

1450 SF Flexible Space with Prime Visibility

UNIVERSITY SQUARE
142 CANAL STREET

SALEM, MA 01970

Price: \$23 SF

PROPERTY SUMMARY

142 CANAL STREET | SALEM, MA 01970

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Property Summary

Lease Rate:	\$23.00
Lease Term:	5 year
Available SF:	1,461
Clear Height:	13'-11"
Clear Span Floor:	1120 sf
Overhead Door:	12' x 12'
Year Built:	2012
Renovated:	2012
Parking:	120
Parking Ratio:	10/1000
HVAC:	Newley Replaced
Lighting:	LED
Zoning:	I
NNN Fees	\$8.00

Property Overview

Located within the high-traffic University Square development, 142 Canal St, Unit B offers a versatile 1,461 SF multi-use space perfectly suited for light manufacturing, fitness studios, maker spaces, or the performing arts. The layout features a spacious 1,120 SF column free workspace (28' x 40') with impressive 13'11" clear heights and a clear-span design for maximum flexibility. Operational efficiency is built-in with a 12' x 12' overhead door, dual front and rear access, and an abundance of on-site parking. Fully modernized in 2022, the unit is equipped with high-efficiency LED lighting, a full sprinkler system, and a dedicated electric HVAC system, complemented by well-maintained shared common area restrooms.

Location Overview

University Square at 142 Canal Street is strategically positioned within a high-visibility commercial corridor that serves as a primary gateway to historic Salem. The property benefits from exceptional exposure with over 20,000 vehicles passing daily, while its location—just 0.6 miles from Salem State University—provides a consistent, year-round customer base of over 7,500 students and faculty. This vibrant mixed-use hub is directly adjacent to the newly constructed rail trail, offering seamless pedestrian and bike connectivity to Downtown Salem and the MBTA Commuter Rail for easy access to Boston. Surrounded by major national anchors like Starbucks and O'Reilly Auto Parts, the site offers a perfect synergy of high-traffic transit and a walkable, neighborhood-focused atmosphere.

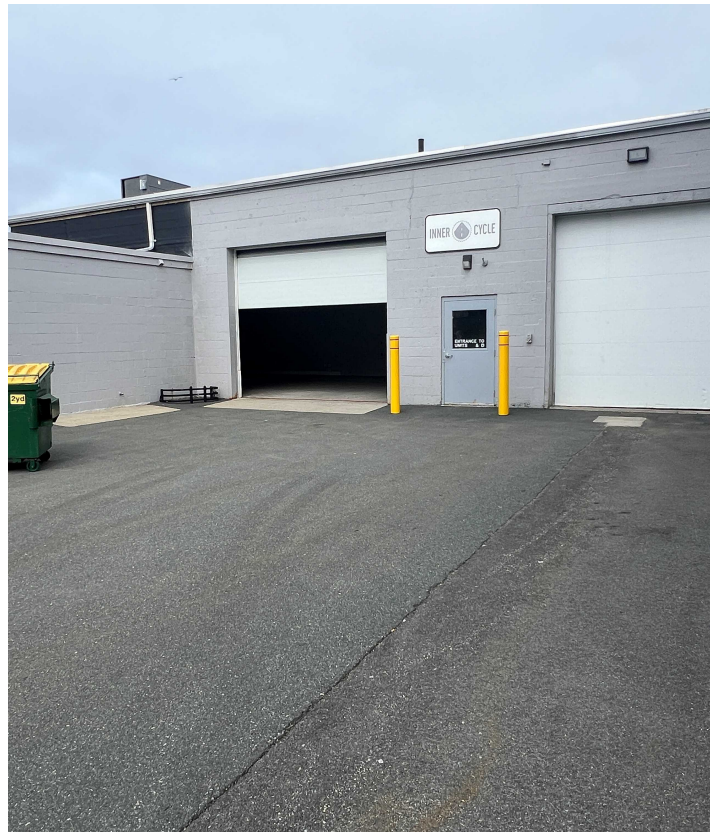
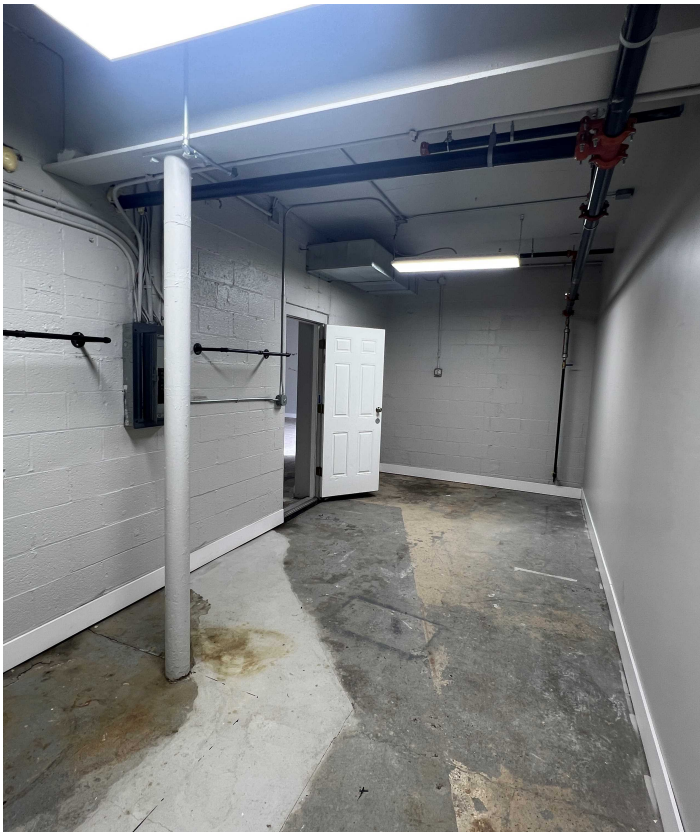
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PROPERTY PHOTOS

