



1600 OSGOOD ST.

NORTH ANDOVER, MA

FOR LEASE | RETAIL / FLEX OPPORTUNITY

- Up to 296,640 SF Divisible Retail / Flex / Showroom Space
- 586,000+ Annual Visits On-Site | +37% YoY Traffic Growth
- 0.1 Mi to Route 125 | 2.6 Mi to I-495 | 1,500 Parking Spaces

EXCLUSIVE AGENT | THE STUBBLEBINE COMPANY | CORFAC INTERNATIONAL

RETAIL OPPORTUNITY



PRIME RETAIL POSITIONING ON ROUTE 125

1600 Osgood Street offers retailers a rare combination of scale, traffic, and demographic depth in the Merrimack Valley. The campus generates 586,300+ annual visits with traffic up 37% year-over-year and +128% over two years — a market clearly trending toward this corridor. Anchored by Amazon, Thermo Fisher, MKS Instruments, and a dense employer base of 28,625 workers within 3 miles, this is an unusually deep daytime population paired with strong evening and weekend trade-area pull.

RETAIL HIGHLIGHTS

TOTAL AVAILABLE

296,640 SF Divisible

MIN. DEMISING

From 1,000 SF

FLOOR 1 FLEX

10,000 – 46,000 SF

PARKING

1,500 Spaces (5.05 / 1,000 SF)

CLEAR HEIGHT

12' | Drive-In + Docks

FRONTAGE

Direct Route 125 Visibility

LEASE RATE

Negotiable / Market

TRADE AREA AT A GLANCE

	3-MI	5-MI	10-MI
POPULATION	85,546	236,508	424,198
HOUSEHOLDS	30,209	84,716	154,965
AVG HH INCOME	\$101K	\$107K	\$135K
DAYTIME POP.	28,625	—	—

Daytime pop. = employees within 3-mi trade area (Placer.ai / STI Workplace)

IDEAL FOR

- Big-Box Retail
- Medical / Urgent Care
- Furniture / Home Décor
- Showroom
- Off-Price Apparel
- Grocery / Specialty
- Health & Wellness
- Home Furnishings
- Daycare / Education
- Fitness / Gym
- Sporting Goods
- Entertainment / Family

586,300+
ANNUAL ON-SITE VISITS

+37%
VISITS YoY

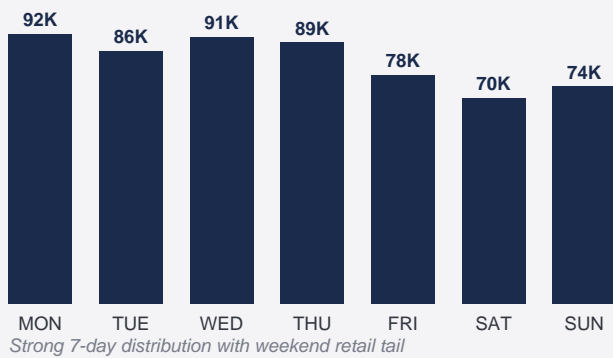
+128%
VISITS 2-YR

+245%
VISITS 3-YR

MOMENTUM IS REAL — AND ACCELERATING

On-site visit data from Placer.ai shows 1600 Osgood is no longer a quiet office park — it has become an active destination, with daily activity averaging 1,600+ visits and weekday peaks above 2,000. Three consecutive years of double-digit growth signals a stabilizing, expanding consumer base for retail tenants.

WEEKLY TRAFFIC PATTERN



VISITOR BEHAVIOR

54,100
UNIQUE VISITORS
10.83
AVG VISIT FREQUENCY
148 MIN
AVG DWELL TIME
82 MIN
MEDIAN DWELL TIME
6 PM
PEAK HOUR (235K VISITS)
MON-THU
STRONGEST WEEKDAYS

WHERE VISITORS GO BEFORE & AFTER

Cross-shopping behavior captured by Placer.ai shows clear opportunity for adjacent retail and F&B

	PRIOR STOP	%	POST STOP	%
1	ACT Theater Company	6.1%	ACT Theater Company	8.5%
2	Haffner's (Lawrence)	2.4%	Circle K (Haverhill)	2.3%
3	Dunkin' (Osgood St)	1.8%	Haffner's (Lawrence)	1.2%
4	Shell (Osgood St)	1.4%	Dunkin' (Osgood St)	1.2%
5	Starbucks (Osgood St)	1.2%	McDonald's (N. Andover)	1.1%

