

OFFICE BUILDING FOR LEASE

# 209 ALBION STREET

WAKEFIELD, MA 01880



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**GIBSON**  
*Commercial*

# 209 Albion Street

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*Commercial*



## Property Description

950 sqft of street level retail or office space in downtown Wakefield. Located only 0.2 miles away from Wakefield Station on the Haverhill Line.

## Location Description

Discover the vibrant community surrounding the property at 209 Albion Street, Wakefield, MA, 01880. Nestled in the heart of Wakefield, this inviting area offers an array of conveniences for prospective Office / Retail tenants. Enjoy easy access to stunning Lake Quannapowitt for leisurely walks or outdoor meetings. and Wakefield's downtown area ensures convenient shopping options. With its tranquil atmosphere and amenities just moments away, the location offers an enticing blend of work and leisure.

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950 sqft of street level retail or office space in downtown Wakefield. Located only 0.2 miles away from Wakefield Station on the Haverhill Line.

## Property Highlights

- 950 SF
- Full Basement
- 1 Bathroom

## Offering Summary

Lease Rate:	\$1,800.00 per month (MG)
Available SF:	950 SF
Building Size:	2,394 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	792	2,424	6,362
Total Population	1,753	5,215	14,673
Average HH Income	\$140,270	\$136,980	\$147,953

