

1141 Revere Beach Parkway

Revere, MA 02151

Exclusively Represented By:

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OFFERING MEMORANDUM

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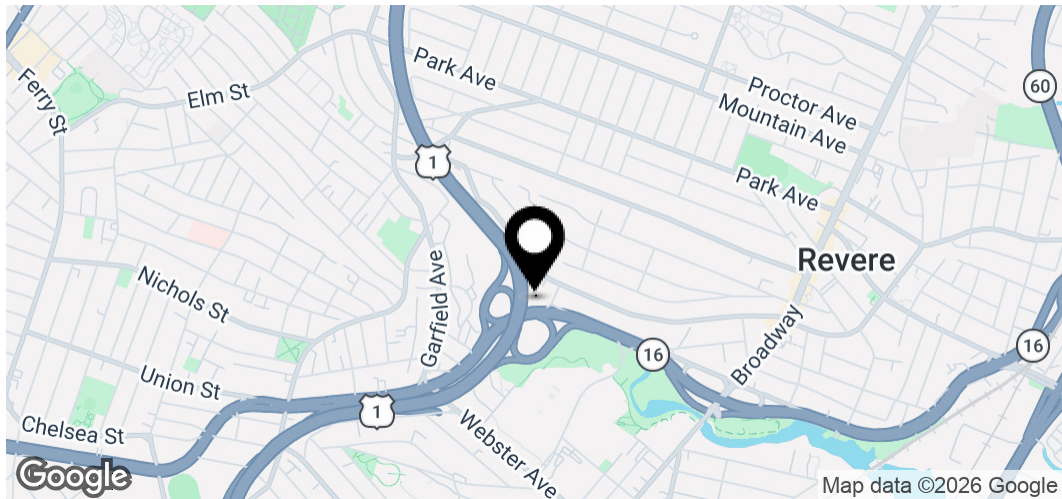


Property Information

Section 1

Executive Summary

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Offering Summary

Lease Rate	\$48 SF/yr
Lease Type	NNN
GSF	4,885 SF
SF Available	4,885 SF
Zoning	GB

Property Overview

Introducing a premier leasing opportunity at 1141 Revere Beach Parkway, Revere, MA 02151. This exceptional property offers an ideal setting for a wide range of businesses, boasting modern, customizable space, and high visibility to capture the attention of potential customers. The location provides convenient access and ample parking, ensuring a seamless experience for patrons. With its prominent signage opportunities and diverse layout options, the property is perfectly suited for businesses looking to make a distinct and lasting impression. Explore the endless potential to create a thriving and successful enterprise in this prime commercial space.

Property Highlights

- ADT of 25,000
- Kitchen areas on two floors
- Kitchen hoods

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Property Description

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Property Description

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Location Description

The property is located within a prime retail destination, right off heavily traveled Rt. 1. With its close proximity to Boston, the site offers a prime retail opportunity for fast food retail tenants seeking to capture the attention of a diverse and bustling local community. This sought-after location has a drive thru window and dining/seating areas. i

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Complete Highlights

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Property Highlights

- ADT of 25,000
- Kitchen areas on two floors
- Kitchen hoods
- 600 SF dining area
- Convenient drive-thru window
- Modern and customizable space
- High visibility and signage opportunities
- Ample parking for patrons
- Prominent location on Revere Beach Parkway
- Excellent accessibility for customers and staff

