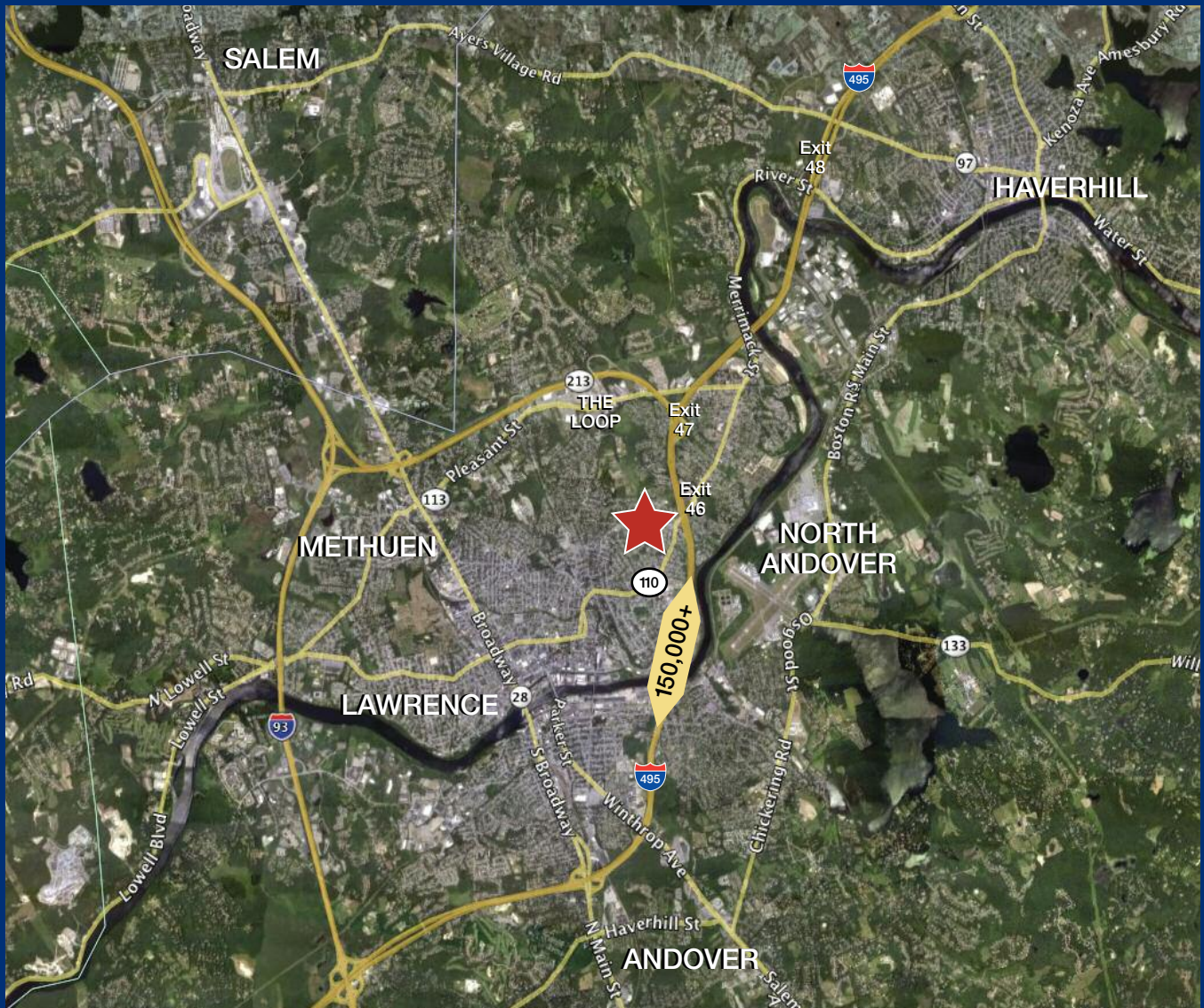


FOR SALE OR GROUND LEASE

Methuen, Massachusetts

HIGHWAY BUSINESS OPPORTUNITY

224 EAST STREET – EXIT 46 OFF OF ROUTE 495



RETAIL • OFFICE • HOTEL • RESTAURANT • WAREHOUSE

This 2.2 Acre site is located on Route 110 directly off of Route 495. It has incredible highway exposure and easy access to and from Route 495 from Exit 46. There is immense local, commuter, and tourist traffic that travels this highway weekly, monthly, and annually.

**Powers &
Company**

Representing Retail Landlords Throughout New England

Methuen, Massachusetts

HIGHWAY BUSINESS OPPORTUNITY • 224 EAST STREET – EXIT 46 OFF OF ROUTE 495



RT. 495 OFF RAMP



Specifications

Location	224 East Street, Methuen, MA
Available Spaces	2.2 Acres/96,700 SF
Zoning	BH Business Highway
Traffic Count	Route 495 – 150,000+ Cars Per Day

Building	Square Footage
1	7,440 SF
2	2,400 SF
3	2,385 SF

Demographics	1 Mile	3 Miles	5 Miles
Population	5,508	39,288	73,707
Average House Hold Incomes	\$59,340	\$55,820	\$68,161
Drive Times	10 Min.	20 Min.	30 Min.
Population	205,094	623,753	1,662,812

For more information or to schedule a tour, please call or e-mail Mary Powers at 781-334-4661 powers.co@verizon.net

Powers & Company

Representing Retail Landlords Throughout New England

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