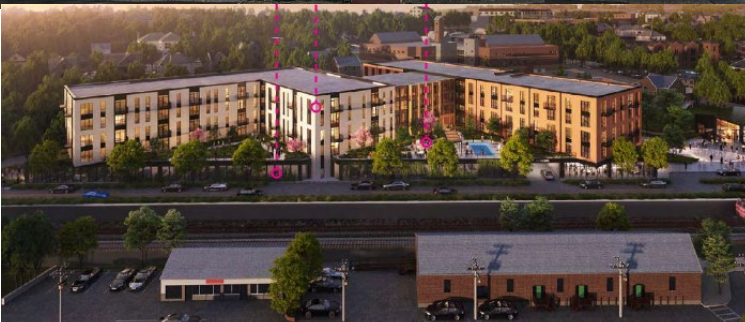


COMMERCIAL- FOR LEASE

15 Railroad Street, Andover, MA 01810



Summary Sheet

Unit 1, ≈1677 Sq. Ft.
Unit 2, ≈1180 Sq. Ft.
Combined, ≈2857 Sq. Ft.

Zoning- Mixed Use zone "MU" and
Historic Mill District overlay "HMD"

Rent- \$25 psf, NNN;
Reasonable offers welcomed.

HVAC- Gas, Forced air. One per Unit

Electrical- currently Single-Phase; Three-
phase is available at street.

**Brokers- 2% offered (over first term) to
Lessee's Agent or licensed facilitator.**

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Merrimack ≈ Atlantic

Property Group LLC

Stephen P. McGovern
Principal
(617) 913-4849 (Direct)
smcgovern@merrimackatlantic.com

Licensed Real Estate Broker, MA
Licensed Construction Supervisor, MA

Main: (978) 364-0339

www.merrimackatlantic.com

COMMERCIAL- FOR LEASE

15 Railroad Street, Andover, MA 01810



Space as *unique* as your business.

Merrimack Atlantic Property Group LLC is pleased to offer for lease, two adjacent commercial units at historic 15 Railroad Street. Located conveniently in Downtown Andover, immediately adjacent to the Andover MBTA/MBCR Commuter Rail Station platform, this venerable structure wants to be your office, retail, restaurant, or service business' next home.

Unit 1, ≈1677 Sq. Ft.

Unit 2, ≈1180 Sq. Ft.

Combined, ≈2857 Sq. Ft.

\$25 psf, NNN

Reasonable Offers Welcomed.

Brokers- 2% offered (over first term) to Lessee's Agent or licensed facilitator.

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15 Railroad Street, Andover, MA 01810



Space as *historic* as your business.

This railroad building in Downtown Andover has been reclaimed from the industrial era and deftly converted into commercial space. Unique interiors include reception areas, office lofts, exposed beams, iron fireplaces (non-functional) and an original freight scale that serviced the Boston and Maine Railroad.

Zoning- Mixed Use with Historic Mill District overlay.

Electrical- Single Phase at premises. Three Phase on street.

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15 Railroad Street, Andover, MA 01810



Space as *classy* as your business.

15 Railroad Street is located in Andover's burgeoning Historic Mill District, the newest historic district in town. The property lies *immediately* adjacent to and in front of the in-bound (to Boston) Andover MBTA Commuter Rail Station, providing your business with unparalleled visibility to customers. Across the tracks lies the Town Yard, a Town of Andover redevelopment site where 136 new residential units have been preliminarily approved under the Town's permitting process. These 136 units will add to the over 430 existing multi-family residential units, and many more single-family homes, all within 0.4 miles of this location.

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15 Railroad Street, Andover, MA 01810



Space as *quirky* as your business.