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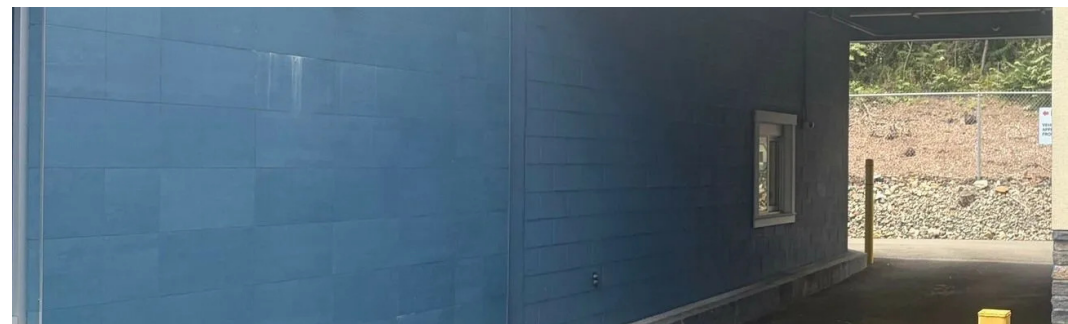
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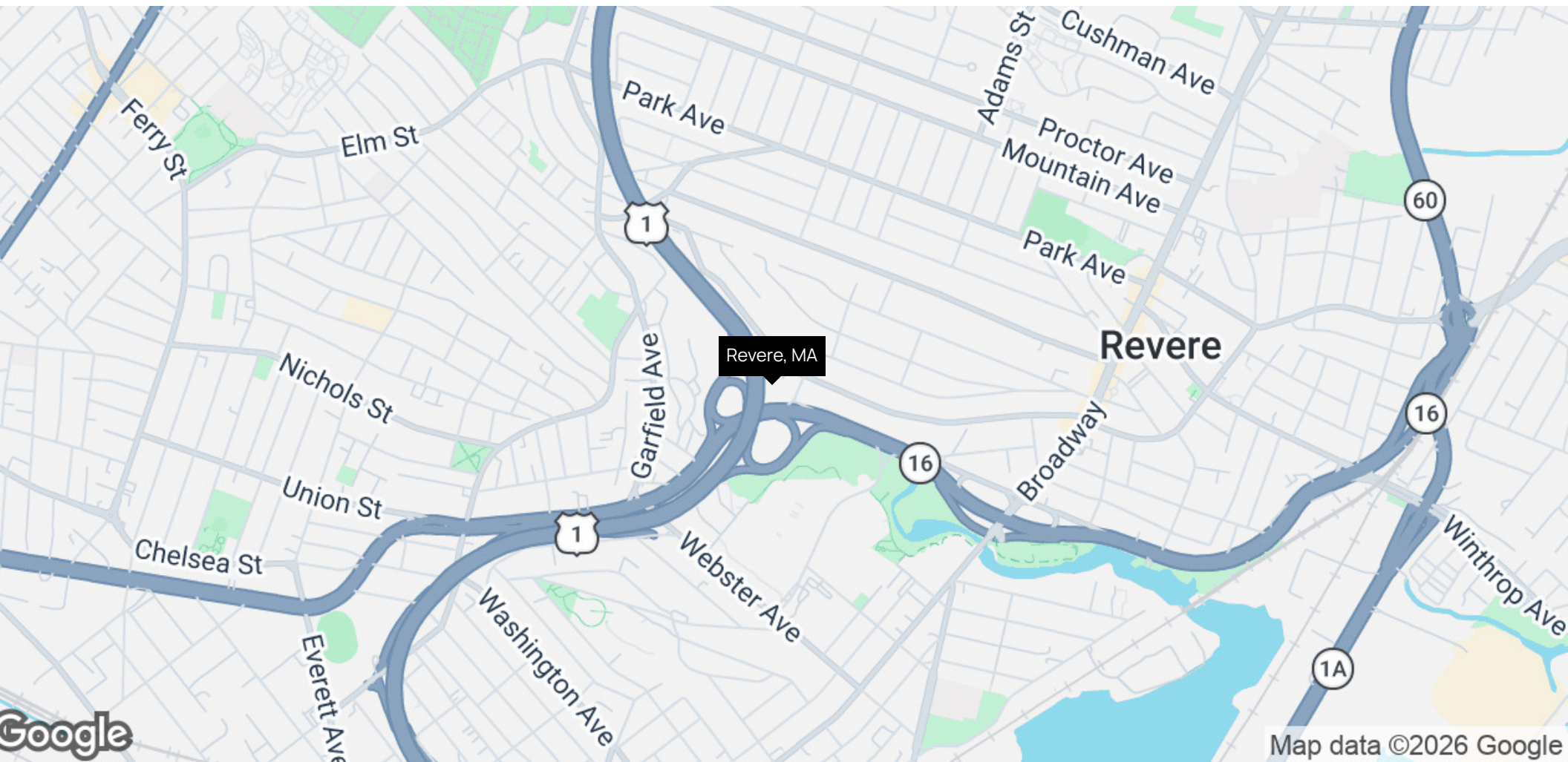
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Location Information