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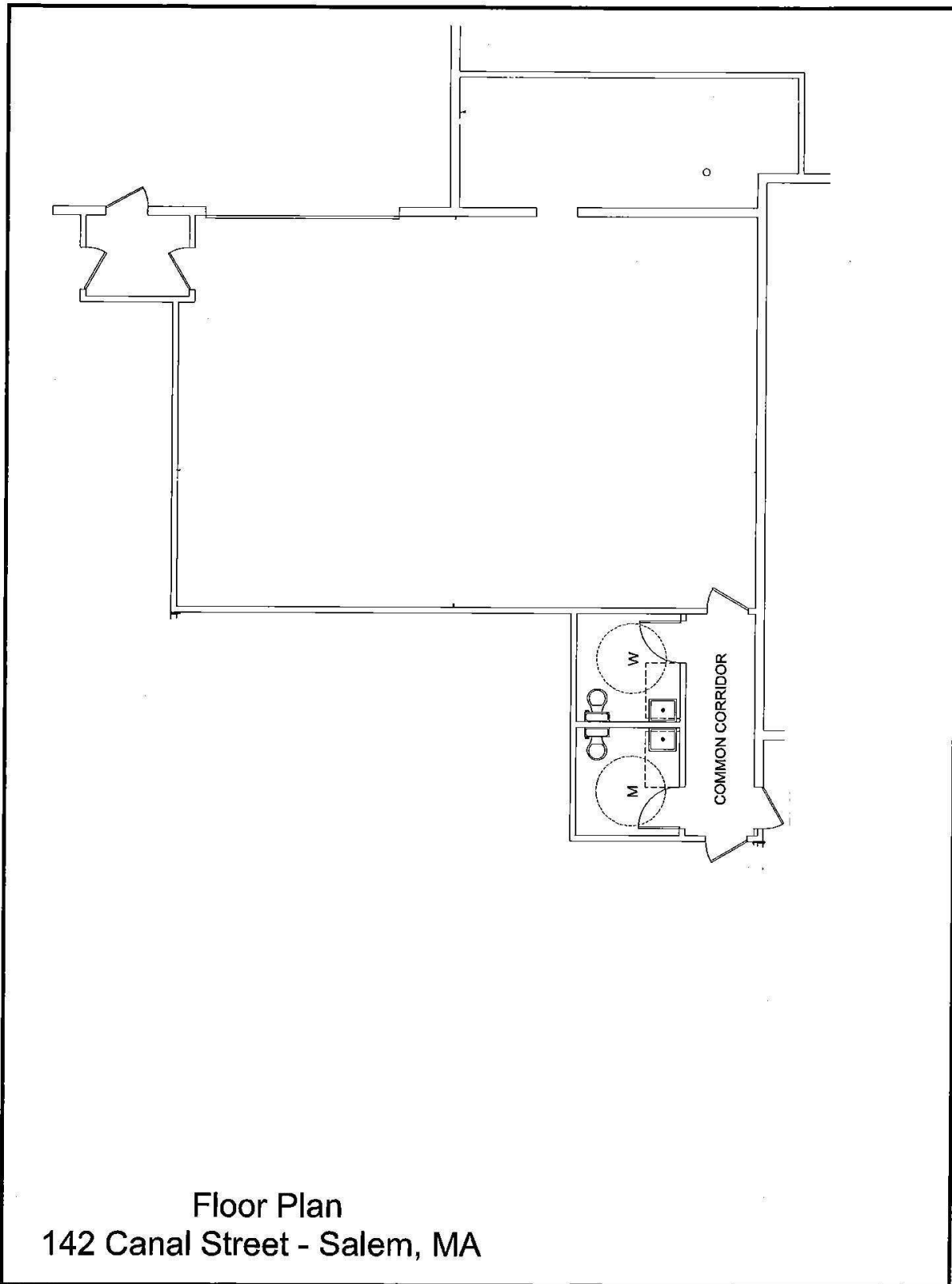


