

High Traffic Retail Space - Available

3 DODGE STREET
BEVERLY, MA 01915

Price: \$25.00 sf



PROPERTY SUMMARY

3 DODGE STREET | BEVERLY, MA 01915



Property Summary

| | |
|---------------------|------------|
| Building SF: | 14,870 |
| Lease Rate: | \$25 sf |
| Available to Lease: | 1000SF |
| Parking Ratio: | 1.1/1000 |
| Parking: | 71 |
| Year Built: | 1958 |
| Zoning: | CN |
| Traffic Counts | 26,000 VPD |

Property Overview

Elevate your business presence with this meticulously maintained, 1,000-square-foot commercial suite at 3 Dodge Street. Featuring a premium, professional buildout completed in August 2021, this modern, street-level layout offers contemporary finishes and an ultra-efficient footprint designed for immediate occupancy. It is perfectly tailored for medical practices, therapy groups, legal services, or accounting agencies.

Location Overview

3 Dodge St serves as the commercial gateway to North Beverly, MA, boasting a highly accessible location at the busy intersection of Dodge Street (Route 1A) and Cabot Street. The property is a stone's throw from public transit hubs and sits immediately adjacent to major commuter corridors like Route 128. Additionally, it offers exceptional neighborhood convenience with proximity to North Beverly Plaza, featuring premier retailers and dining options like Shaw's, Starbucks, CVS, Staples, Panera Bread, and Chipotle.

PROPERTY DESCRIPTION

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Location is Everything: Elevate Your Business

The unit opens into a bright, welcoming client waiting area that transitions seamlessly into four distinct private offices, ensuring a perfect balance of employee productivity and client confidentiality. This independent suite also features its own private, in-unit restroom and updated mechanical systems. Situated within Beverly's flexible Central Business (CC) zone, this highly accessible property sits just moments from Route 128 and regional transit, giving your staff and clients a hassle-free commute.

Move-In Ready 1,000 SF Modern Office Suite in Beverly Maximize your efficiency in this meticulously maintained, street-level commercial suite at 3 Dodge Street. Featuring a premium, professional buildout completed in August 2021, this contemporary space offers an ultra-efficient layout designed for immediate occupancy.

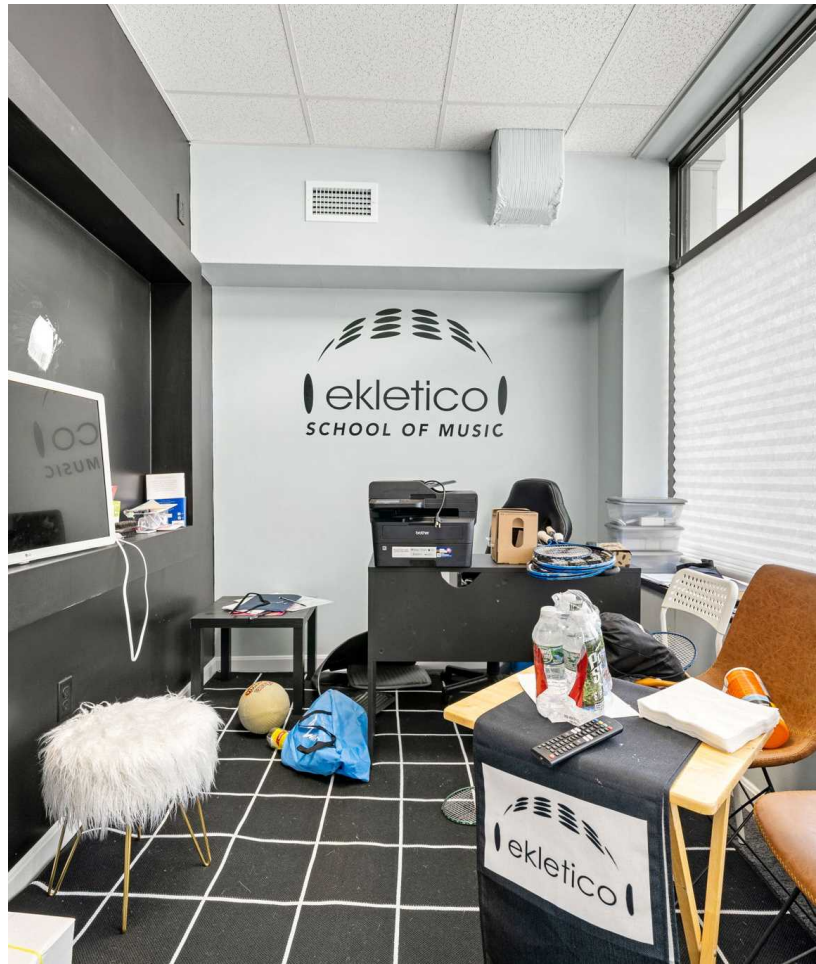
Perfect for:

- Medical practices & therapy groups
- Legal offices
- Accounting agencies & professional services

PROPERTY PHOTOS

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PROPERTY PHOTOS

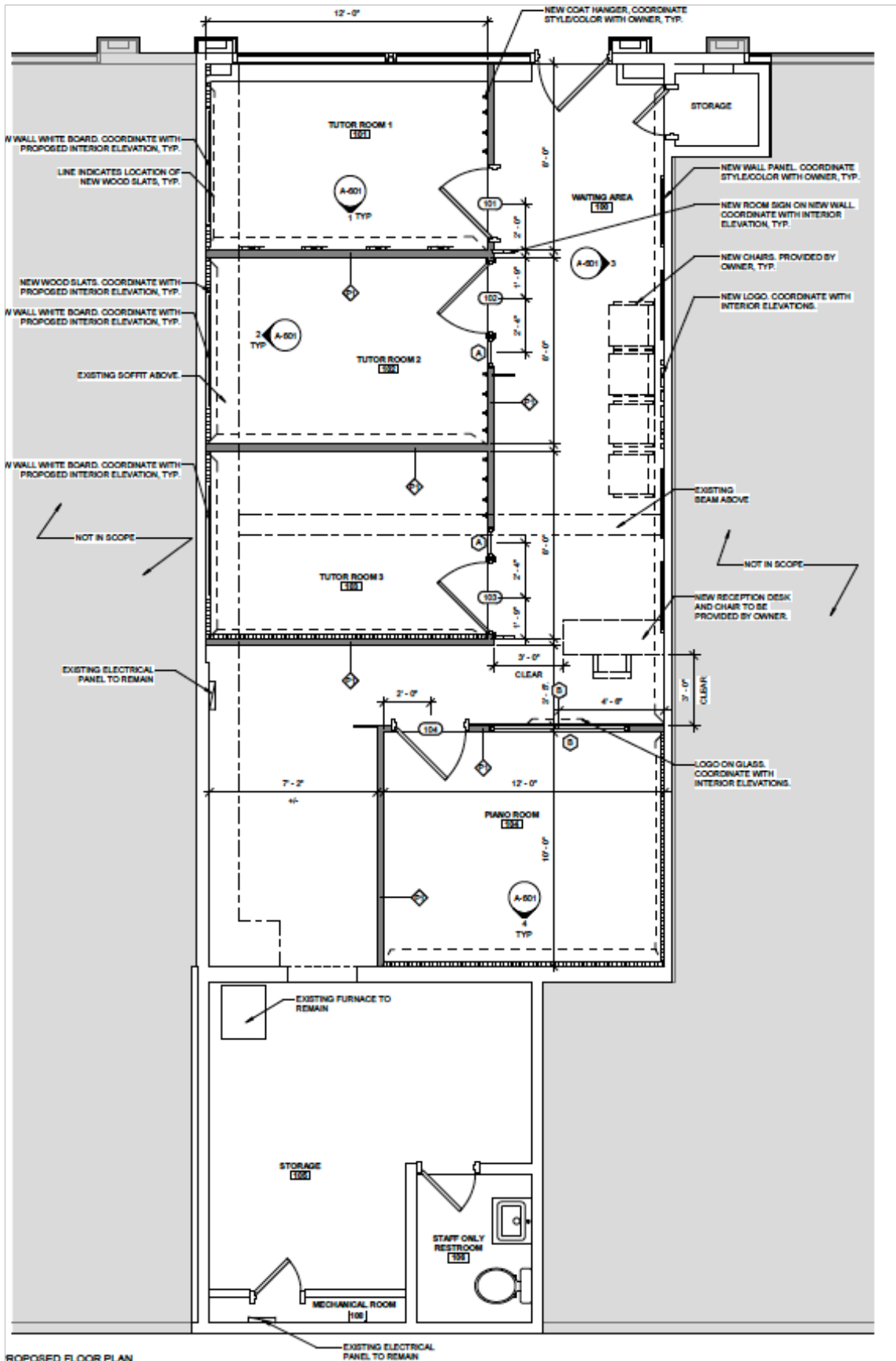
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FLOOR PLAN