Section 2

Regional Map

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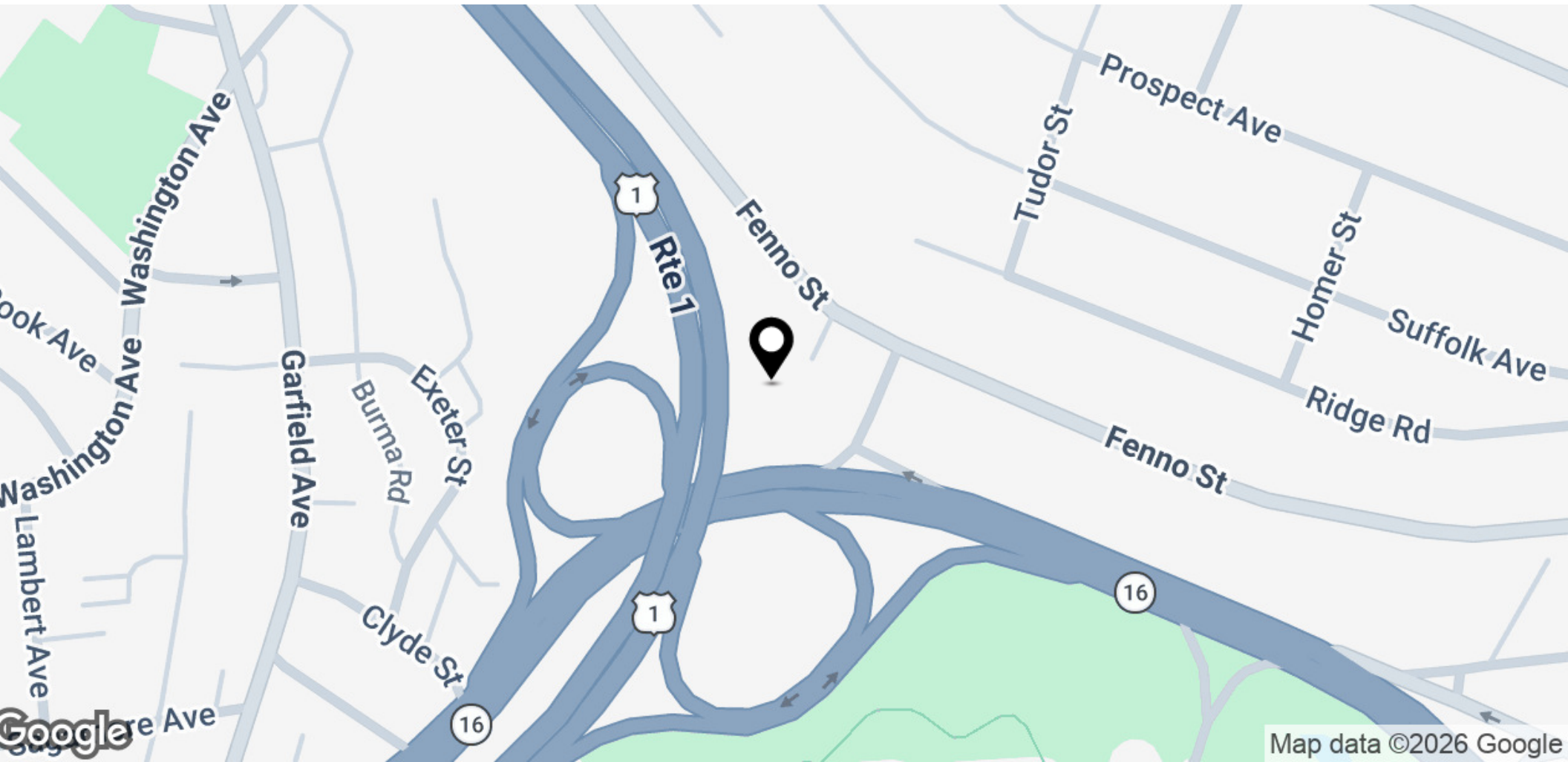
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Location Map

