston MSA area, it presents an attractive investment with abundant potential. Don't miss the chance to secure a foothold in this thriving market with this well-appointed, versatile property.

Amenity Map

LEASE

MODERN
ANDOVER
CENTER
SPACE

2,100 SF

2 Punchard Ave
Andover, MA

- Prime Andover Center Location
- Intersection of Punchard & Main
- Modern Environment



MANSARD
Sell Your Commercial Property with Confidence



Floorplan

Wall Types

Exterior walls 2x4 wood stud
Interior walls 2x4 wood stud, unless noted otherwise

Wall Keys

- 1 2x4 wood studs on the flat
- 2 2x4 wood stud wall, 16" oc
- Note: 2x4 wood stud wall, 16" oc unless otherwise noted

Key Notes

- A 30" x 22" Minimum Attic Access Panel - Insulated (R-30 34" x 26")
- F Field locate for plumbing or mechanical
- V Verify size of fixture or appliance. Adjust dimensions to accommodate
- C Center - Place door or window centered on wall
- SD Smoke Detector
- HD Heat Detector
- CO Carbon Monoxide Detector

Dimensions

- 1. Dimensions are to face of stud, unless noted otherwise.
- 2. Closets are 24" clear made, unless dimensioned otherwise.

Square Footages

- 1. Sq ft numbers are interior to room for use in calculating finishes.
- 2. Cabinets and fixtures not subtracted.
- 3. Add for doorways where floor finishes run through.

