

530 TURNPIKE STREET

NORTH ANDOVER, MASSACHUSETTS

AVAILABLE

RETAIL - RESTAURANT - MEDICAL FITNESS - BANK

- NORTH ANDOVER REDEVELOPMENT OF EXISTING FREESTANDING 14,640 SF BUILDING
- BUILDING CAN BE LEASED IN ITS ENTIRETY – REDEVELOPED – SCRAPPED
- EXISTING DRIVE THRU



THE
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SIZE | +/- 14,640 SF WITH TOTAL DEVELOPMENT FLEXIBILITY
FORMER 4,000 SF BANK WITH DRIVE-THRU

FACTS

- Freestanding building - AVAILABLE in its entirety of 14,640 SF or sub-dividable for multiple tenants
- Restaurant - Retail - Fitness - Medical - Bank (with drive-thru)
- Merrimack College with 4,200 students
- Traffic counts of over 41,000 ADT
- Over 168,000 people within five miles with incomes over \$100,000
- At the Junction of Route 125/Andover Bypass and Salem Turnpike
- 127 parking spaces

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Daytime Population	9,831	58,895	165,321
Population	9,222	63,841	168,320
Average HH Income	\$147,954	\$119,878	\$101,814

REAR ENTRANCE



BANK DRIVE-THRU



SIDE VIEW



NEARBY RETAILERS

Stop & Shop, Rite Aid, Neda, Big Picture, Fuddruckers, Starbucks, Salem Five, Merrimack College, B Good, Chipotle, Staples, Pier 1 Imports, CVS, Burton's Grille, Staples and Title Boxing

TOTAL DEVELOPMENT FLEXIBILITY



OVERALL AERIAL

NORTH ANDOVER

PETCO

CVS

STAPLES

ACE Hardware
Panera

BURGER KING

Bertucci's

EAGLEWOOD SHOPS
CHIPOTLE
v.good
pure barre
CHICO'S
BURTONS
JOS. A. BANK
Pier 1 imports
STAPLES