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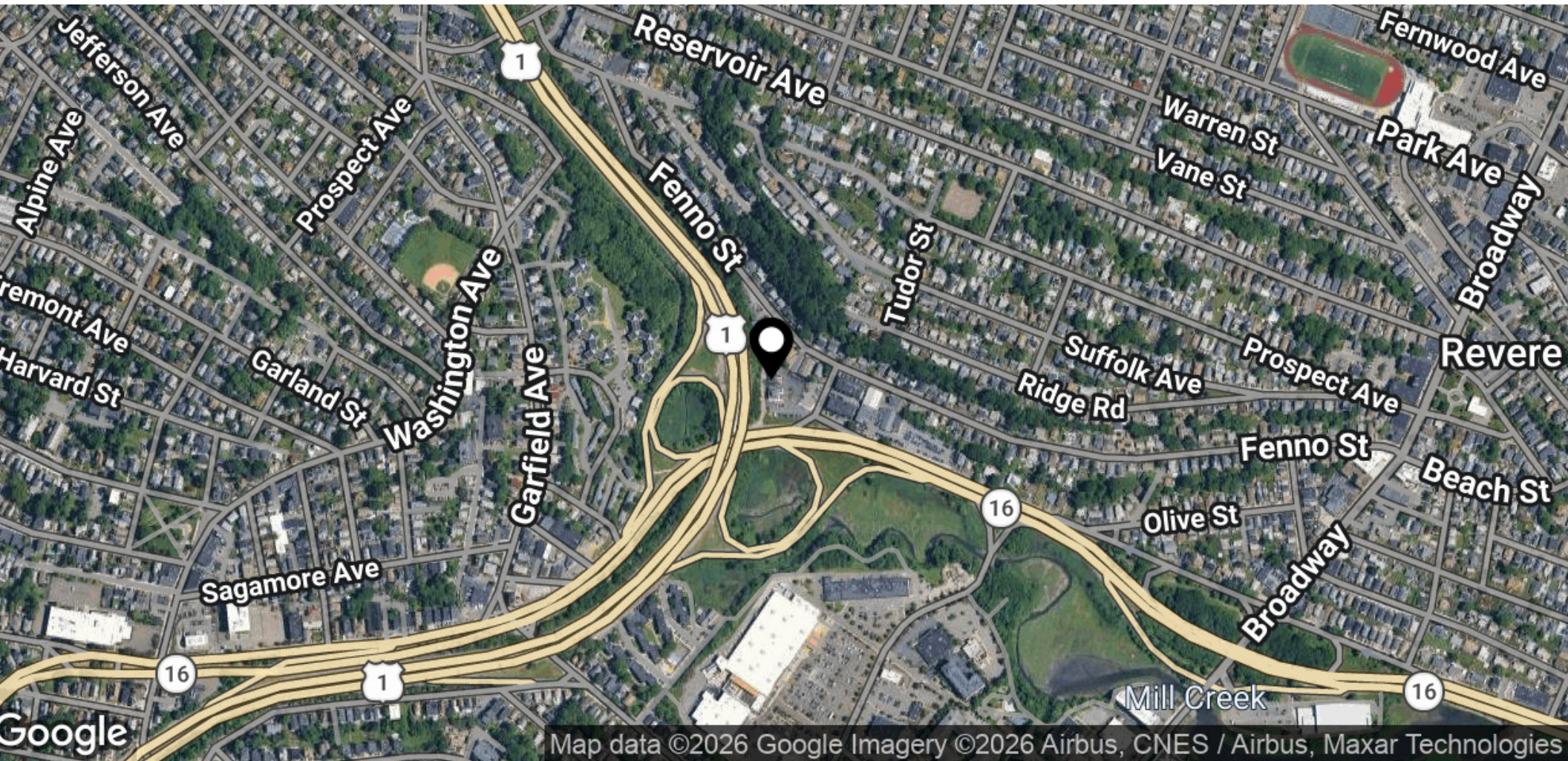
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Aerial Map

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Financial Analysis

Section 3

Financial Summary

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Investment Overview

Operating Data

Financing Data

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Income & Expenses

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Income Summary

Gross Income	\$0
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Expenses Summary

Operating Expenses	\$0
--------------------	-----

Net Operating Income	\$0
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Sale Comparables

