

451 Andover Street/203 Turnpike Street, North Andover, MA

Medical/Offices for Lease
North Andover Medical Park

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Specifications

Aerial



Demographics

1 mile		5 miles		10 miles	
Population	# of Households	Population	# of Households	Population	# of Households
11,931	**4,235**	**192,172**	**65,735**	**523,742**	**188,559**
Avg HH Income	# of Employees	Avg HH Income	# of Employees	Avg HH Income	# of Employees
$160,078	**5,048**	**$134,399**	**100,856**	**$141,692**	**250,469**

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2024.





Quick access to & from Routes 125, 114 & I-495

Highly visible

Excellent co-tenancy

Surrounding retailers include Starbucks, Friendly Toast & Chipotle

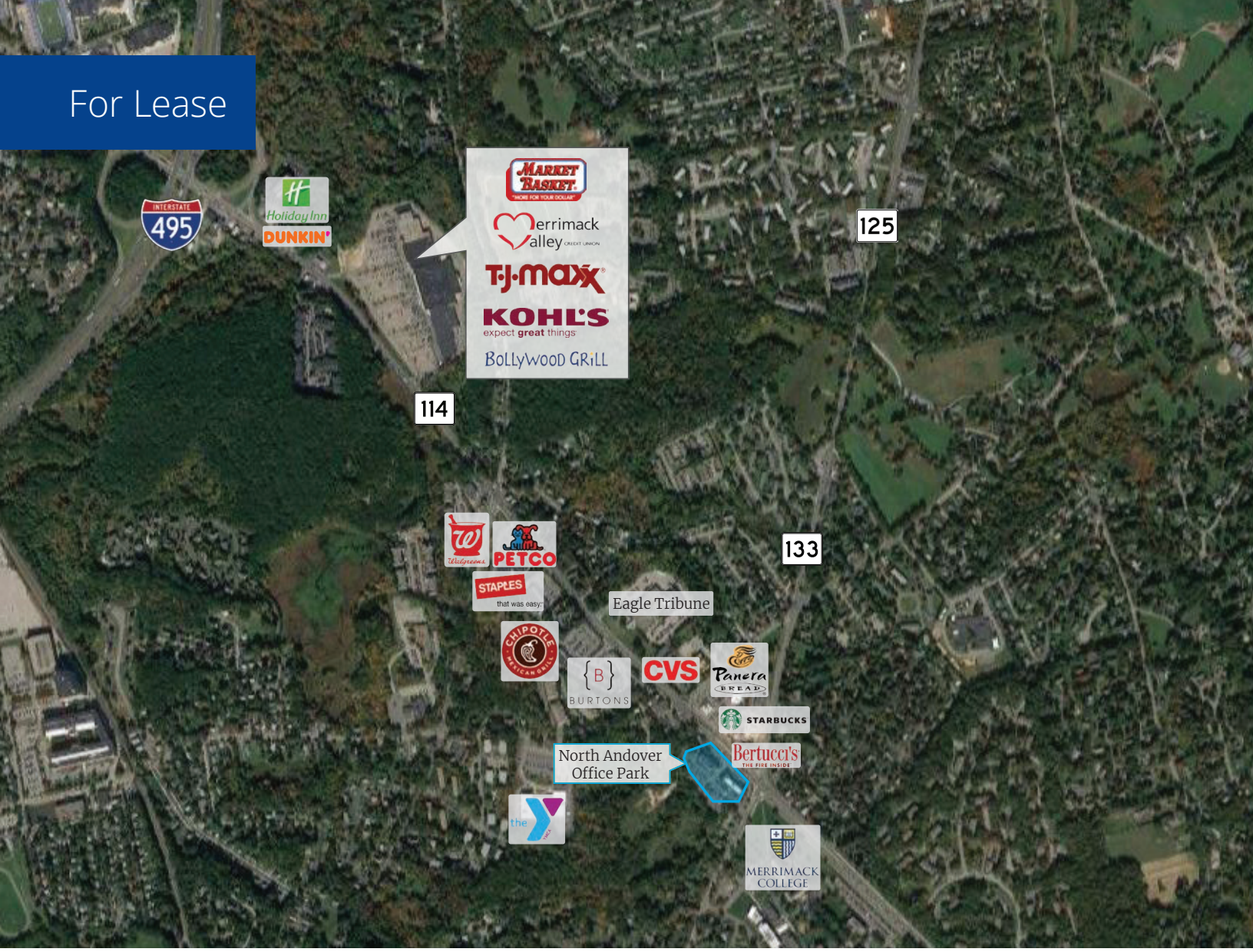


Specifications

Address:	451 Andover Street/203 Turnpike Street
Location:	North Andover, MA 01845
Building Type:	Medical/office
Year Built:	451 Andover Street: 1972 203 Turnpike Street: 1978
Total Building SF:	451 Andover Street: 54,564± 203 Turnpike Street: 82,458±
203 Turnpike Street Available SF:	Suite G3: 1,659±
451 Andover Street Available SF:	Suite 165: 903± Suite 200: 332± Suite 205: 1,871± Suite 211: 309±
Floors:	4
Utilities:	Municipal water & sewer; FHA
Zoning:	B4
Parking:	Ample on-site
Elevator:	Yes
Accessibility:	Adjacent to Merrimack College at the intersection of Routes 125 and 114 and just over 1 mile from Exit 100A off I-495
Lease Rate:	$24.95 modified gross



For Lease



Property Highlights

- Medical/office condominiums available in the North Andover Medical Park in North Andover, MA
- Office park tenants include Andover Pediatrics, North Andover Auto School, Steward Medical Group Primary Care of North Andover, Northeast Oral Surgery & Dental Implant Center, Quest Diagnostics, and more
- Surrounding businesses include Bertucci's, CVS, Burton's Grill & Bar, Chipotle Mexican Grill, The Eagle Tribune, TD Bank, Starbucks, Rocky's Ace Hardware, and more
- Located adjacent to Merrimack College at the intersection of Route 125 and Route 114, boasting 41,243 AADT per MASSDOT 2024, and just over 1 mile from Exit 100A off I-495

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