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FLOOR PLAN

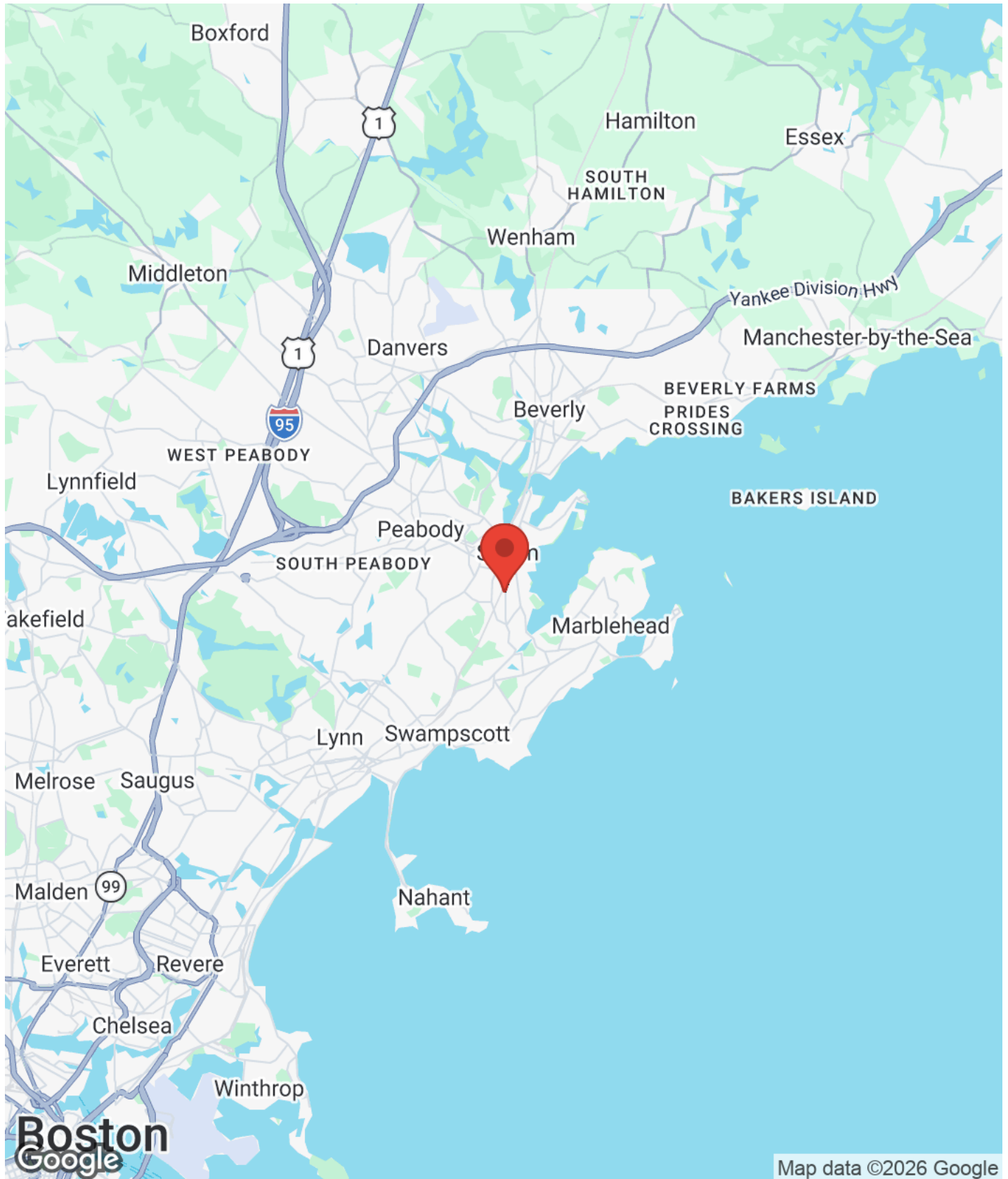
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REGIONAL MAP