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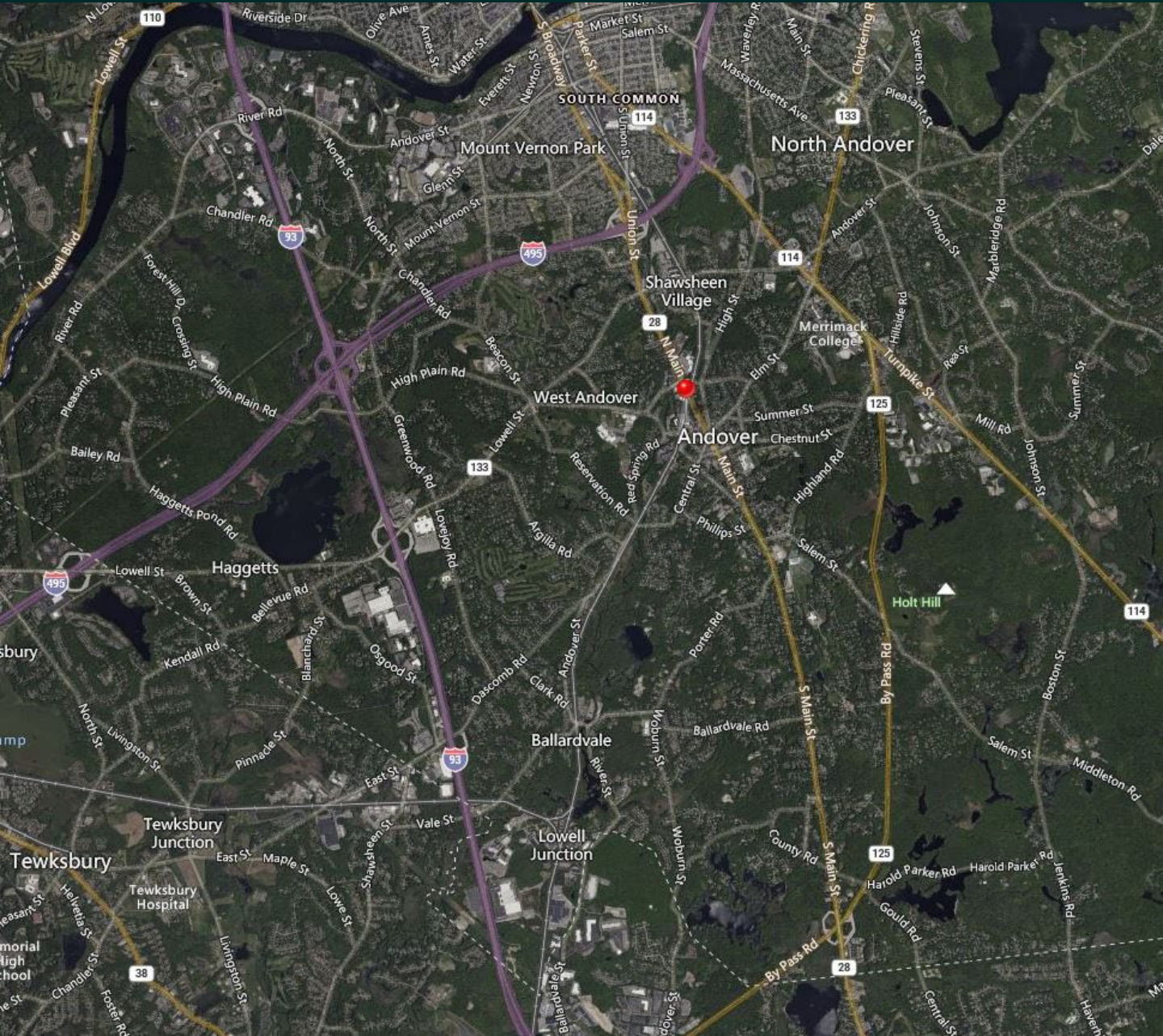
Space as *authentic* as your business.

