

UP TO 25,000 SF AVAILABLE | HANOVER, MA



PROPERTY DESCRIPTION

North River Commons is a fully redeveloped 45,000 SF freestanding retail building, anchored by Planet Fitness, Habitat For Humanity ReStore and Mutual Bank. Recently updated signage, facade and parking lot improvements.

PROPERTY HIGHLIGHTS

- Corporate Tenants Include: Planet Fitness, Habitat for Humanity ReStore and Mutual Bank
- Air Conditioning
- High Ceilings
- 80' Store Frontage
- Updated Storefront
- Developing Route 53 Corridor

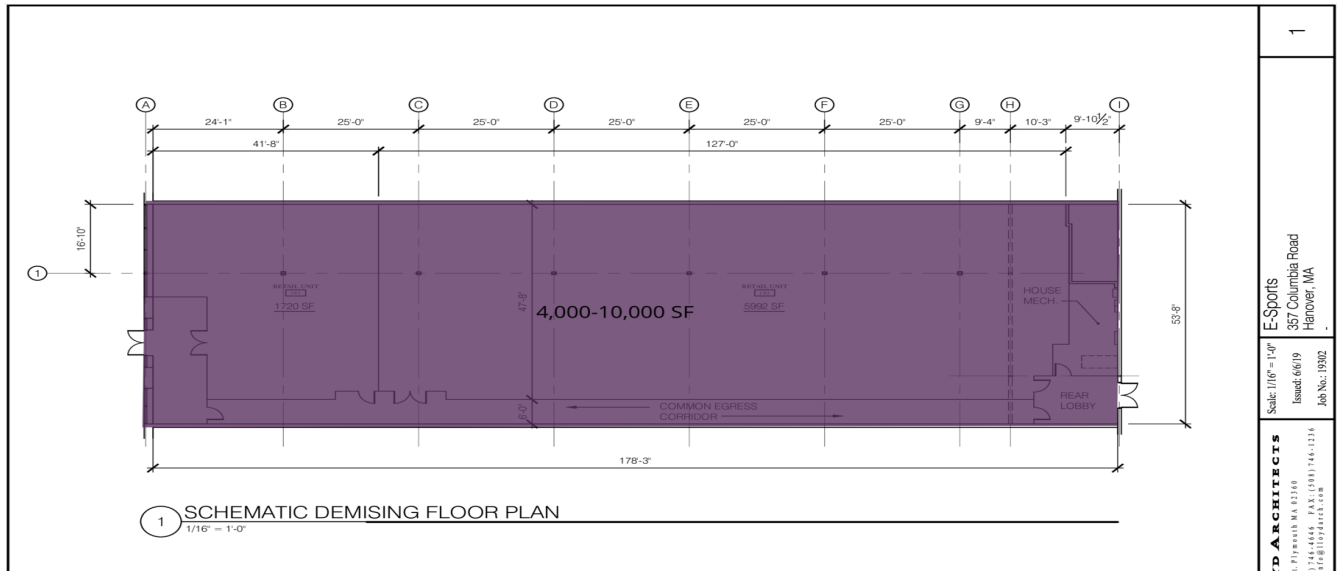
OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Triple Net; NNN)
Available SF:	4,000 - 25,000 SF
Lot Size:	7.5 Acres
Building Size:	45,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	845	19,134	83,700
Total Population	2,300	54,590	228,180
Average HH Income	\$98,942	\$112,595	\$103,020

AVAILABLE SPACES

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E-Sports
357 Columbia Road
Hanover, MA

Scale: 1/16" = 1'-0"
Issued: 6/6/19
Job No.: 193302

CD ARCHITECTS
117 FRENCH MA 02150
TEL: 617.442.4444
WWW.CDARCHITECTS.COM

AVAILABLE

LEASE TYPE TRIPLE NET; NNN | TOTAL SPACE 4,000 - 25,000 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$12.00 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE
357 Columbia Road	Available	4,000 - 25,000 SF	Triple Net	\$12.00 SF/yr