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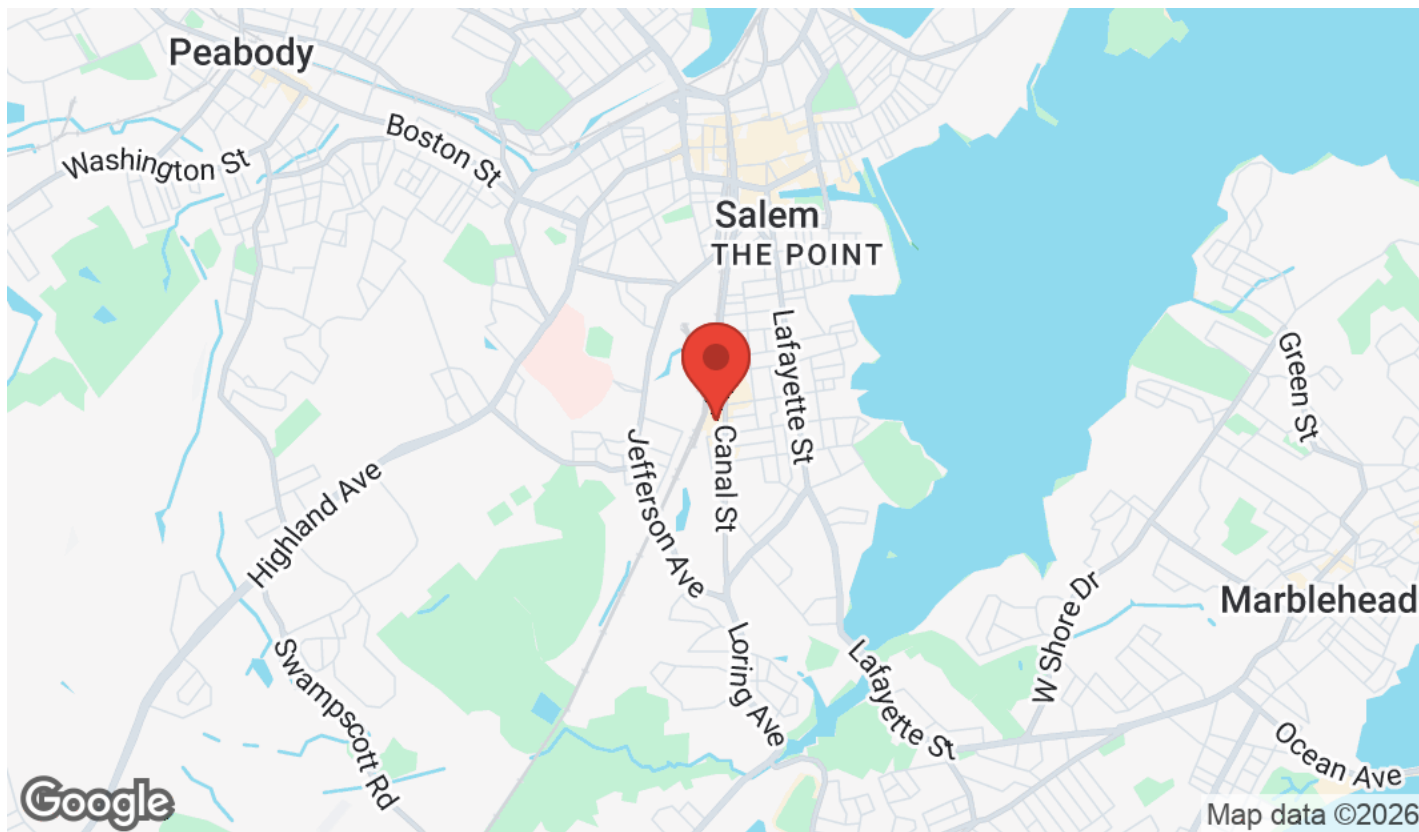