Section 4



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Sale Comps Map & Summary

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Lease Comparables

Section 5



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Lease Comps Map & Summary

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Demographics

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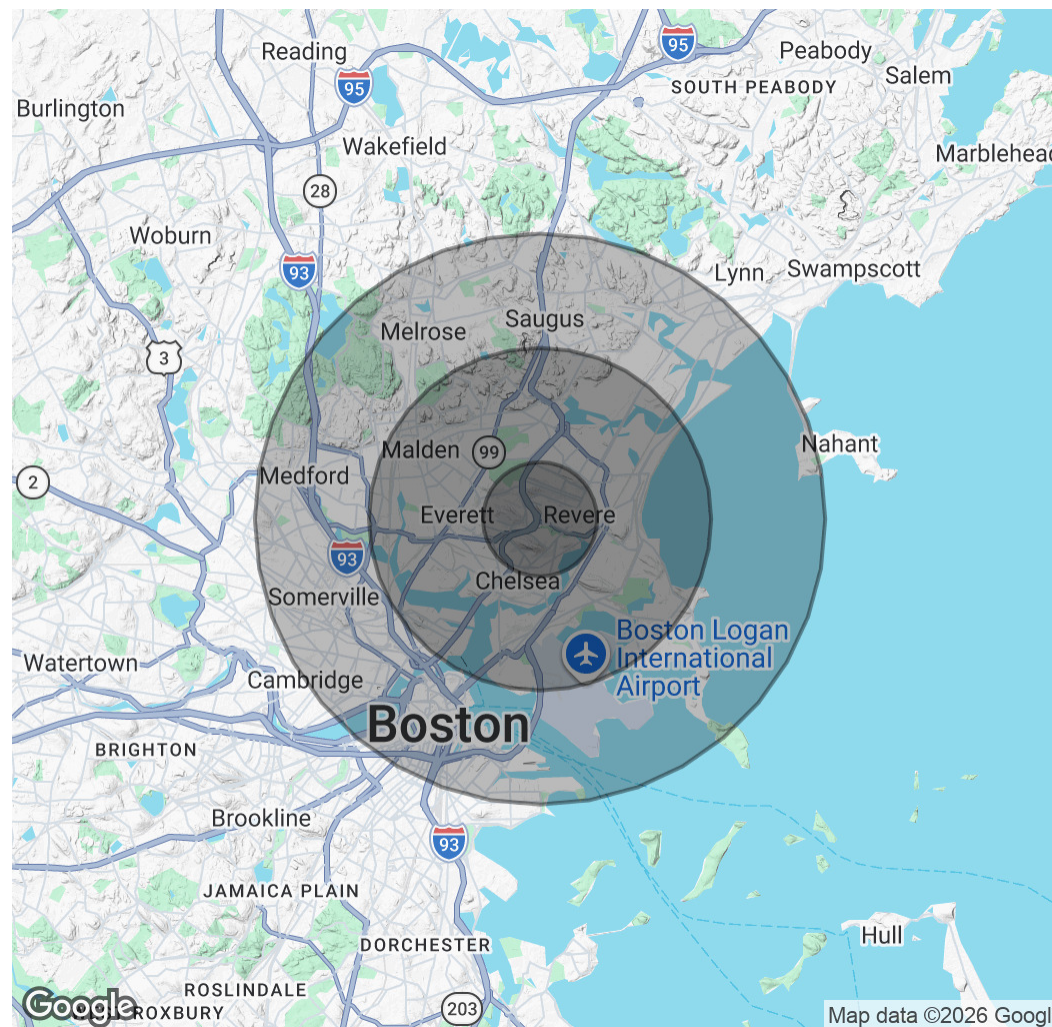
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	50,986	279,566	613,770
Average Age	36.6	37.4	37.1
Average Age (Male)	36.5	36.4	36.2
Average Age (Female)	37.3	38.3	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	16,928	106,380	256,060
# of Persons per HH	3	2.6	2.4
Average HH Income	\$101,765	\$116,338	\$147,801
Average House Value	\$622,832	\$647,847	\$805,852

2023 American Community Survey (ACS)



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Advisor Bios

Section 7

Advisor Bio 1

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MA #9574862 // NH #067557 / VT #081.0134322 / ME #BR928874

Professional Background

Kim has over 25 years' experience in Commercial Property Brokerage, Management, Leasing, Marketing, and Sales; most recently with Pater RE Management, Carlisle Capital Inc. and R. J. Finlay & Co. Her areas of expertise include marketing, leasing, tenant and broker relations, project management, and leasing negotiations. Kim is an active member of the New Hampshire Commercial Investment Board of Realtors®, where she currently serves on the Board of Directors a member of the Board of Directors for the NHCIBOR Cares Foundation. Kim is an active member of the Rotary Club of Nashua West (where she is Third Past President). She is past Director for the Greater Nashua Chamber of Commerce, and the Lynda's Kause Cancer Foundations. Kim was also a two-term appointed member of the Business and Industry Development Authority (BIDA) for the city of Nashua. She has been involved in the community in various other non-profit volunteer positions for more than 30 years. Licensed Broker NH, MA, VT and ME.

Memberships

NHCIBOR, NECPE, Maine Commercial Board of Realtors, Nashua West Rotary

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Advisor Bio 2

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Professional Background

Although Jim is relatively new to Verani, he is no stranger to commercial real estate properties. He has been involved in thousands of New England commercial energy efficiency upgrade projects. Working hand in hand with power companies, he has provided his customers with technological consultation along with financial knowledge to obtain the rebates and tax credits to subsidize these projects. Prior experience included fourteen years as a research analyst for technology stocks, writing investment thesis for institutional clients. My background in technology and finance brings a unique perspective to the potential of a property to tenant and buyer prospects.

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