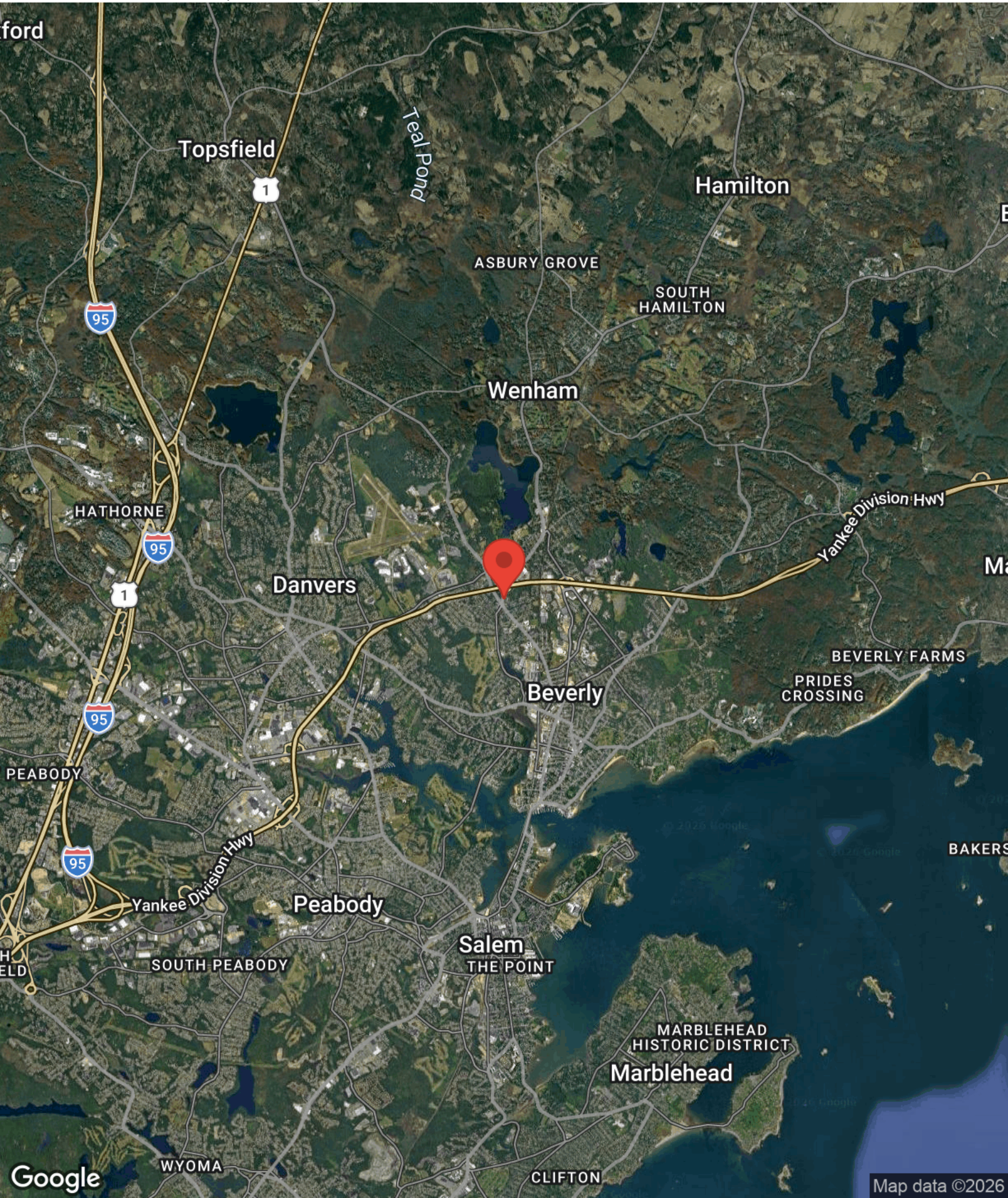
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REGIONAL MAP

