

# Retail Space Available for Lease

## 124 Newbury Street (U.S. Route 1 South)

Peabody, MA 01960



### Property Information

<b>Address:</b>	124 Newbury Street Peabody, MA	<b>Traffic Counts:</b>	74,598 +/- VPD (Southbound)
<b>Available:</b>	3,050 +/- SF	<b>Zoning:</b>	BR (Regional Business)
<b>Land Area:</b>	1.36 +/- acres	<b>Utilities:</b>	Municipal water / Sewer, Propane
<b>Parking:</b>	46 +/- spaces	<b>Pylon:</b>	Yes - 1 space

### Trade Area Demographics

	3 Mile	5 Miles	10 Miles
<b>Population (est):</b>	63,796	211,775	784,903
<b>Households:</b>	25,515	82,433	304,539
<b>Average HH Income:</b>	\$120,749	\$112,374	\$115,490



124 Newbury Street is a 11,432 +/- square foot newly constructed strip center currently occupied by Dunkin Donuts, Awaken180 Weightloss, Star Kreations Salon and Peabody Smile Design. The property is well located on heavily traveled U.S. Route 1 between the Route 1, Route 128 and I-95 interchange. The property sees 74,598 +/- cars per day on the southbound AM side of Route 1.

### For Leasing Information:

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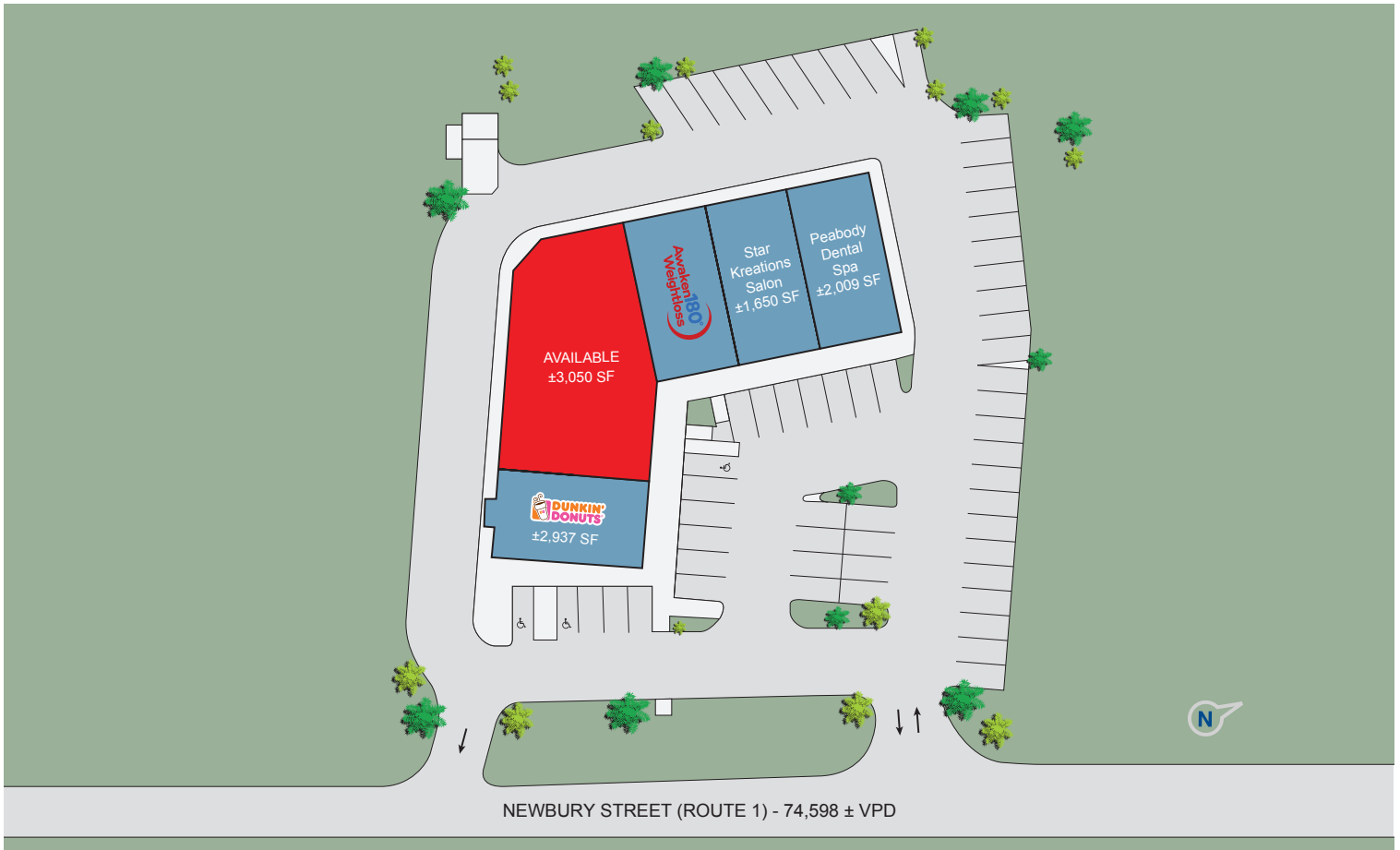
SUMMIT REALTY PARTNERS

Summit Realty Partners  
80 Hayden Avenue  
Lexington, MA 02421  
www.summitrealtypartners.com

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