

Property Summary

Retail Property For Lease



PROPERTY DESCRIPTION

435 Winthrop Avenue is ideally located on the Lawrence/North Andover line along Route 114, less than a half-mile from I-495, offering exceptional visibility, accessibility, and exposure to over 28,800 vehicles per day. Positioned at a signalized intersection with prominent pylon signage, the property serves a dense trade area of more than 109,000 residents within three miles. Surrounded by leading retailers including Market Basket, TJ Maxx, Kohl's, Walgreens, and Staples, as well as popular restaurants such as Chipotle, CAVA, Panera, Five Guys, and Starbucks, the property is a premier retail destination with co-tenants including Wonder, Brookline Bank, and Lapels.

PROPERTY HIGHLIGHTS

- Well positioned on the North Andover / Lawrence line on a main retail corridor, located on Route 114 within a half mile of Highway 495 with high traffic counts in excess of 28,800 +/- VPD
- Easy access via a signalized intersection and features a large pylon sign with building featuring a modern facade
- Area retailers include Market Basket, TJ Maxx, Kohl's, Walgreen's, Staples and more
- Area restaurants include Chipotle, Cava, Panera Bread, Pressed Café, Five Guys, Starbucks and more
- Current co-tenants include Wonder, Brookline Bank, and Lapels
- Ideal demographics with over 109,000 people within a 3 mile radius of the property

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Property Details

Property Type	Retail
Property Subtype	Strip Center
Building Size (Total GLA)	7,050 SF
Lot Frontage	200
Utilities Description	Municipal Water & Sewer Natural Gas
Zoning	HA - Highway Access Direct
Year Built	1995
Lease Rate	Negotiable

Retail Map

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Additional Photos

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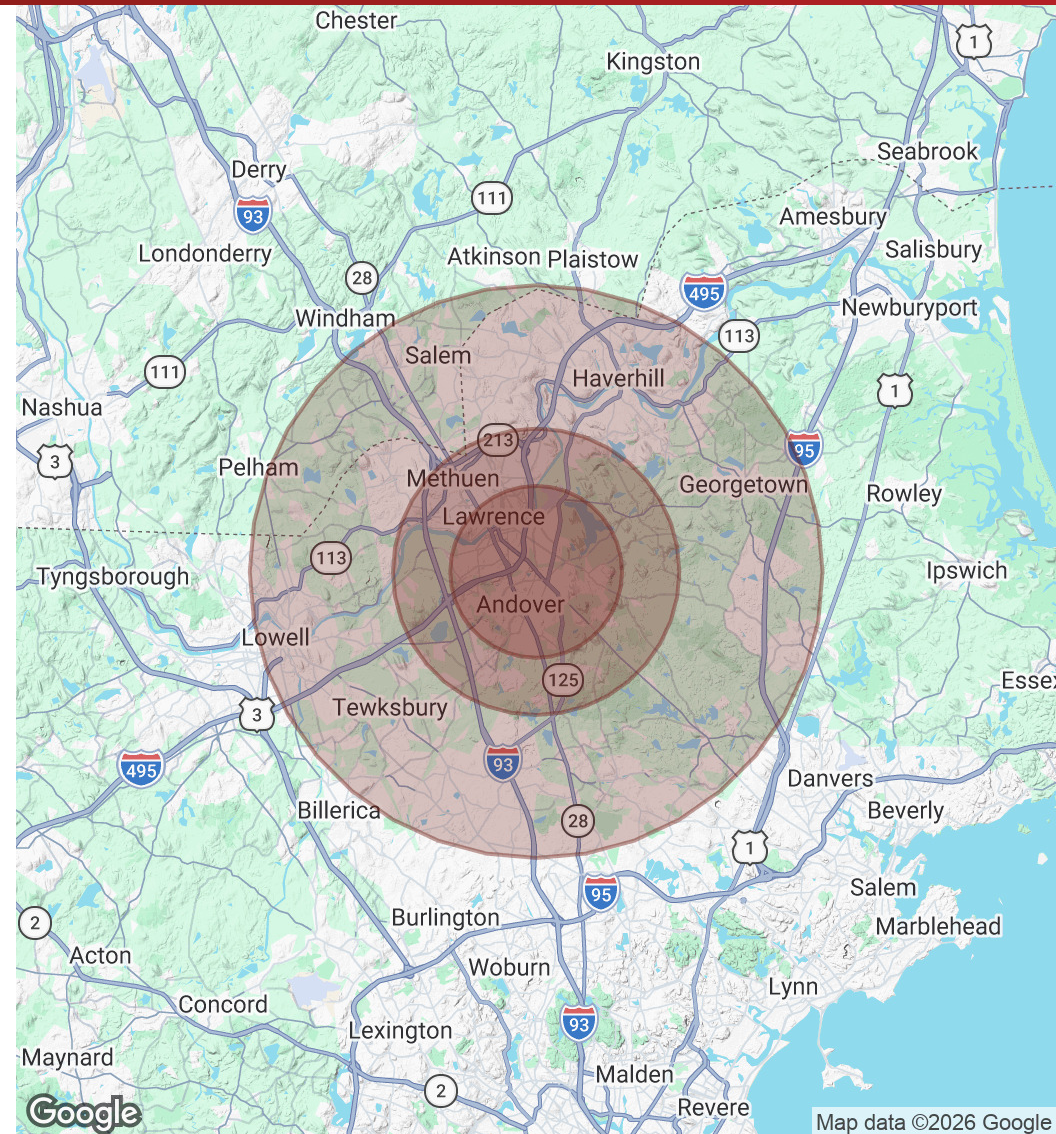
Demographics Map & Report

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Population	3 Miles	5 Miles	10 Miles
Total Population	108,171	191,936	519,959
Average Age	36.7	37.6	40.1
Average Age (Male)	34.7	36.2	38.9
Average Age (Female)	38.9	39.0	41.4

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	39,865	68,627	191,880
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$116,179	\$126,549	\$133,442
Average House Value	\$568,261	\$580,810	\$573,775

2023 American Community Survey (ACS)



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