TD Bank

ROYAL CREST
NORTH ANDOVER
530 UNITS

MERRIMACK COLLEGE
4,200 STUDENTS

ABBOT FINANCIAL MANAGEMENT

AVAILABLE
530 TURNPIKE STREET
+/-14,640 SF
SUB-DIVIDABLE

ANDOVER

GALLANT ARENA

Salem Five
ATM

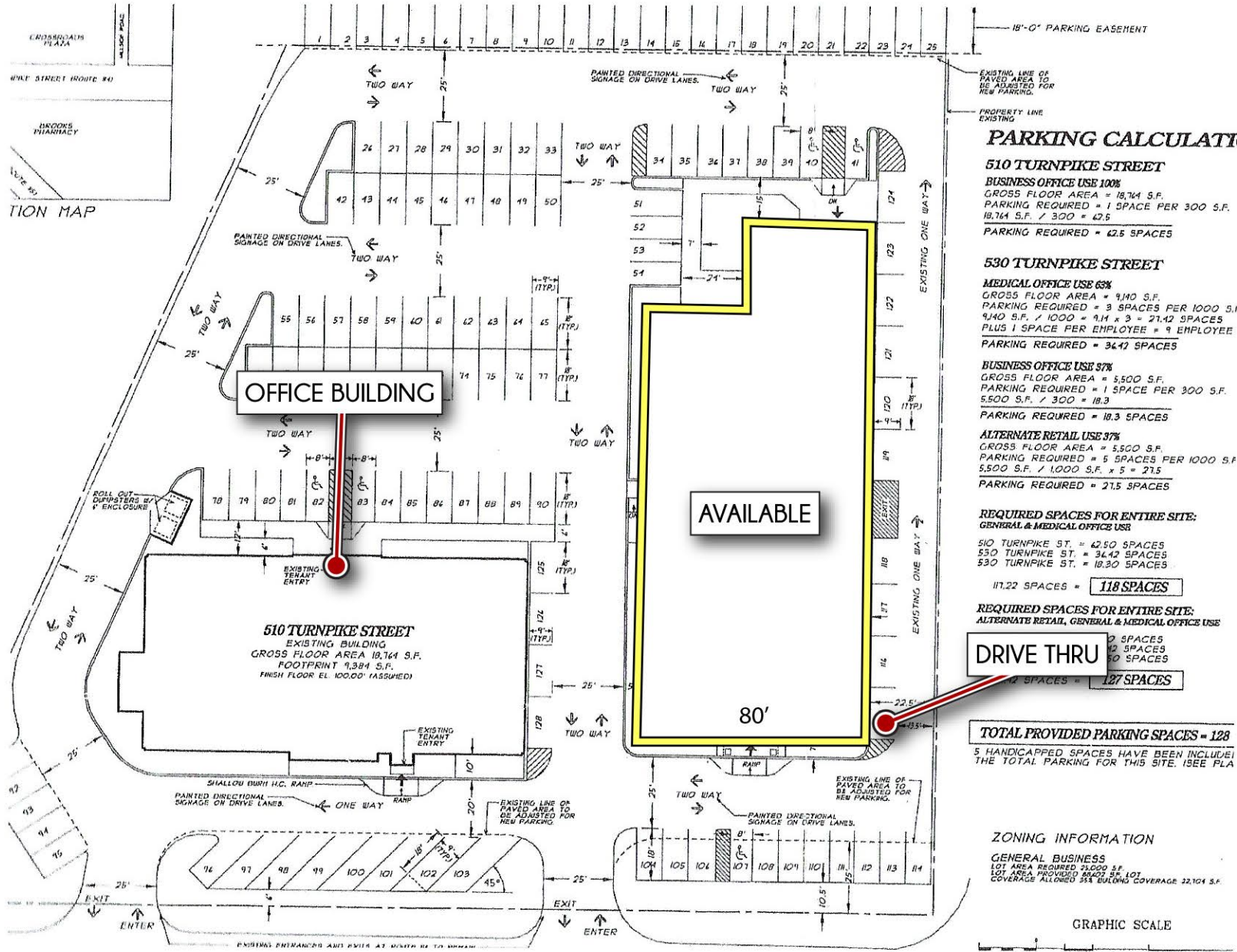
CROSSROADS PLAZA
BIG PICTURE
CUSTOM FRAMING
Starbucks
Tripoli
neda
Georgetown Bank
respectfully yours

RITEAID

Stop & Shop



SITE PLAN



PARKING CALCULATION

510 TURNPIKE STREET
BUSINESS OFFICE USE 100%
 GROSS FLOOR AREA = 18,764 S.F.
 PARKING REQUIRED = 1 SPACE PER 300 S.F.
 $18,764 \text{ S.F.} / 300 = 62.5$
PARKING REQUIRED = 62.5 SPACES

530 TURNPIKE STREET
MEDICAL OFFICE USE 63%
 GROSS FLOOR AREA = 9,140 S.F.
 PARKING REQUIRED = 3 SPACES PER 1000 S.F.
 $9,140 \text{ S.F.} / 1000 = 9.14 \times 3 = 27.42$ SPACES
 PLUS 1 SPACE PER EMPLOYEE = 9 EMPLOYEE
PARKING REQUIRED = 36.42 SPACES

BUSINESS OFFICE USE 37%
 GROSS FLOOR AREA = 5,500 S.F.
 PARKING REQUIRED = 1 SPACE PER 300 S.F.
 $5,500 \text{ S.F.} / 300 = 18.3$
PARKING REQUIRED = 18.3 SPACES

ALTERNATE RETAIL USE 37%
 GROSS FLOOR AREA = 5,500 S.F.
 PARKING REQUIRED = 5 SPACES PER 1000 S.F.
 $5,500 \text{ S.F.} / 1000 \text{ S.F.} \times 5 = 27.5$
PARKING REQUIRED = 27.5 SPACES

REQUIRED SPACES FOR ENTIRE SITE:
 GENERAL & MEDICAL OFFICE USE
 510 TURNPIKE ST. = 62.50 SPACES
 530 TURNPIKE ST. = 36.42 SPACES
 530 TURNPIKE ST. = 18.30 SPACES
 117.22 SPACES = **118 SPACES**

REQUIRED SPACES FOR ENTIRE SITE:
 ALTERNATE RETAIL, GENERAL & MEDICAL OFFICE USE
DRIVE THRU 2 SPACES
 12 SPACES
 10 SPACES
 103 SPACES = **127 SPACES**