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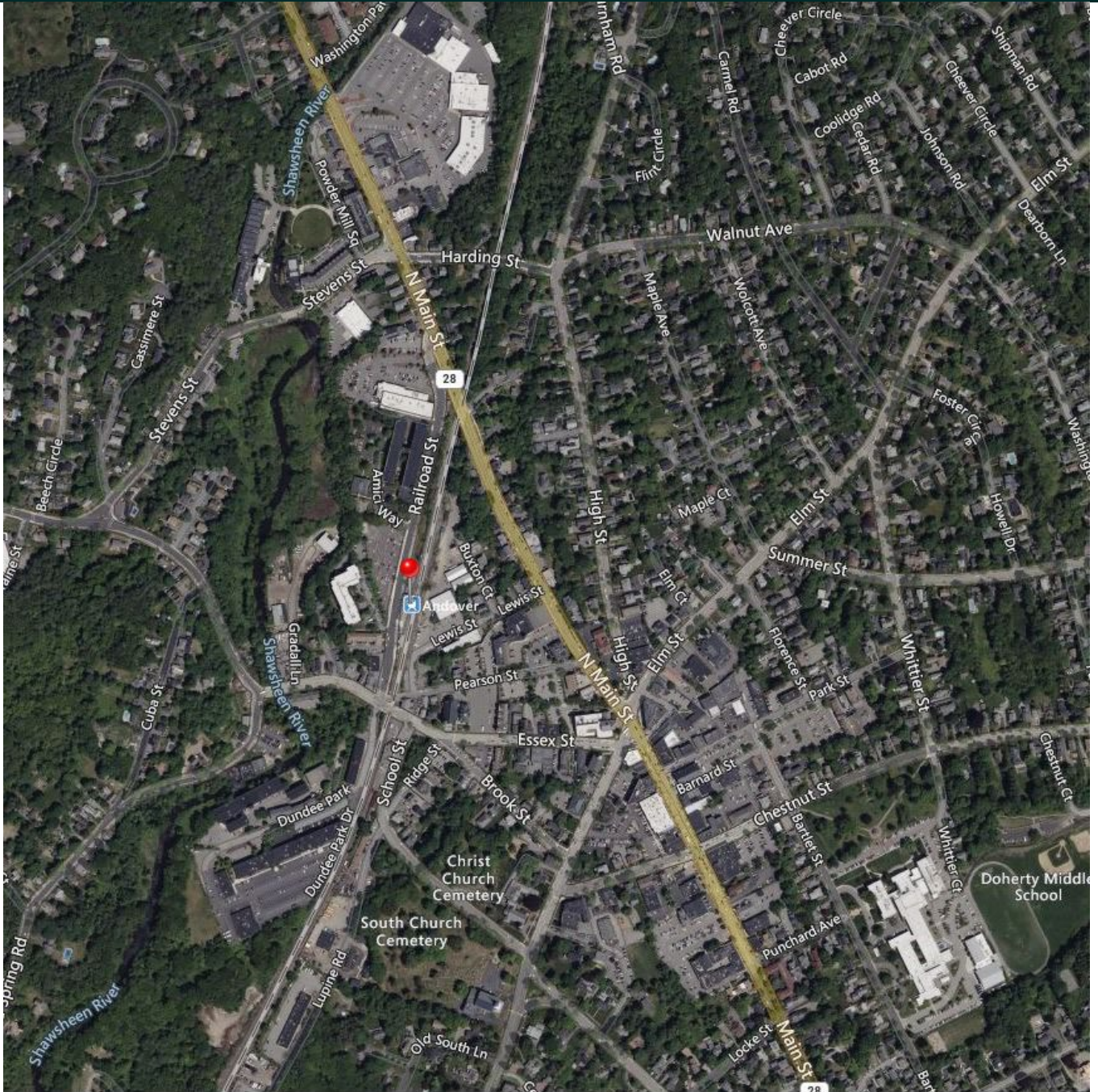


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15 Railroad Street, Andover, MA 01810



Illustrations from Town of Andover public sources-- **Top**, Artist's Rendering of the proposed Town Yard Redevelopment. 15 Railroad Street lies in the foreground. **Below**: Town's Map illustrating the Historic Mill District

Andover Historic Mill District & Town Yard Redevelopment Project

15 Railroad Street sits within Andover's recently created Historic Mill District overlay. The HMD is an area of historic deference and modern business growth. Redevelopment in the area, includes a the Town's former DPW yard, lying immediately across the tracks from 15 Railroad Street. Andover released an RFP in 2020. The winning proposal includes 136 Units of new residential housing in a mixed-use, transit-oriented setting. Permitting and development are in progress.