Notes

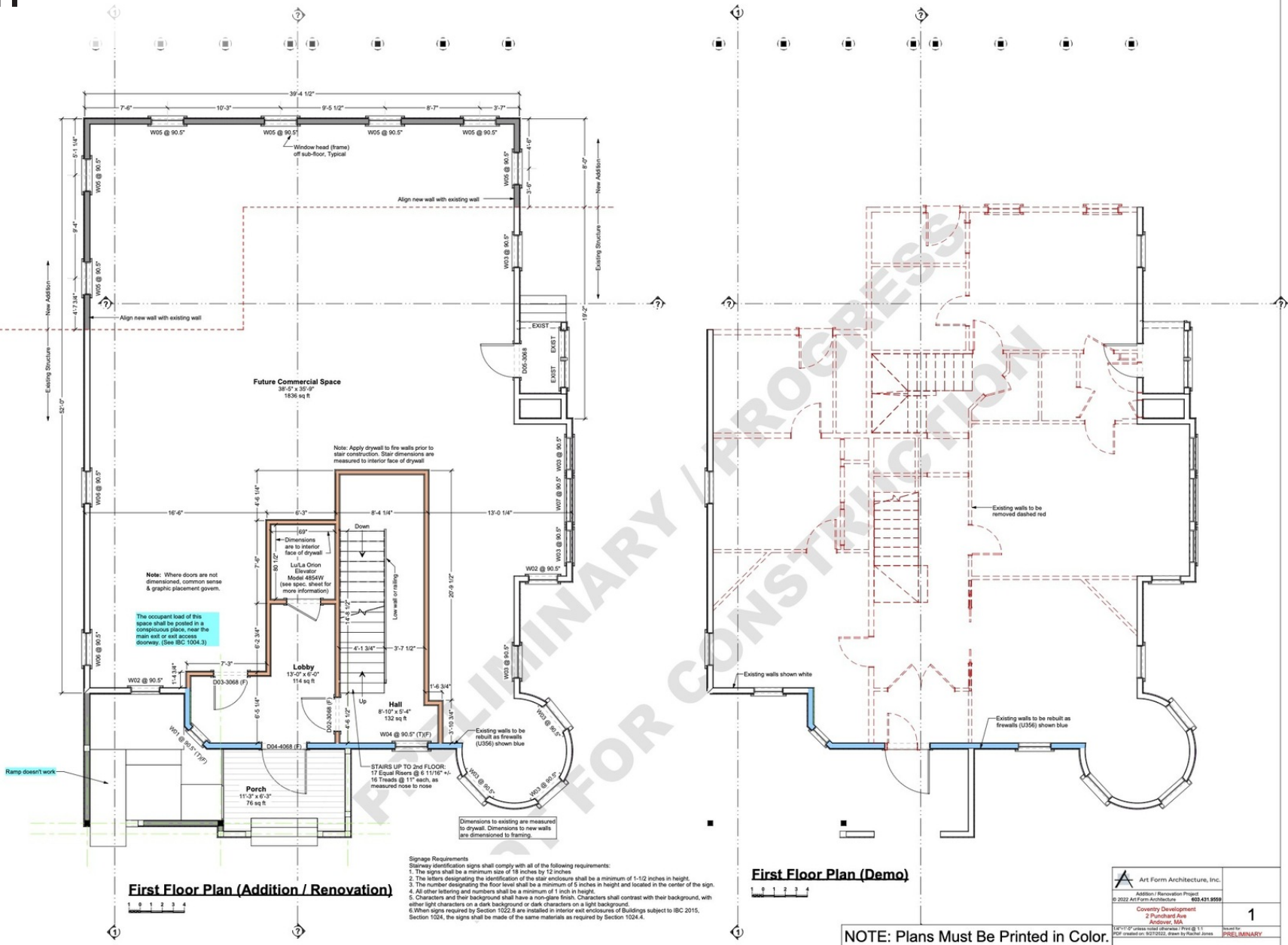
- 1. Exterior walls 2x4 wood stud @ 16" oc. Provide insulation & vapor barrier conforming to state or local codes. Interior sheathing 1/2" gypsum board. Provide 1/2" exterior rated sheathing, house wrap with drainage plane and siding. Provide step flashing at walls adjacent to roof planes.
- 2. Interior walls 2x4 wood stud @ 16" oc, unless noted otherwise.
- 3. Roof - see structural for rafter sizes. Provide 5/8" exterior rated roof sheathing or code compliant alternate. 15# roofing felt, ice & water shield at eaves and valleys, aluminum drip edge and asphalt shingles or metal roofing. Structure not calculated to support slate or tile. Flash all penetrations. Provide cricket at any added chimneys.
- 4. Provide roof and/or ceiling insulation per code. Provide soffit and ridge vents where required for insulation strategy. Verify with code officer - closed cell spray foam or dense-pack cellulose installed at rafters and filling ridge and eaves generally contra-indicates venting, but insulation always requires venting).
- 5. Provide smoke, carbon monoxide, and heat detectors where shown and where required by code and where required by local authorities.
- 6. Provide fire resistive materials where required by code, including but not limited to, firestopping at penetrations, 5/8" Type X drywall on walls and ceilings to separate garages (where garage present in design) from dwelling, and separation of dwellings (where more than one dwelling present in design), and protection of flameable insulation materials. See Table R302.6 IRC 2015.
- 7. Compliance with code requirements for rooms size and clearances, (hallway widths, room sizes, etc) assume 1/2" drywall on walls and 1/2" drywall on 3/4" strapping on ceilings. Adjust as required if materials differ.
- 8. Shear is only called out where continuous sheathing wood structural panel method will not suffice. See plans for locations where alternate shear methods are required.

General Design Notes

- 1. Builder shall consult and follow the building code and other regulations in effect for the building site for all construction details not shown in these drawings. Requirements described here are specific to this design and/or are provided as reference. Additional building code or local requirements may apply.
- 2. Builder shall maintain a safe worksite, including but not limited to, provision of temporary supports where appropriate and adherence to applicable safety standards.
- 3. Design is based on the snow load listed on the framing plans, 100 mph basic wind speed, Exposure type B, soil bearing capacity of 2000 psf, and Seismic Category C, unless otherwise noted on the framing plans. Builder shall promptly inform Affirm Home Plans of differing conditions.

The general contractor shall review all documents and field conditions prior to construction. Existing dimensions override any minor discrepancies in alignment and should be confirmed with architect for clarification.

These drawings are intended for use by an experienced professional builder in responsible charge of the entire project, including but not limited to mechanical, electrical and sitework. Any additional adaptation for these trades or other trades must be determined prior to start of construction. Contact Affirm for any adjustments needed.



