

6 CHICKERING ROAD

PROPERTY FOR SALE OR FOR LEASE

LAWRENCE
MASSACHUSETTS



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AVAILABLE LAND
RARE LARGE FORMAT
DEVELOPMENT OPPORTUNITY

THE OPPORTUNITY

- 6.75 acre development site with an opportunity to develop for multiple asset classes
- Excellent view corridors from Rt. 495.
- Rare large tract available with access to Andover, N Andover, Lawrence, and Methuen communities.
- 47,624 SF Building.
- Zoning B1.

THE NEIGHBORHOOD



PHILIPS



TRANSPORTATION INFORMATION

1.5 miles to Lawrence MBTA commuter rail station

495 and 3.8 miles from the Rt. 495 and I-93 intersection

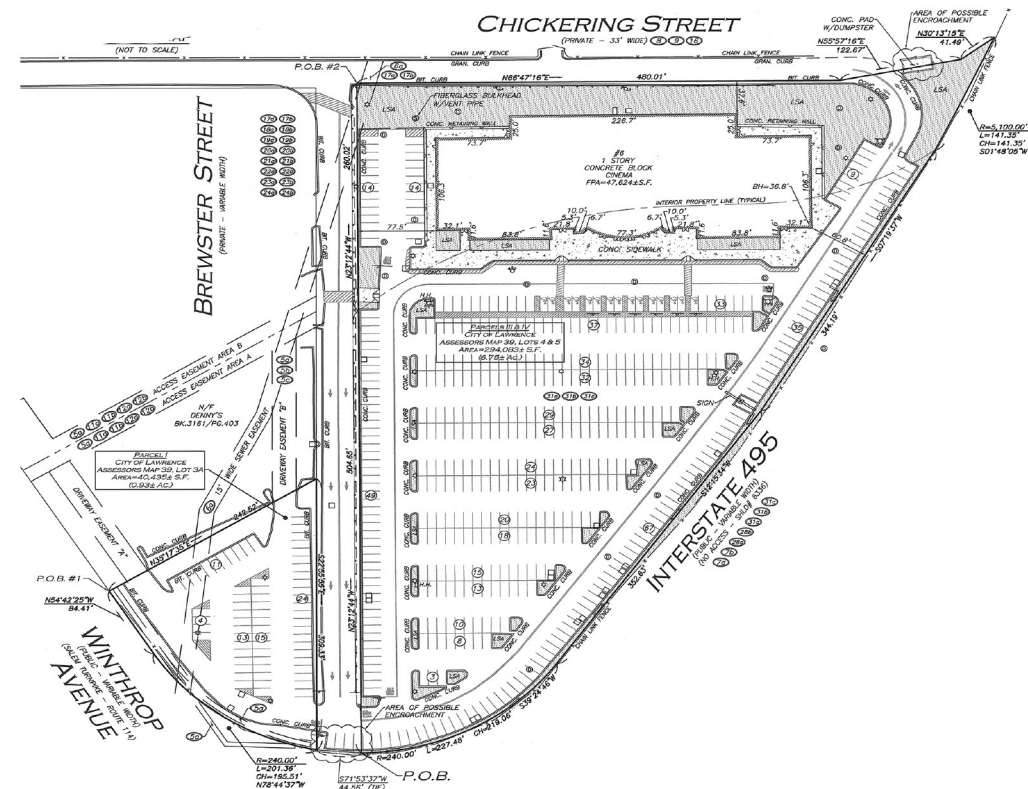
495 ADT - 108,770 - 2015

114 ADT - 19,192 - 2015

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	86,939	139,373	611,476
Daytime Population	82,064	205,289	1,080,604
Avg. HH Income	\$104,903	\$121,140	\$102,267

SURVEY SHOT



CVS

ULTIMATE ELECTRONICS

LOWE'S

STAPLES

METHUEN Walmart MARKET BASKET

TARGET

THE LOOP HOME DEPOT Stop & Shop OLD NAVY Marshalls LOEW'S CINERPLEX

JO-ANN DOLLAR TREE

METHUEN Population 44,850 Households 16,532 Median HH Income \$49,627

LAWRENCE Population 72,492 Households 24,463 Median HH Income \$27,983

GROVELAND Population 6,038 Households 2,058 Median HH Income \$69,167

BOXFORD Population 7,921 Households 2,568 Median HH Income \$113,212

SITE 6.75 ACRES AVAILABLE

PLAZA ONE FOURTEEN SAYS FAMILY OF ILLINOIS RadioShack Rainbow

NORTH ANDOVER MALL KOHLS MARKET BASKET TJ-MAXX

NORTH ANDOVER Population 27,202 Households 9,724 Median HH Income \$72,728

PETCO Walgreens STAPLES

EAGLEWOOD SHOPS Pier 1 Imports P.S.A. BANK CHICO'S YANKEE CANDLE BURTONS CHIPOTLE

Tanera ETHAN ALLEN BERTUCCI'S

ANDOVER Population 31,247 Households 11,305 Median HH Income \$87,683

SHAWSHEEN PLAZA MARKET BASKET Marshalls RITEAID

RITEAID

WHOLE FOODS

CITIBANK STARBUCKS COFFEE

Stop & Shop

Bank of America