More about the HMD and Town Yard Redevelopment can be found at Andover's municipal website, www.andoverma.gov/181/Town-Yard-Redevelopment

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15 Railroad Street, Andover, MA 01810

DEMOGRAPHIC SUMMARY

15 Railroad Street, Andover, Massachusetts, 01810
Ring band of 0 - 1 miles

KEY FACTS

8,275

Population



3,604

Households

45.9

Median Age

\$106,686

Median Disposable Income

EDUCATION

2%

No High School Diploma



7%

High School Graduate



15%

Some College



76%

Bachelor's/Grad/Prof Degree

INCOME



\$139,873

Median Household Income



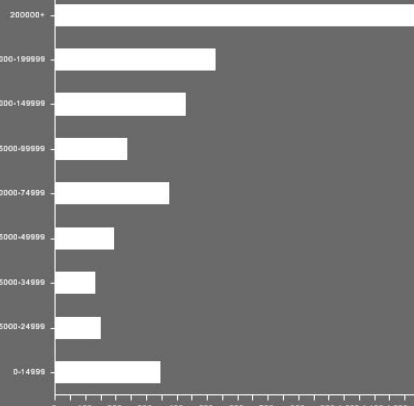
\$80,721

Per Capita Income

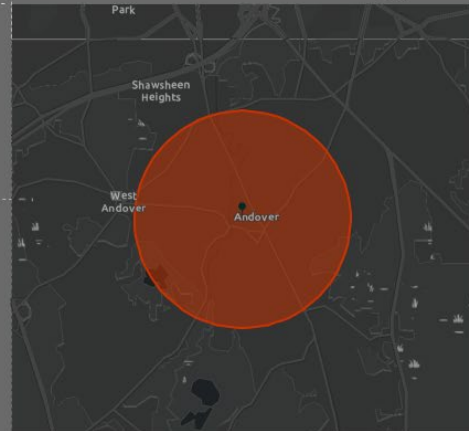


\$455,303

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

88%



Blue Collar

6%



Services

7%

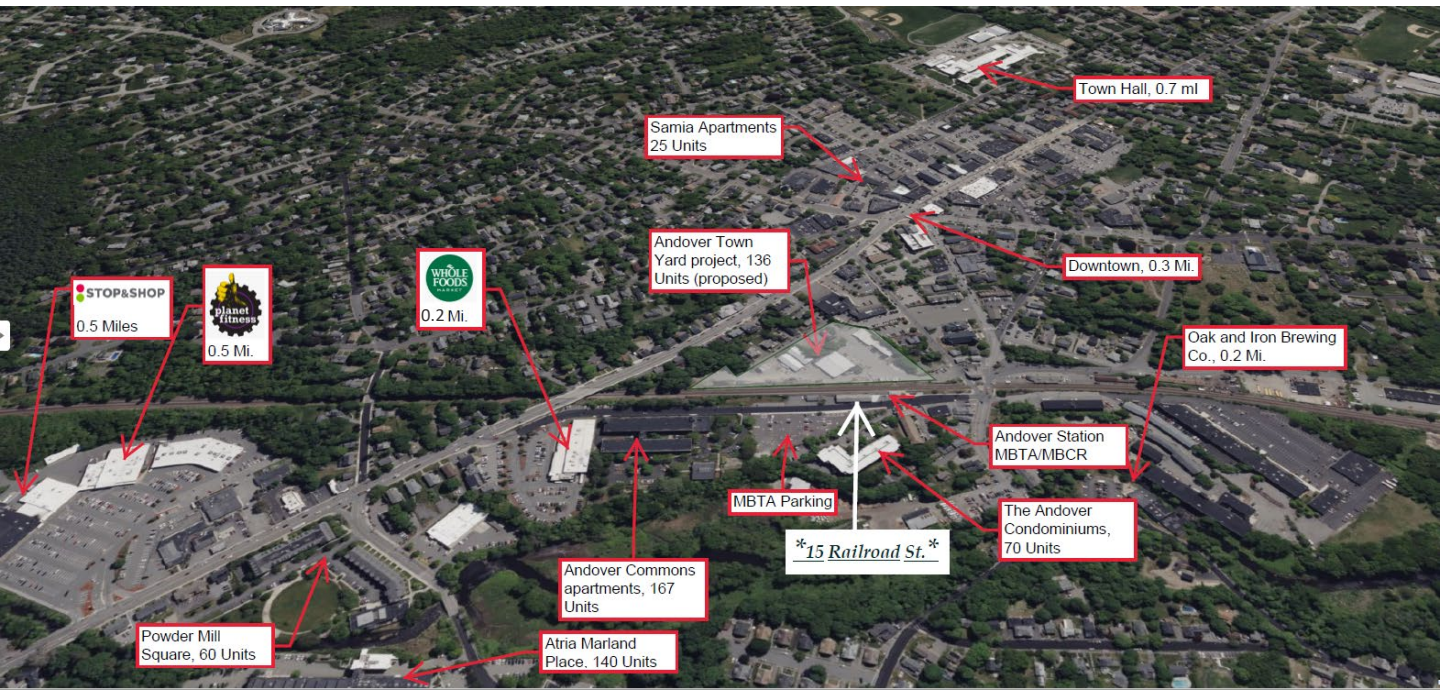
5.5%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