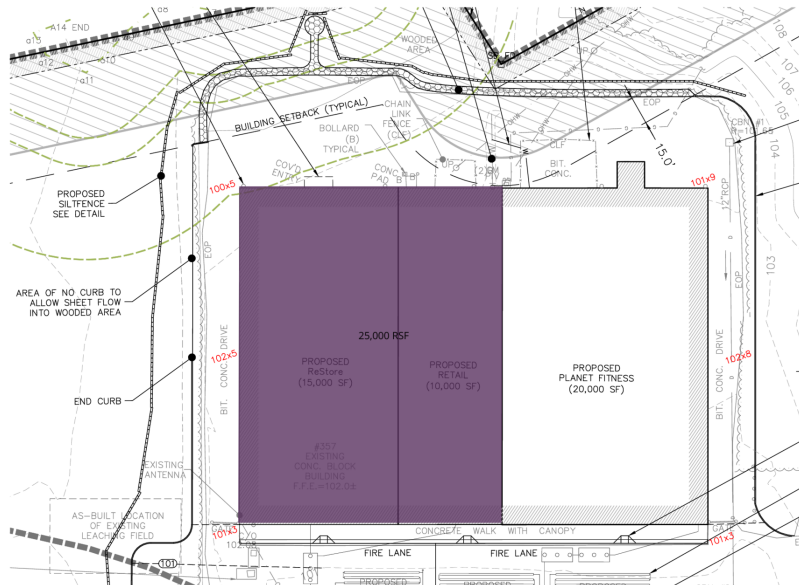


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ADDITIONAL PHOTOS

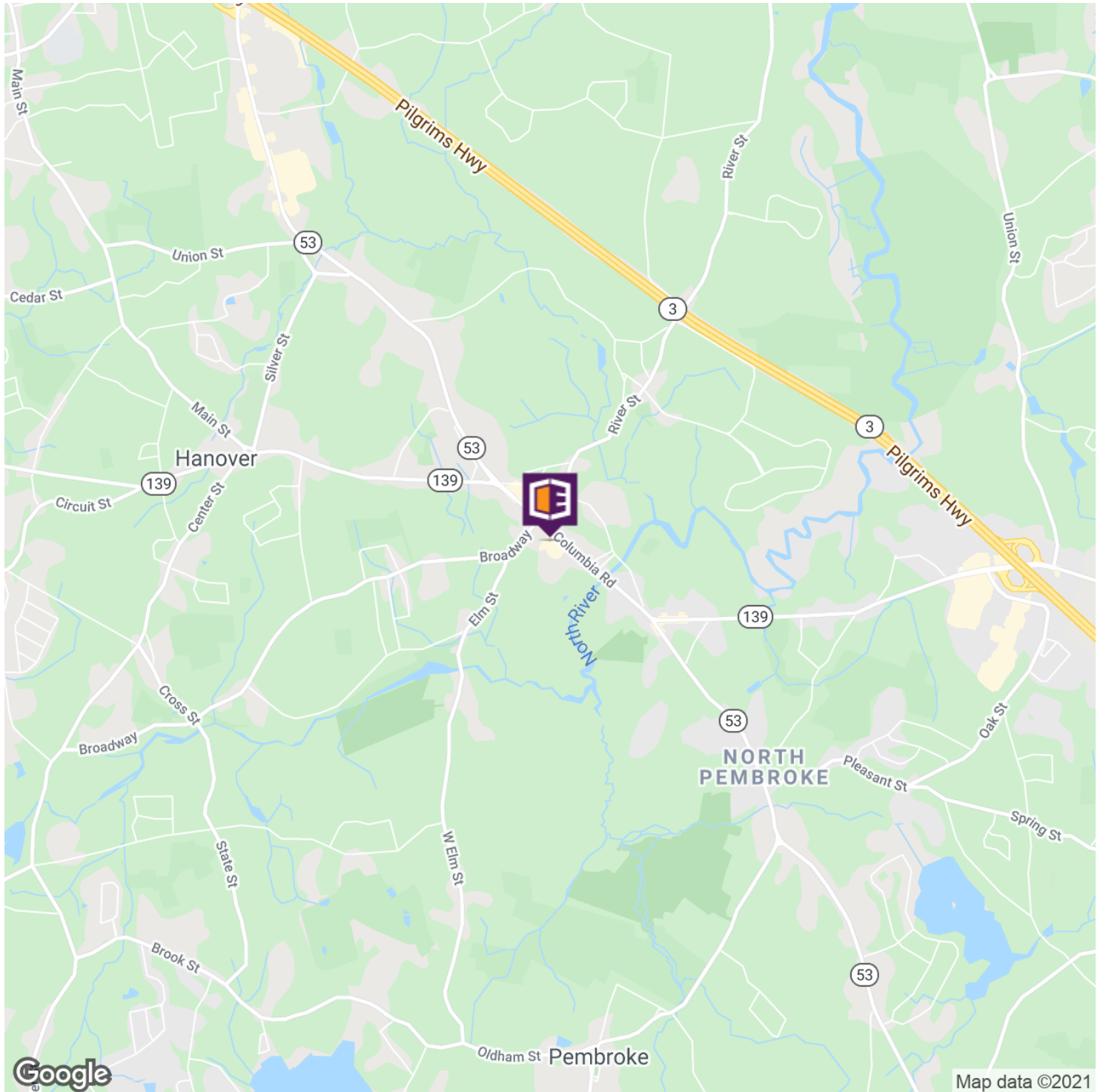
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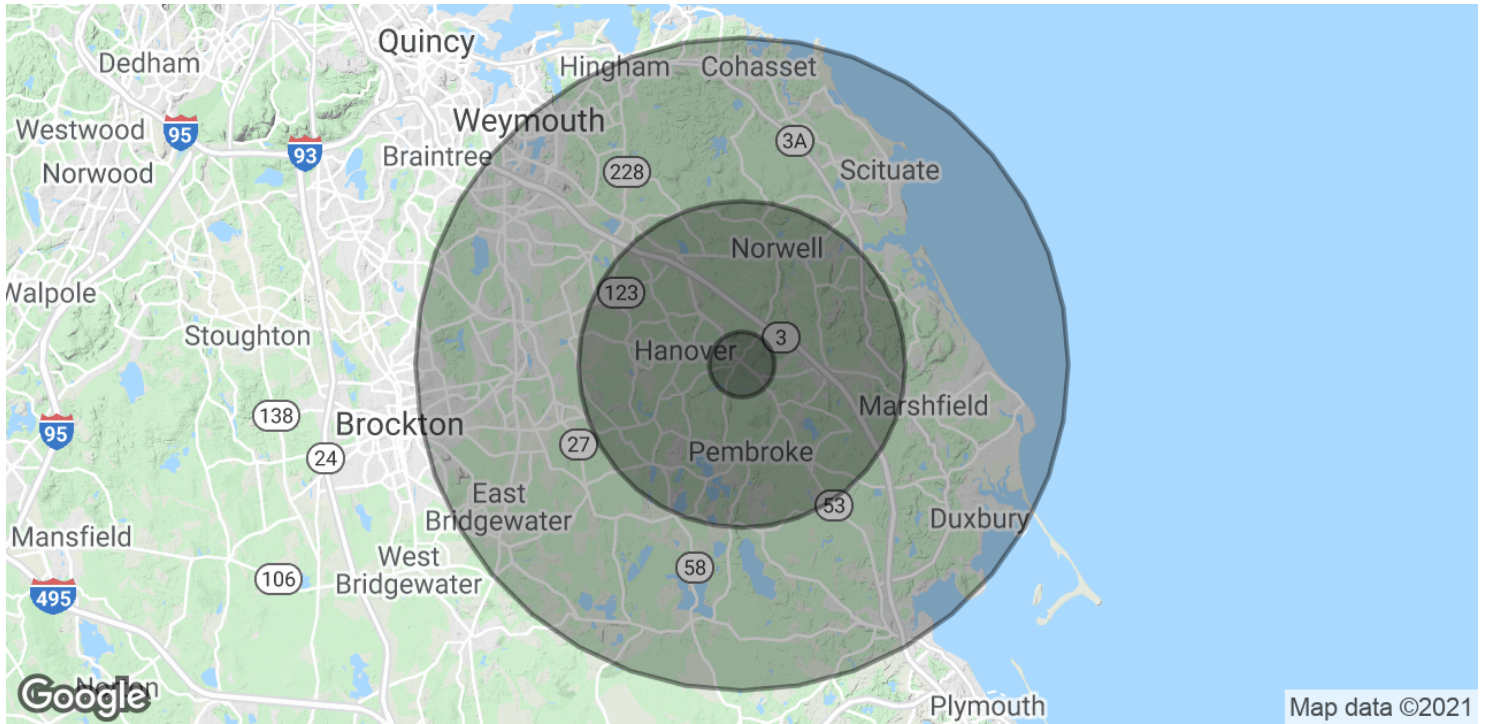
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,300	54,590	228,180
Median age	42.4	40.9	41.0
Median age (Male)	40.5	40.0	39.8
Median age (Female)	43.2	41.3	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	845	19,134	83,700
# of persons per HH	2.7	2.9	2.7
Average HH income	\$98,942	\$112,595	\$103,020
Average house value	\$512,429	\$496,199	\$453,981

* Demographic data derived from 2010 US Census