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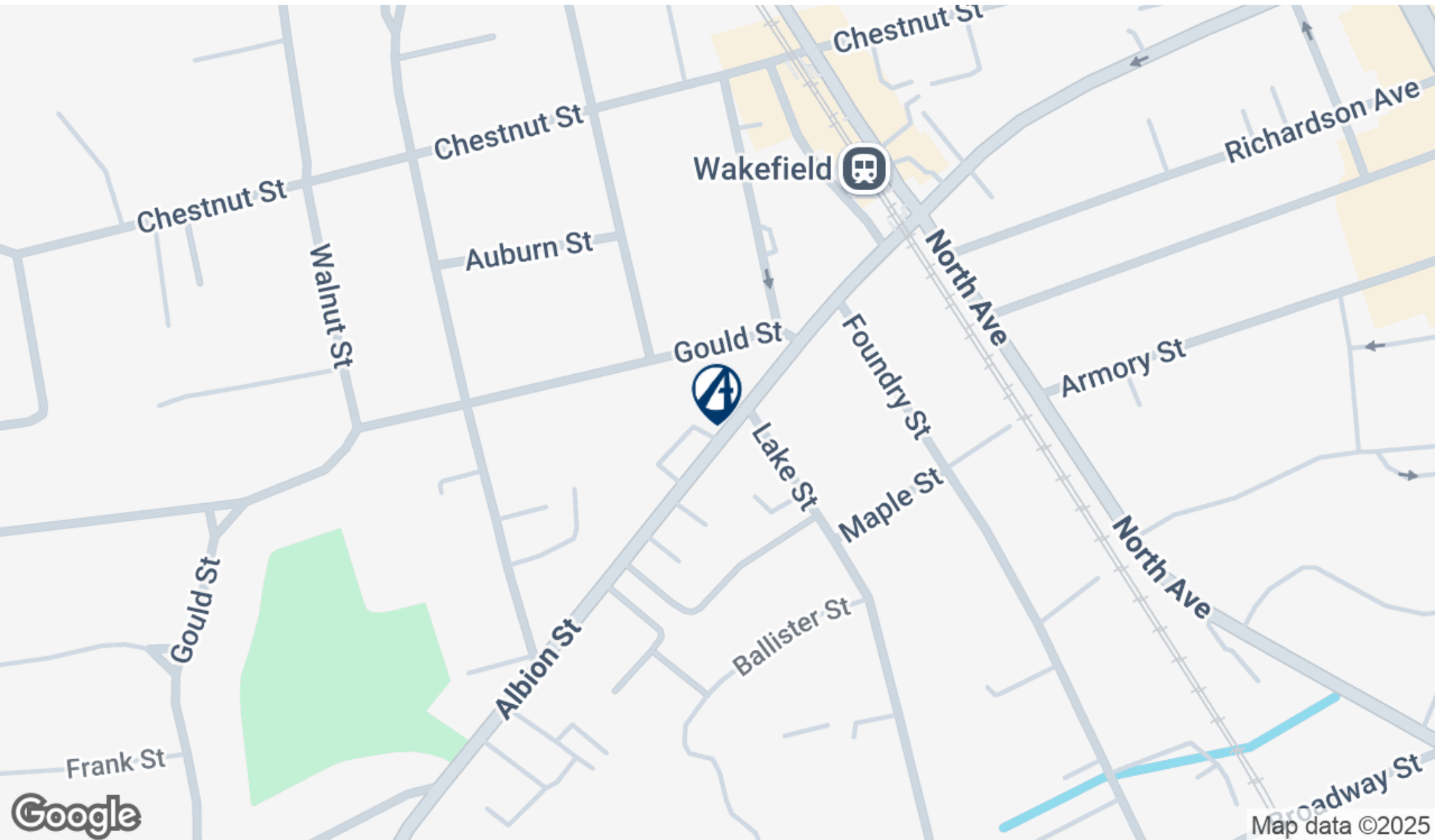
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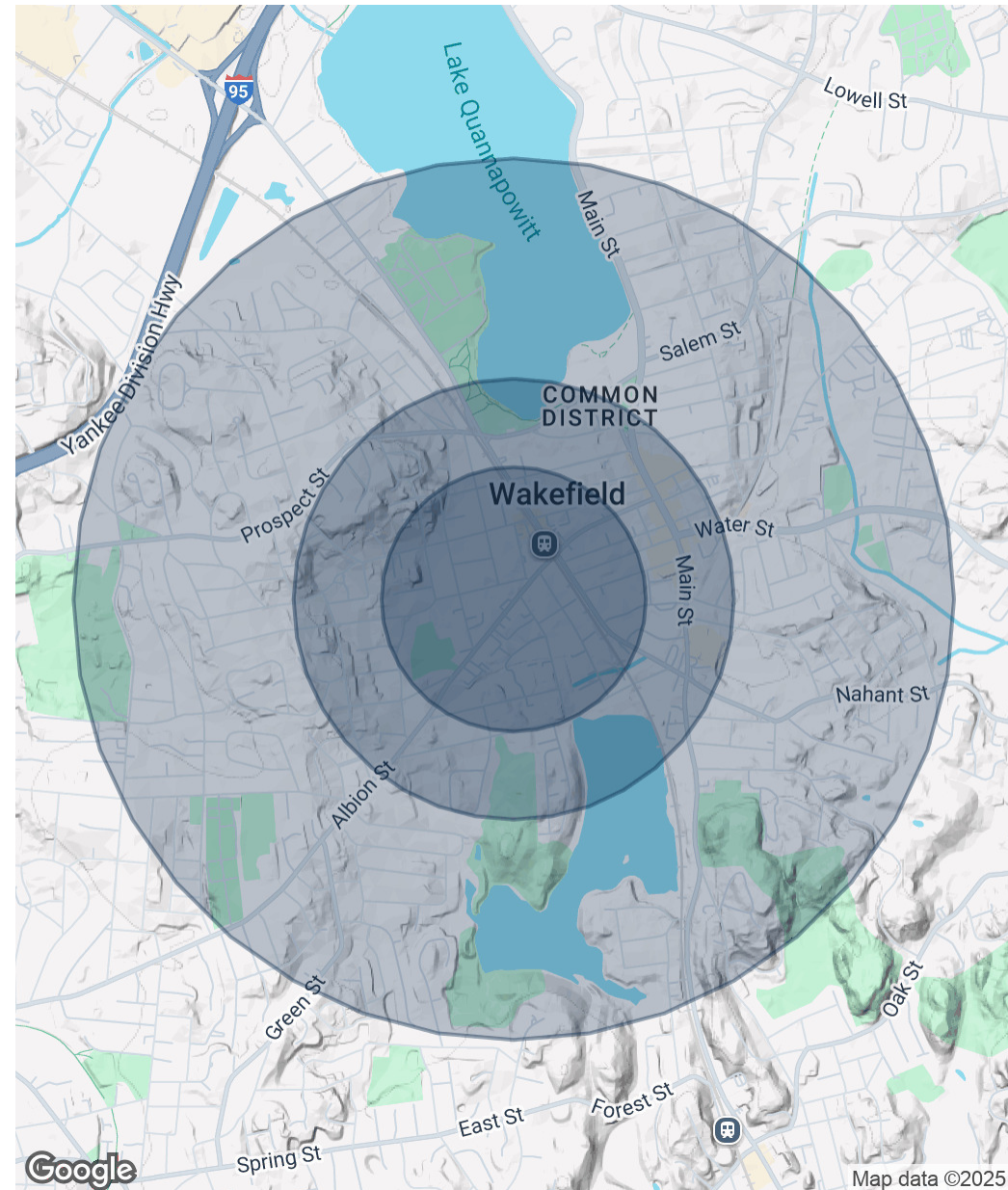
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,753	5,215	14,673
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	46	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	792	2,424	6,362
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$140,270	\$136,980	\$147,953
Average House Value	\$707,800	\$685,435	\$717,231

Demographics data derived from AlphaMap



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