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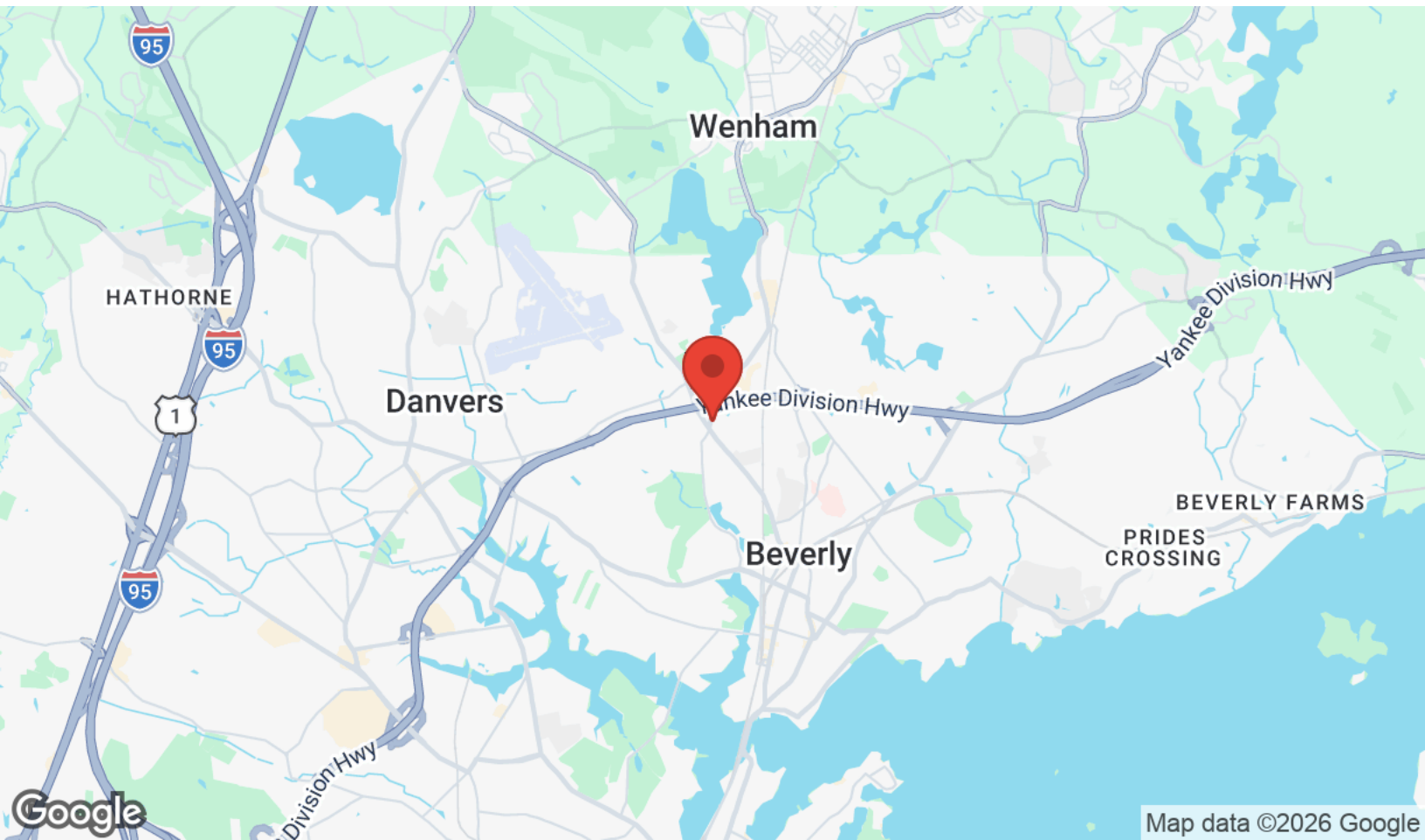
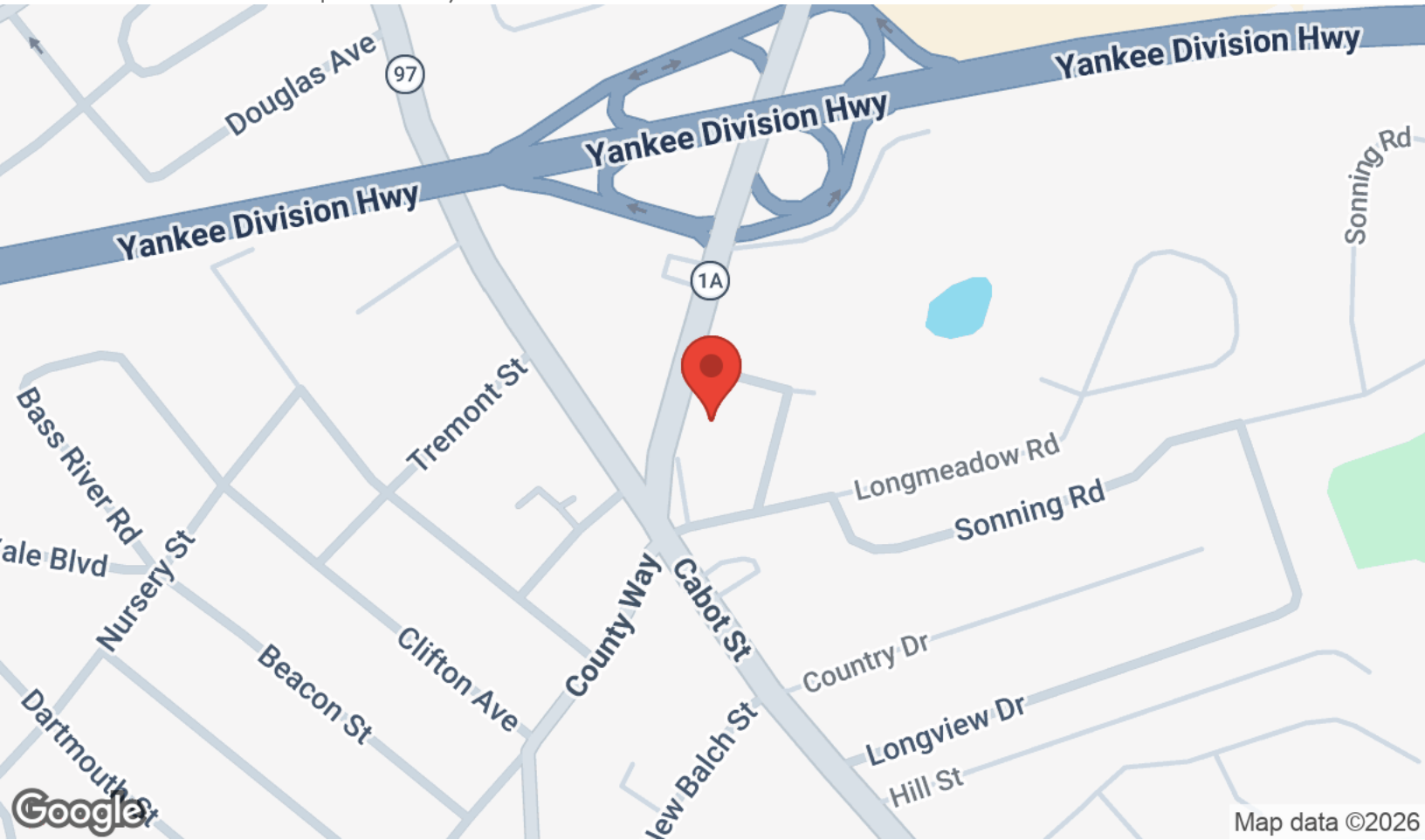
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LOCATION MAPS

