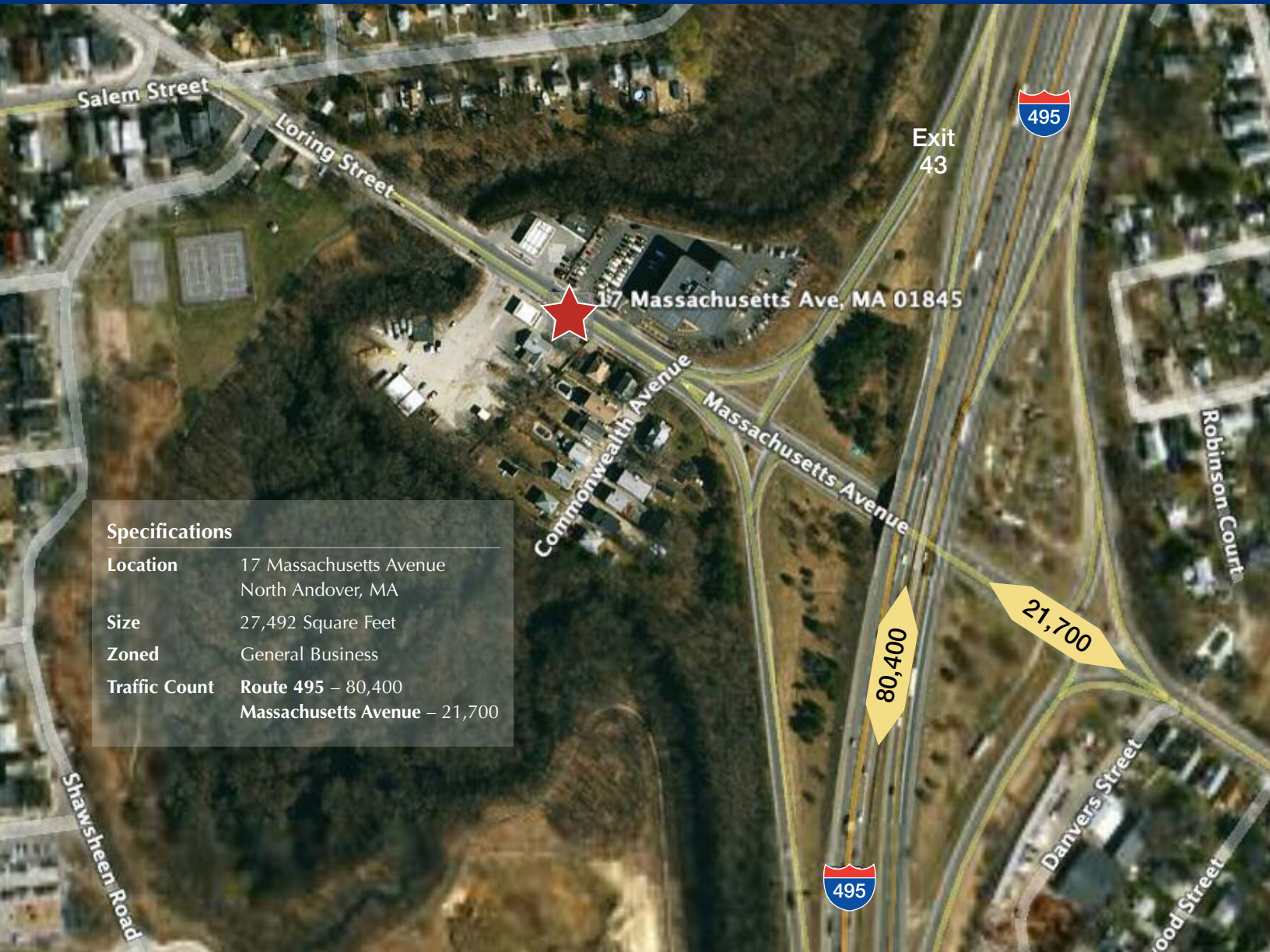


North Andover, MA

HIGHWAY RETAIL OPPORTUNITY

17 MASSACHUSETTS AVENUE – EXIT 43 OFF OF ROUTE 495



Specifications

Location	17 Massachusetts Avenue North Andover, MA
Size	27,492 Square Feet
Zoned	General Business
Traffic Count	Route 495 – 80,400 Massachusetts Avenue – 21,700

