

FOR LEASE

3 PRIVATE OFFICES AVAILABLE!



15 CHESTNUT STREET, ANDOVER, MA 01810

COMMON AREAS INCLUDE: RECEPTION AREA, CONFERENCE ROOM, AND BATHROOMS!

Lillian Montalto
**SIGNATURE
COMMERCIAL**

ARE YOU A SMALL CONSULTING FIRM, LAW OFFICE, ETC... IN NEED OF PRIVATE OFFICE SPACE? This Private Office Space For Lease includes Common Areas such as the Reception Area, 2 Bathrooms, 2nd Floor Conference Room, and Storage Room in the basement. Enjoy Your Downtown Andover Office Surrounded by Retail Shops, Restaurants, Coffee Shops, Banks, Post Office, AND MORE! Totally Renovated in 2018. Take Advantage of This Incredible Opportunity to Have Your Own Private Downtown Office Space without the overhead of owning an entire building!



Address	15 Chestnut Street, Andover, MA 01810	
County	Essex	
3 Units Available	Unit 3: ± 150 SF FOR LEASE: \$1,000/mo Unit 5: ± 130 SF FOR LEASE: \$1,100/mo Unit 6: ± 130 SF FOR LEASE: \$1,100/mo	
Parking	Tandem Parking, 1 Spot, Paved	
Zoning Code	Commercial (General Business)	
Utilities	Public Water, Public Sewer	
MLS #	UNIT 3: (Will add once we go live) UNIT 5: (Will add once we go live) UNIT 6: (Will add once we go live)	
Common Area	Conference Room 2 Bathrooms	Receptionist Area Basement Storage

Demographic Information

15 Chestnut Street, Andover, MA 01810

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	7,169	56,911	157,767
Households	2,991	20,563	54,876
Families	1,810	14,503	38,774
Average Household Size	2.15	2.67	2.82
Owner Occupied Housing Units	1,917	13,519	30,515
Renter Occupied Housing Units	1,074	7,044	24,361
Median Age	41.4	38.1	35.7
2019 Summary			
Population	7,483	60,029	168,461
Households	3,064	21,342	57,637
Families	1,847	15,061	40,712
Average Household Size	2.16	2.70	2.86
Owner Occupied Housing Units	1,915	13,755	31,678
Renter Occupied Housing Units	1,148	7,587	25,959
Median Age	43.1	39.4	36.6
Median Household Income	\$103,181	\$94,251	\$69,377
Average Household Income	\$146,225	\$136,031	\$108,087
2024 Summary			
Population	7,656	61,586	173,744
Households	3,126	21,828	59,225
Families	1,885	15,410	41,841
Average Household Size	2.18	2.72	2.87
Owner Occupied Housing Units	1,965	14,208	32,918
Renter Occupied Housing Units	1,160	7,620	26,306
Median Age	44.2	40.3	37.7
Median Household Income	\$120,536	\$107,931	\$79,753
Average Household Income	\$167,538	\$154,317	\$122,921
Trends: 2019-2024 Annual Rate			
Population	0.46%	0.51%	0.62%
Households	0.40%	0.45%	0.55%
Families	0.41%	0.46%	0.55%
Owner Households	0.52%	0.65%	0.77%
Median Household Income	3.16%	2.75%	2.83%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Meet the listing agent!

Lillian Montalto

Lillian@AndoverHomes.com
Cell: 978.815.6300
Office: 978.475.1400



SCAN THIS CODE



ADD ME TO YOUR CONTACTS LIST!