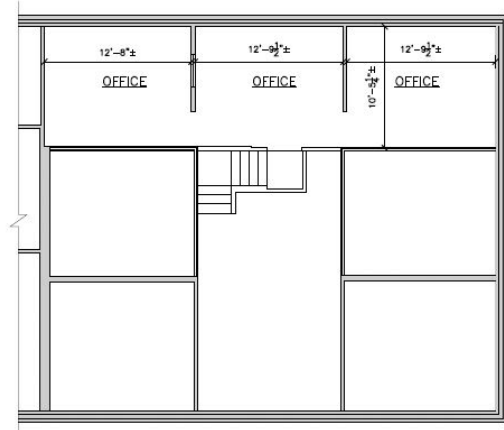
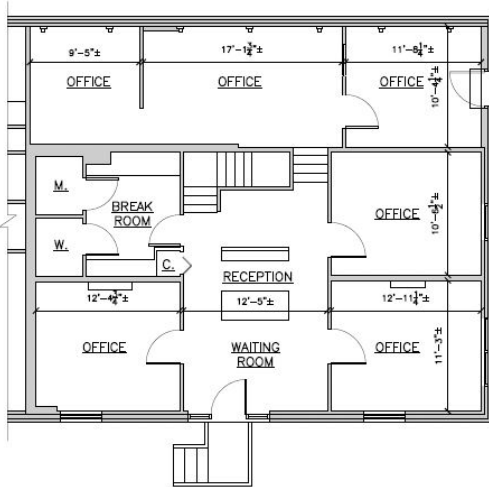
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Demographics ~ Nearby Amenities



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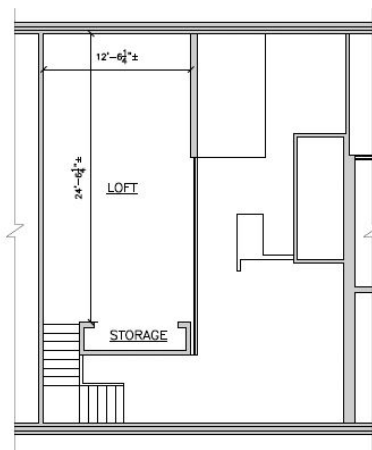
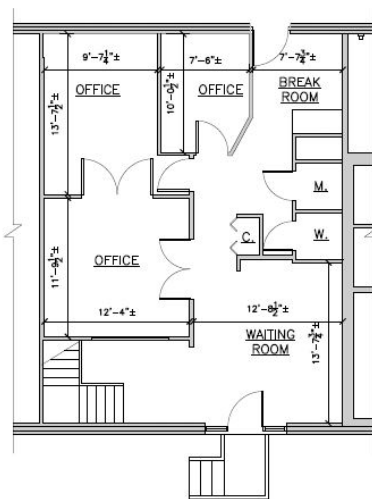


EXISTING FIRST FLOOR PLAN - UNIT 1
22X34 SCALE: 1/8"=1'-0"
11X17 SCALE: 1/16"=1'-0"

EXISTING MEZZANINE FLOOR PLAN - UNIT 1
22X34 SCALE: 1/8"=1'-0"
11X17 SCALE: 1/16"=1'-0"

TOTAL AREA OF UNIT 1: 1677 SF.
FIRST FLOOR: 1272 SF.
MEZZANINE FLOOR: 405 SF.

Floor Plans



EXISTING FIRST FLOOR PLAN - UNIT 2
22X34 SCALE: 1/8"=1'-0"
11X17 SCALE: 1/16"=1'-0"

EXISTING MEZZANINE FLOOR PLAN - UNIT 2
22X34 SCALE: 1/8"=1'-0"
11X17 SCALE: 1/16"=1'-0"

TOTAL AREA OF UNIT 2: 1180 SF.
FIRST FLOOR: 843 SF.
LOFT: 337