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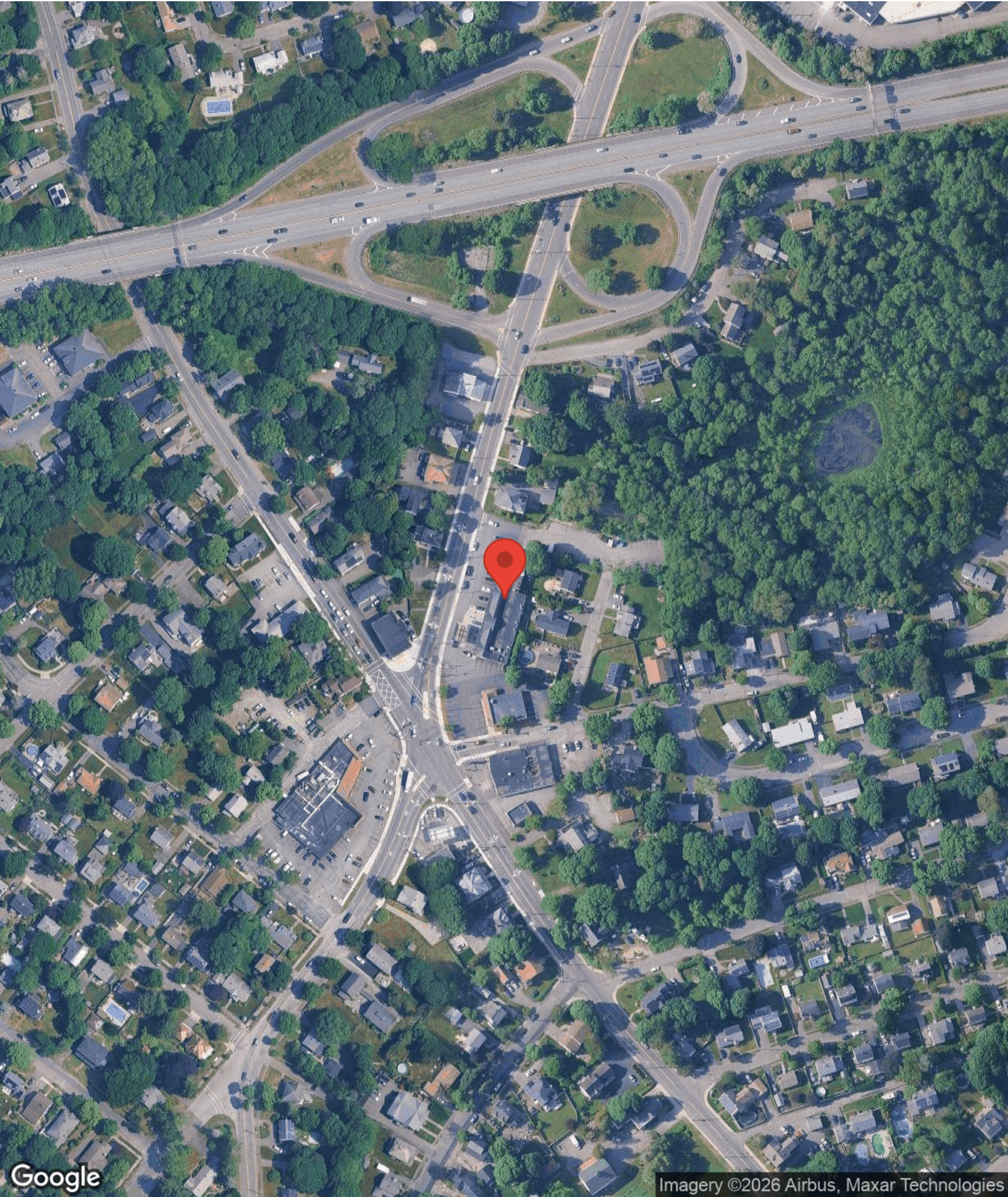
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AERIAL MAP