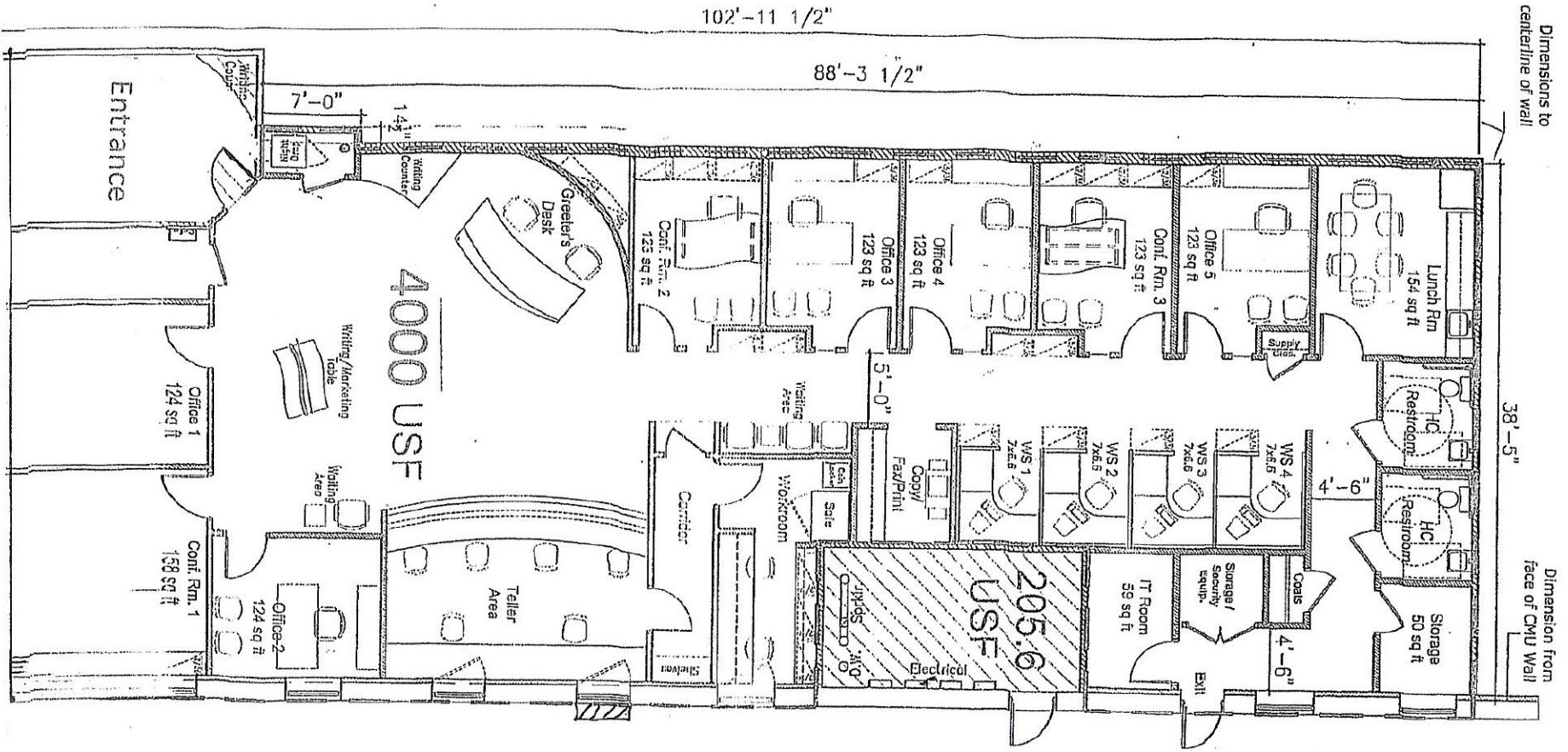
TOTAL PROVIDED PARKING SPACES = 128
 5 HANDICAPPED SPACES HAVE BEEN INCLUDED
 THE TOTAL PARKING FOR THIS SITE. (SEE PLAN)

ZONING INFORMATION
 GENERAL BUSINESS
 LOT AREA REQUIRED 21,000 SF
 LOT AREA PROVIDED 89,402 SF, 101
 COVERAGE ALLOWED 55% BUILDING COVERAGE 22,104 S.F.

GRAPHIC SCALE

ROUTE 114 / TURNPIKE STREET

EXISTING BANK PLAN



Dimensions to
centerline of wall

Dimension from
face of CMU Wall

Drive Through
Window