RETAIL TAKEAWAY

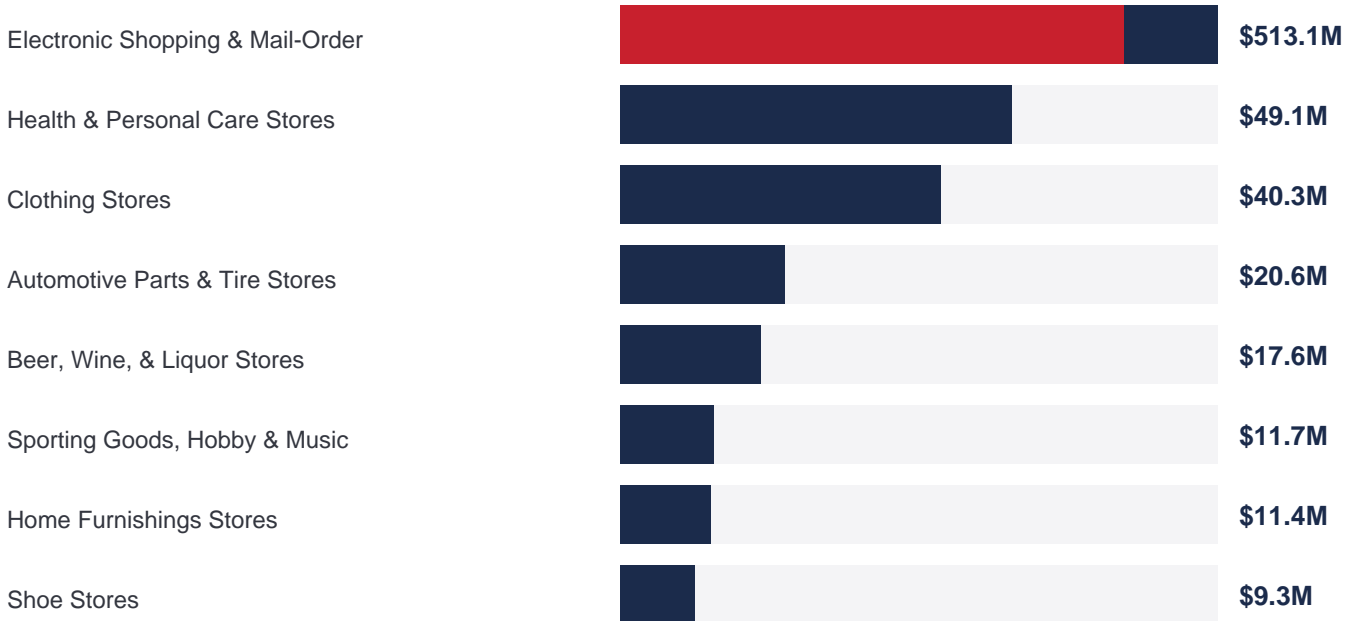
The on-site campus is already producing the cross-traffic patterns retailers look for: a captive employee base spending 2.5+ hours per visit, strong evening peaks at 6 PM, and consistent weekend visitation. Existing visitor drop-offs at adjacent F&B (Dunkin', Starbucks, McDonald's) and convenience (Circle K, Shell, Haffner's) confirm that 1600 Osgood visitors are active retail consumers — but those dollars are currently leaving the campus.

UNMET RETAIL DEMAND

\$683M+ in Retail Leakage

Trade-area consumer demand currently being met outside the 3-mile market — a clear runway for new retail.

Source: Placer.ai Business Gap Analysis | STI Market Outlook | 3-mile potential market | Apr 2025 – Mar 2026



E-COMMERCE LEAKAGE = LAST-MILE OPPORTUNITY

\$513M flowing to online retail signals strong household disposable income and consumer demand the trade area is ready to spend — exactly the conditions that support physical retail with the right concept, convenience, and visibility. Site already houses Amazon last-mile operations on the campus.

TRADE AREA BUSINESS MIX

2,784 businesses | 28,625 employees in 3-mile ring | Retail concentration BELOW state benchmark — room to grow

Industry	# Biz	% Mix	vs MA
Health Care & Social Assistance	942	33.8%	+35 ↑
Retail Trade	280	10.1%	-13 ↓
Professional, Scientific & Technical Svcs	220	7.9%	-19 ↓
Construction	157	5.6%	-24 ↓
Accommodation & Food Services	120	4.3%	-18 ↓
Finance & Insurance	120	4.3%	-10 ↓
Manufacturing	101	3.6%	0 —
Public Administration	99	3.6%	+10 ↑

Benchmark = vs. Massachusetts state average (100 = parity). Retail trade index of 87 = 13% under-stored on a per-capita basis.

Two Markets, One Address

The site captures a dense, multigenerational urban consumer base from Lawrence and Methuen, plus an affluent suburban draw from North Andover, Andover and Boxford. Retail concepts that bridge value and quality have a strong runway here.