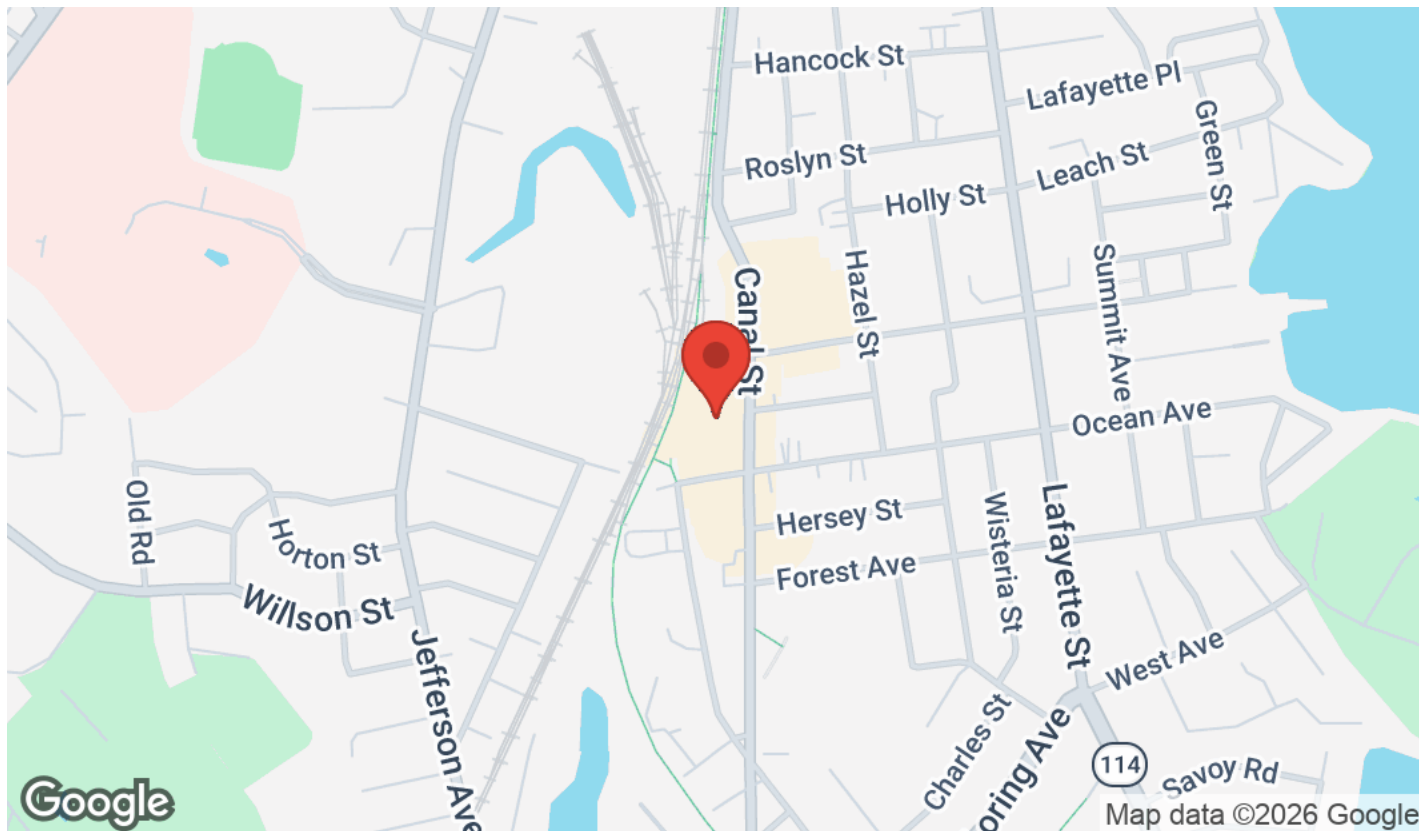
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LOCATION MAPS