Demographics

POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,696	7,661	24,497
Average Age	44	41	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,221	2,855	8,720
# of Persons per HH	2.2	2.7	2.8
Average HH Income	\$194,478	\$201,419	\$197,683
Average House Value	\$877,959	\$868,585	\$833,307

* Demographic data derived from 2020 ACS - US Census



\$197,860

AVERAGE HOUSEHOLD INCOME



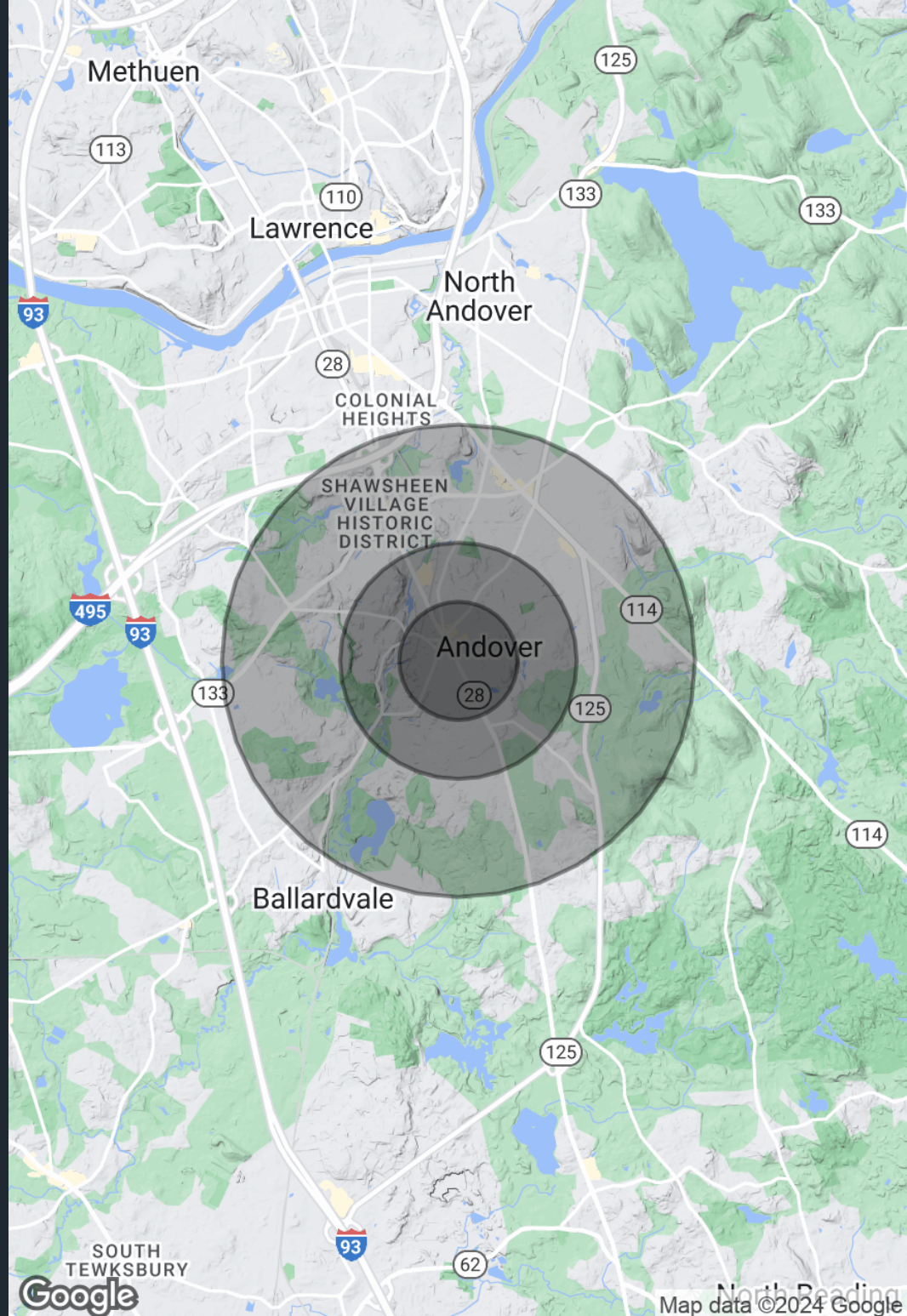
\$588,855

AVERAGE HOUSE VALUE



\$77,866

PER CAPITA INCOME



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At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

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FOR LEASE

FOR
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MODERN
ANDOVER

Additional Photos

2100 1/2

Andover, MA

- Intersection of
Punchard & Main
- Modern Environment