196,867 TRUE TRADE AREA POPULATION	68,963 HOUSEHOLDS	\$71,342 MEDIAN HH INCOME (CAPTURED)	36 MEDIAN AGE
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TOP CONSUMER SEGMENTS

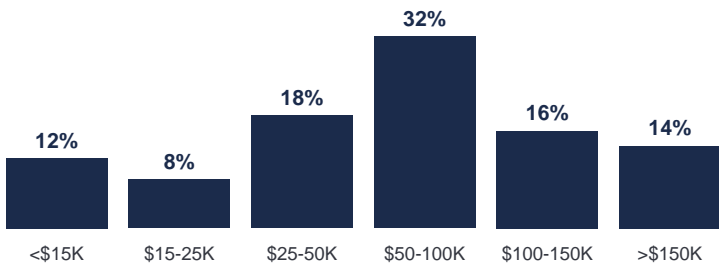
ESRI Tapestry LifeMode groups indexed against national average (100 = U.S. avg)

Urban Harmony 24.9K HH	37.3% INDEX 819 vs. nat'l avg
Urban Threads 17.0K HH	25.4% INDEX 560 vs. nat'l avg
Metro Vibes 15.7K HH	23.4% INDEX 267 vs. nat'l avg
Suburban Shine 4.67K HH	7.0% INDEX 32 vs. nat'l avg
Family Fabric 1.62K HH	2.4% INDEX 57 vs. nat'l avg

SEGMENT SPOTLIGHT

- F2 — Family Extensions** 25.9% of HH
Multigenerational households, value-conscious, weekly shoppers; dining out and family entertainment matter.
- C5 — Diverse Horizons** 18.3% of HH
Large urban families, strong on grocery, apparel basics, kids' goods, and value retail.
- A4 — Fresh Ambitions** 13.8% of HH
Young multigenerational urban renters; receptive to QSR, mobile-first commerce, and convenience formats.

HOUSEHOLD INCOME (CAPTURED MARKET)



EDUCATION (TRUE TRADE AREA)

Bachelor's / Grad	21.0%
Some College	23.6%
HS Graduate	33.5%
No HS Diploma	21.9%

RETAIL TAKEAWAY

The 3-mile captured market skews family-sized, multigenerational, and value-driven — ideal for daily-needs retail, off-price, grocery, and QSR concepts. The 5-10 mile pull adds a \$107K–\$135K average household income base from North Andover, Andover, and Boxford — a clear lift for specialty, home, and lifestyle retail.

LOCATION & ACCESS



STRATEGICALLY POSITIONED — DIRECT ROUTE 125 EXPOSURE

The Merrimack Valley's most active employer corridor with established retail patterns and growing trade area

HIGHWAY ACCESS

ROUTE 125
0.1 mi | 1 min
 ROUTE 133
1.7 mi | 4 min
 I-495
2.6 mi | 5 min
 BOSTON
32.4 mi | 42 min

VISITOR FAVORITE PLACES

Mall at Rockingham Park	44.2%
Tuscan Village	40.0%
Methuen Shopping Center	34.6%
Walmart (Methuen)	31.4%
Burlington Mall	28.8%

ON-CAMPUS EMPLOYERS

Amazon | Thermo Fisher Scientific
 MKS Instruments | Parker Hannifin
 Cedar's | The Granite Group
 Runtal | F.W. Webb
 HIPER Global | Panel Claw
 EPSI | TEP | Convectorics

THE SPACE



OPEN-SHELL FLEX FLOOR — BIG-BOX OR SHOWROOM READY



RETAIL-READY OPEN PLAN — DIVISIBLE FROM 1,000 SF

FLEXIBLE FOOTPRINTS FROM 1,000 SF TO 117,547 SF

Three full floors and a wide variety of demising options give retail and consumer-facing tenants a rare scale and flexibility advantage. Floor 1's drive-in and tailboard docks make it a natural fit for showroom, big-box, fitness, or last-mile concepts. Floors 2 and 3 work for medical, daycare, education, professional services, and any retail support office.

FLOOR	TYPE	RANGE	BEST USES
Floor 1	Flex / Showroom	10,000 – 46,000 SF	Big-box, showroom, fitness, last-mile
Floor 2	Office / Flex	1,000 – 99,757 SF	Medical, daycare, education, services
Floor 3	Office	1,366 – 117,547 SF	Corporate, training, call centers

BUILDING SPECIFICATIONS

BUILDING SIZE	386,095 SF	COLUMNS	24'w x 30'd
TOTAL AVAILABLE	296,640 SF	TAILBOARD DOCKS	2
LOT SIZE	30 Acres	DRIVE-IN DOORS	1
STORIES	3	ELEVATORS	2
CLASS	B	CLEAR HEIGHT	12'
CONSTRUCTION	Masonry	PARKING	1,500 spaces (5.05 / 1,000 SF)
SPRINKLERS	Wet	LEASE RATE	Negotiable / Market

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