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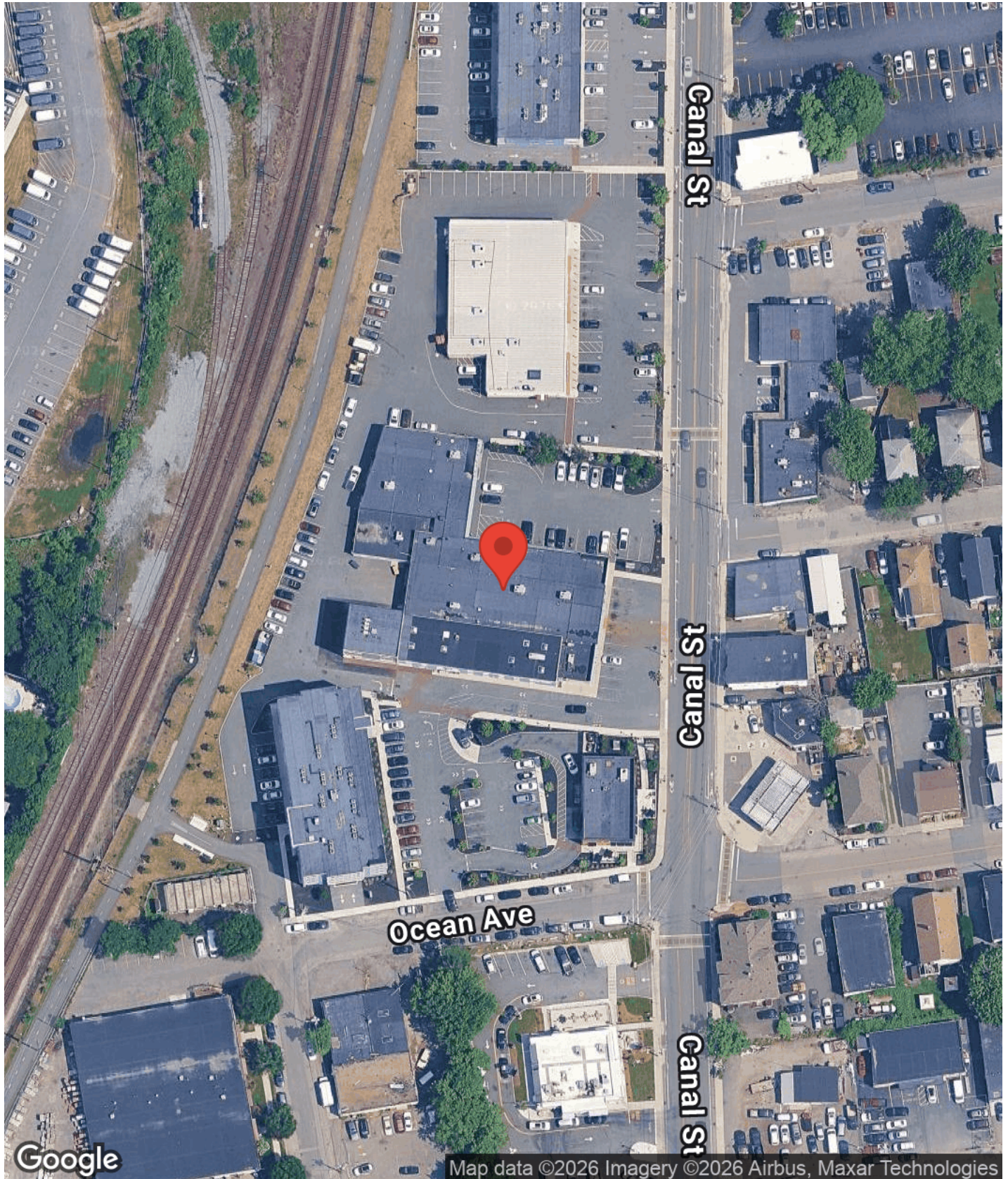
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AERIAL MAP