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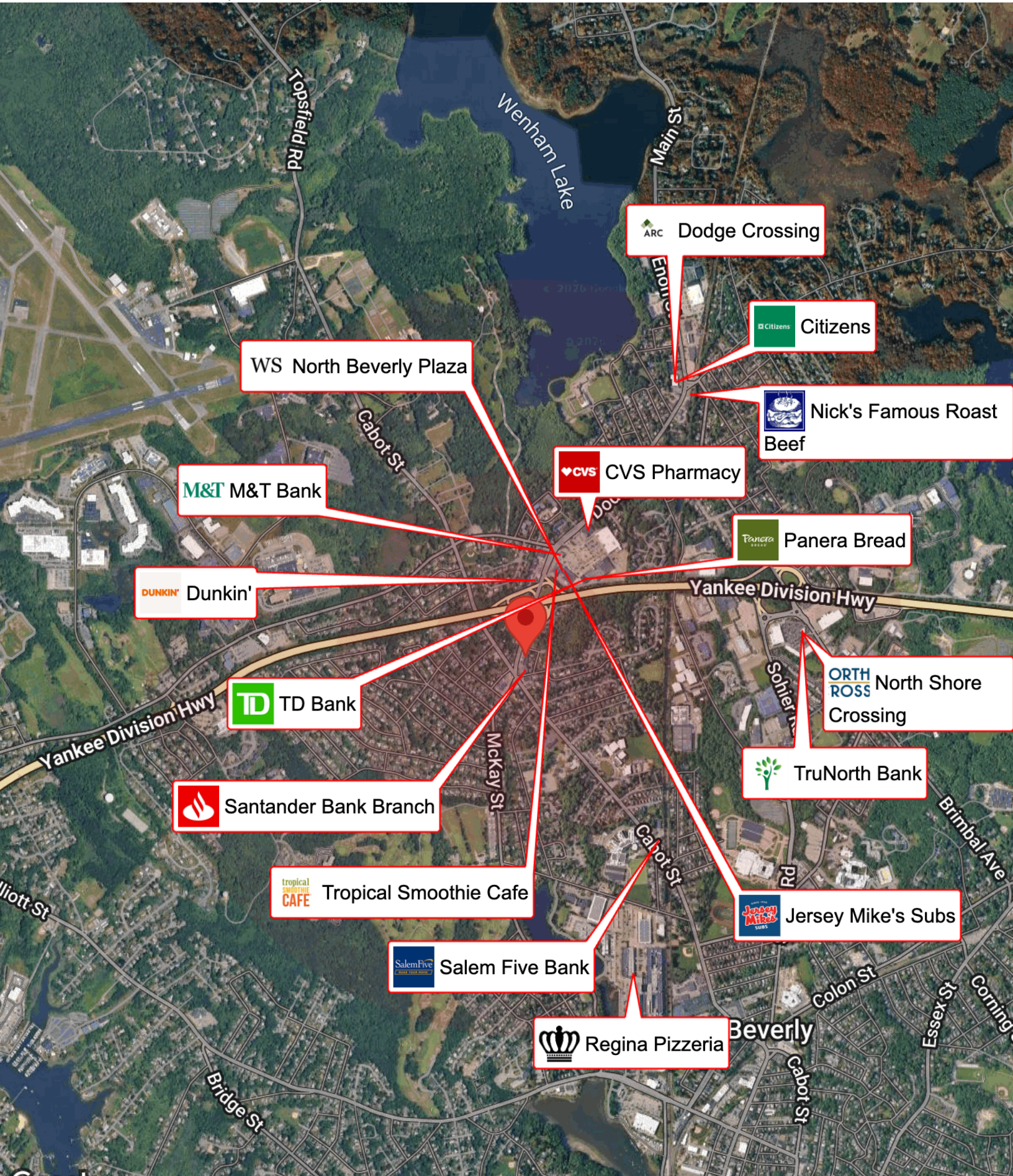
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BUSINESS MAP