Powers &
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Representing Retail Landlords Throughout New England

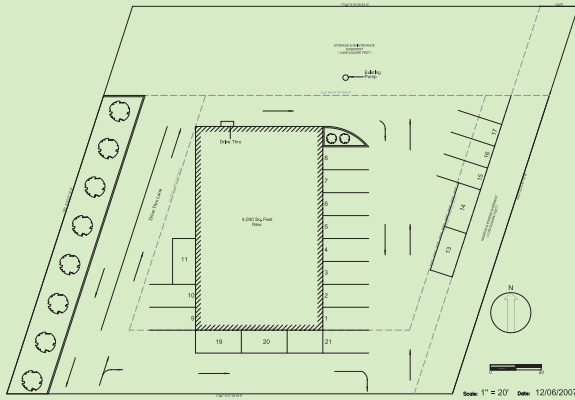
North Andover, MA

HIGHWAY RETAIL OPPORTUNITY • 17 MASSACHUSETTS AVENUE – EXIT 43 OFF OF ROUTE 495

POSSIBLE REDEVELOPMENT PLANS

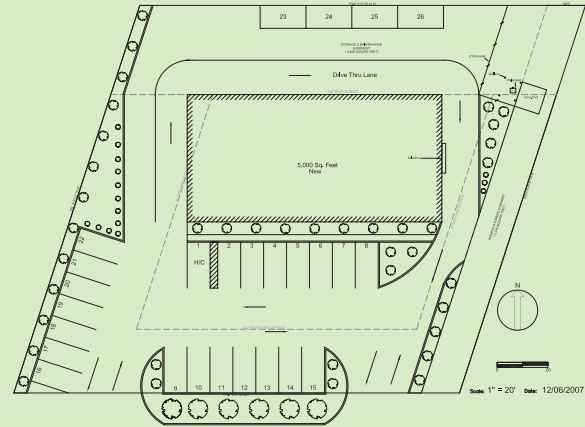
OPTION ONE

4,000 SF Building with Drive Thru



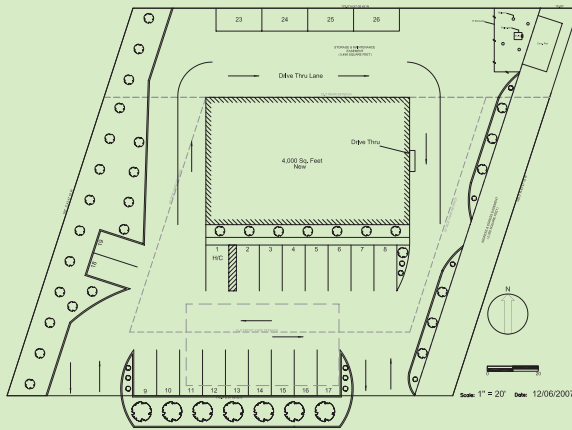
OPTION TWO

5,000 SF Building and End Cap Drive Thru



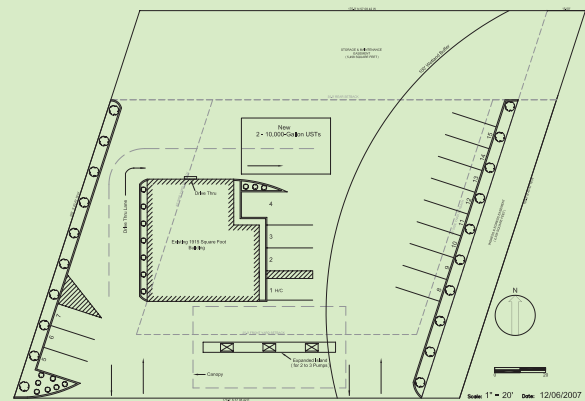
OPTION THREE

4,000 SF Building with End Cap Drive Thru



OPTION FOUR

Existing Building with Tanks and Extended Island for Pumps



Site is Perfect for Highway Retail, Food, Services, Convenience. Pylon Signage will Enable Visibility to 495.

Demographics	1 Miles	2 Miles	3 Miles
Population	20,586	83,465	122,781
Workplace Population	21,613	47,053	67,510
Average House Hold Incomes	\$49,049	\$49,933	\$58,787

For more information or to schedule a tour, please call or e-mail Leslie Cotter at 781-883-8464 leslianncotter@yahoo.com

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