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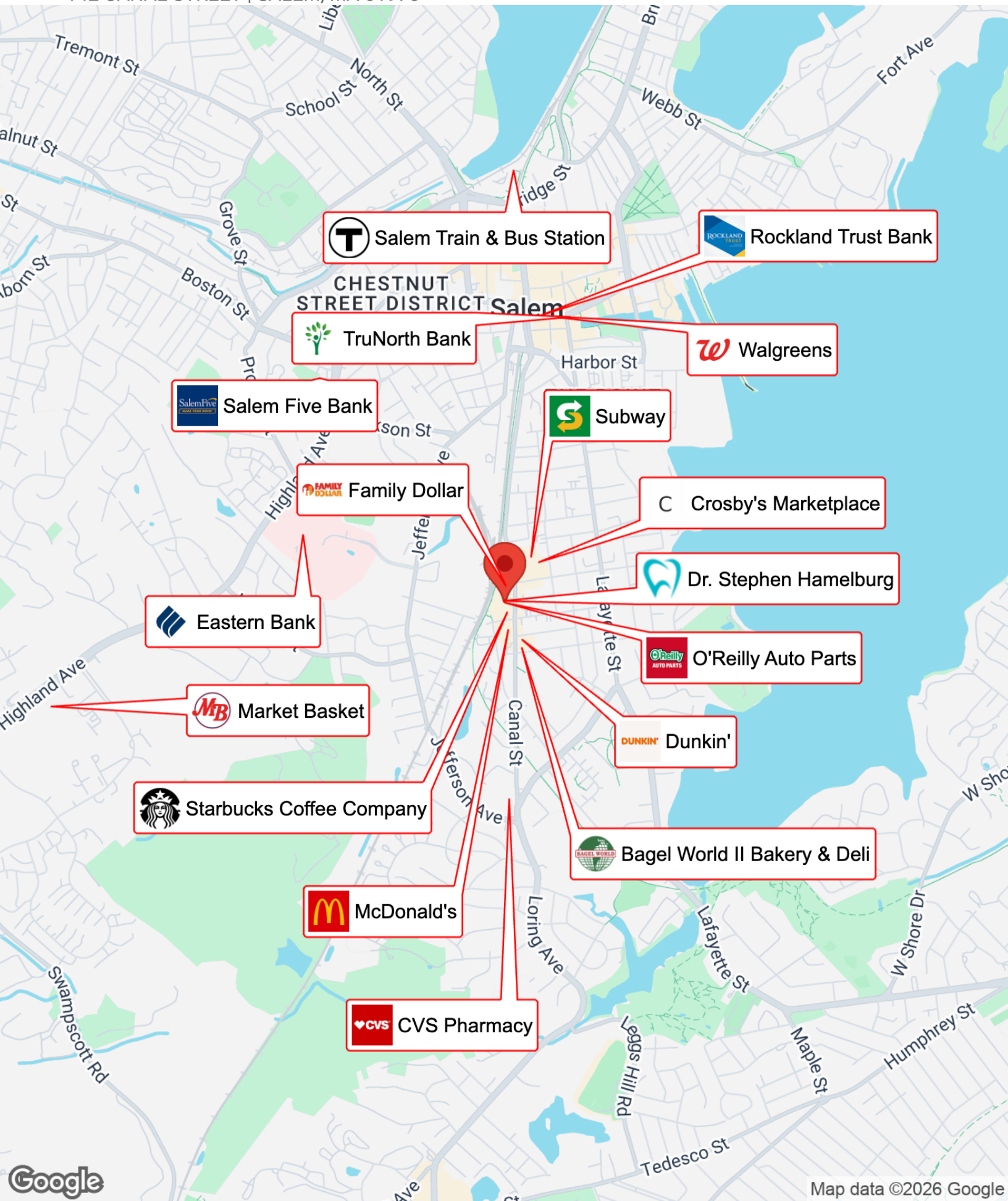
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BUSINESS MAP