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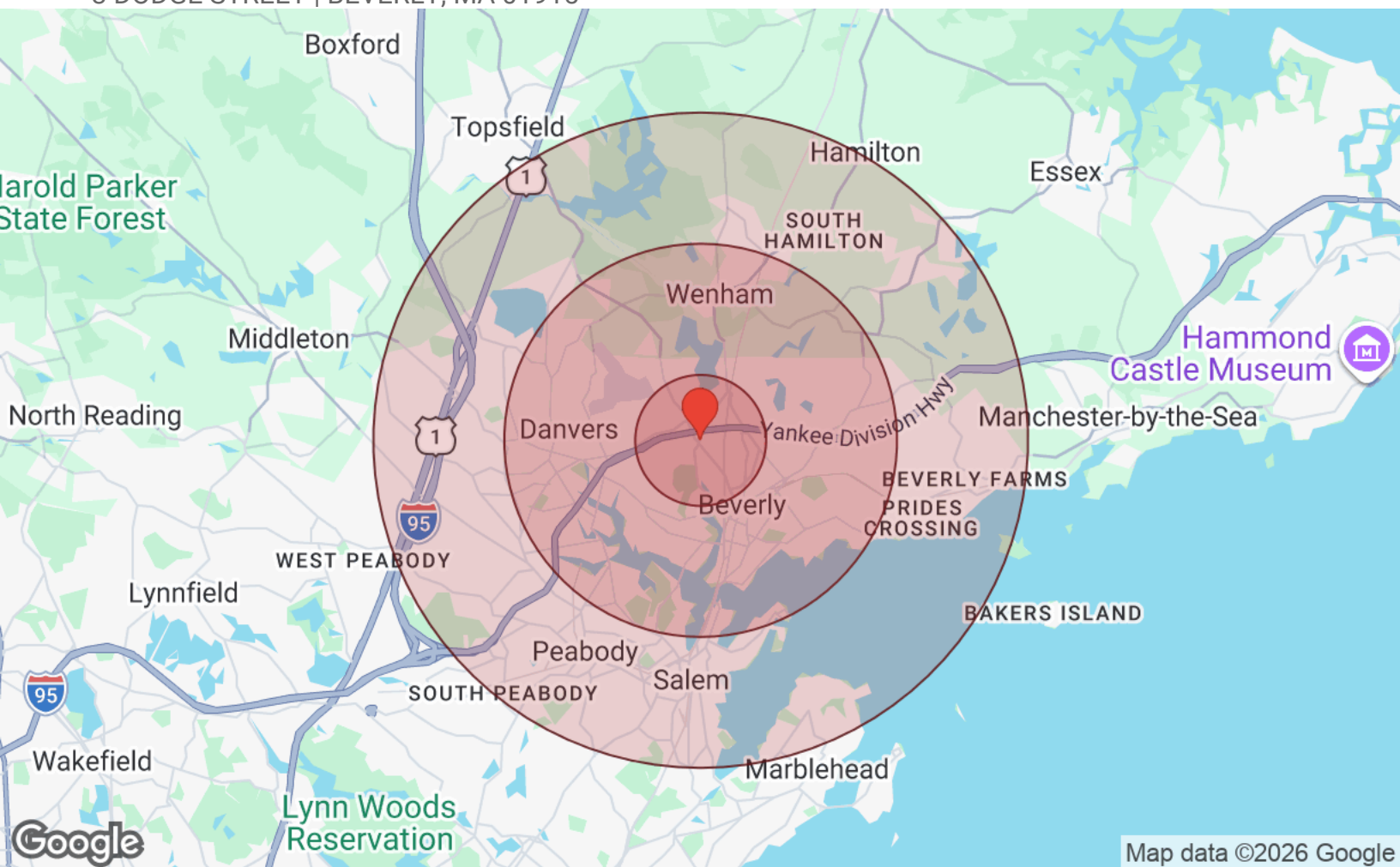
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DEMOGRAPHICS