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 Salem Train & Bus Station


 Rockland Trust Bank


 TruNorth Bank


 Walgreens


 Salem Five Bank


 Subway

 Family Dollar

 Crosby's Marketplace


 Eastern Bank


 Dr. Stephen Hamelburg


 O'Reilly Auto Parts


 Market Basket

 Dunkin'

 Starbucks Coffee Company

 Bagel World II Bakery & Deli

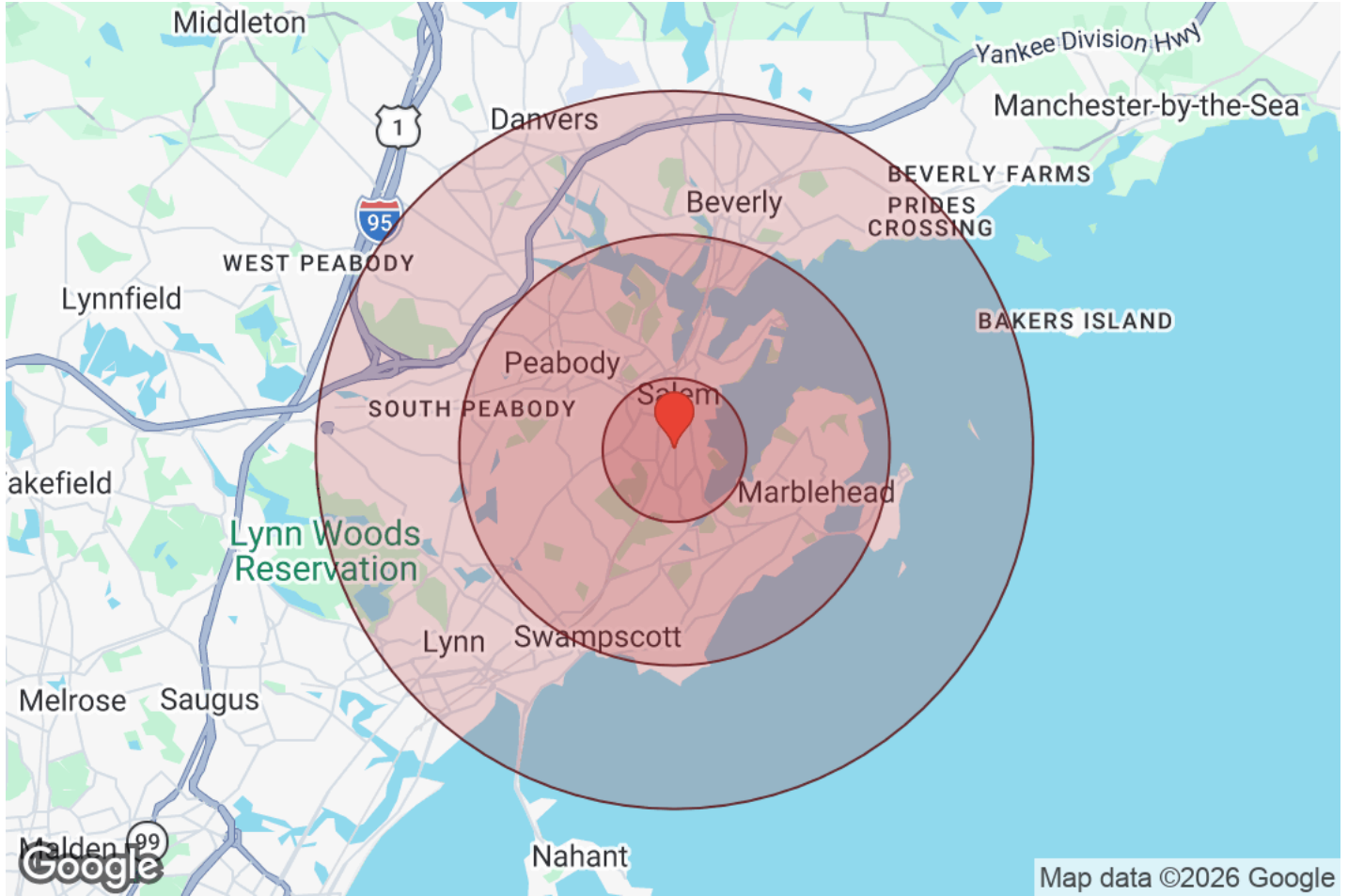
 McDonald's

 CVS Pharmacy

DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Age			
Male	11,486	60,438	130,439	Ages 0 - 14	3,529	20,487	45,943
Female	11,096	64,558	134,446	Ages 15 - 24	3,956	15,052	34,198
Total Population	22,583	124,996	264,885	Ages 25 - 54	9,016	48,266	102,570
				Ages 55 - 64	2,644	16,492	32,770
Race / Ethnicity				Ages 65+	3,438	24,699	49,403
White	13,834	83,972	164,573	Income			
Black	2,005	9,337	25,561	Median	\$89,021	\$103,998	\$97,393
Am In/AK Nat	7	50	106	Under \$15k	767	3,507	8,712
Hawaiian	2	12	26	\$15k - \$25k	871	3,443	7,069
Hispanic	5,571	24,987	58,460	\$25k - \$35k	591	3,091	6,060
Asian	779	4,312	11,602	\$35k - \$50k	632	3,076	6,964
Multiracial	336	2,025	4,026	\$50k - \$75k	1,384	6,118	12,543
Other	45	287	556	\$75k - \$100k	1,015	6,167	12,393
Housing				\$100k - \$150k	2,074	9,181	18,434
Total Units	10,032	54,629	109,259	\$150k - \$200k	1,103	6,065	12,019
Occupied	9,628	52,354	104,899	Over \$200k	1,192	11,709	20,705
Owner Occupied	4,198	30,121	56,756				
Renter Occupied	5,430	22,233	48,143				
Vacant	404	2,275	4,359				

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PROFESSIONAL BIO

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