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Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 4,636 | 34,208 | 80,984 |
| Female | 4,927 | 33,477 | 81,866 |
| Total Population | 9,563 | 67,685 | 162,850 |
| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
| White | 6,805 | 50,276 | 114,663 |
| Black | 600 | 3,547 | 10,504 |
| Am In/AK Nat | 3 | 20 | 49 |
| Hawaiian | 1 | N/A | 16 |
| Hispanic | 1,598 | 10,254 | 28,662 |
| Asian | 389 | 2,328 | 5,928 |
| Multiracial | 154 | 1,069 | 2,622 |
| Other | 13 | 183 | 423 |
| Housing | 1 Mile | 3 Miles | 5 Miles |
| Total Units | 4,062 | 28,423 | 70,783 |
| Occupied | 3,934 | 27,418 | 68,214 |
| Owner Occupied | 2,446 | 17,125 | 39,564 |
| Renter Occupied | 1,488 | 10,293 | 28,650 |
| Vacant | 129 | 1,005 | 2,568 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|-----------------|-----------|-----------|-----------|
| Ages 0 - 14 | 1,676 | 10,599 | 25,890 |
| Ages 15 - 24 | 934 | 8,970 | 20,651 |
| Ages 25 - 54 | 3,556 | 24,669 | 59,996 |
| Ages 55 - 64 | 1,276 | 9,339 | 21,764 |
| Ages 65+ | 2,121 | 14,109 | 34,550 |
| Income | 1 Mile | 3 Miles | 5 Miles |
| Median | \$127,183 | \$121,372 | \$111,965 |
| Under \$15k | 189 | 1,701 | 4,638 |
| \$15k - \$25k | 109 | 1,411 | 3,629 |
| \$25k - \$35k | 226 | 1,095 | 3,393 |
| \$35k - \$50k | 227 | 1,579 | 4,207 |
| \$50k - \$75k | 333 | 2,780 | 7,679 |
| \$75k - \$100k | 460 | 2,924 | 7,388 |
| \$100k - \$150k | 828 | 5,340 | 13,169 |
| \$150k - \$200k | 507 | 3,583 | 8,596 |
| Over \$200k | 1,054 | 7,005 | 15,513 |

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PROFESSIONAL BIO

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