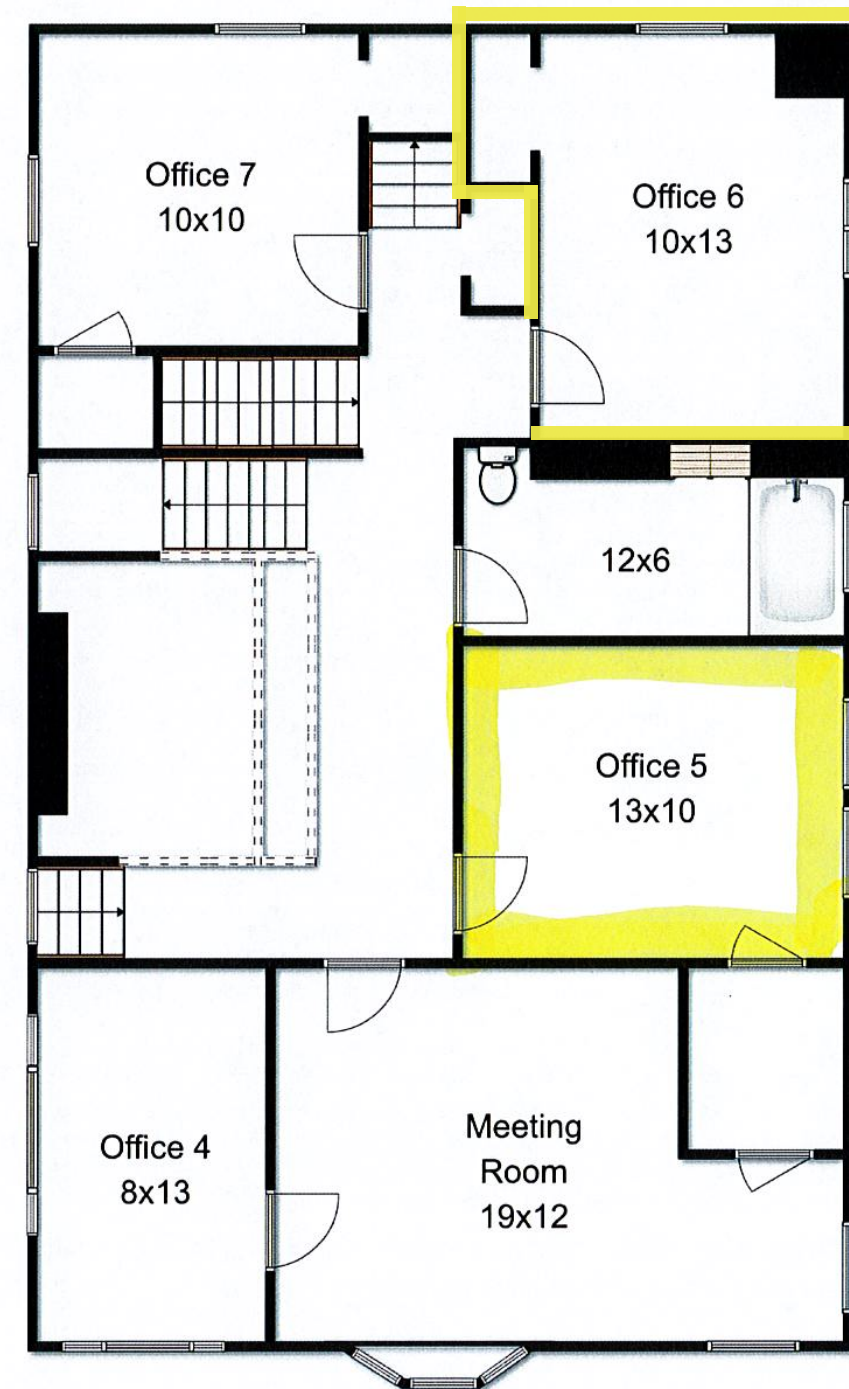
FIRST FLOOR

Floor Plan

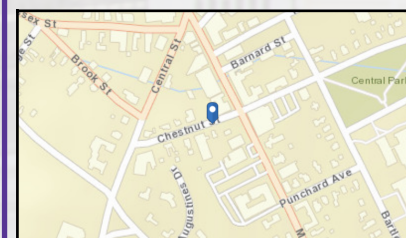


SECOND FLOOR

Floor Plan

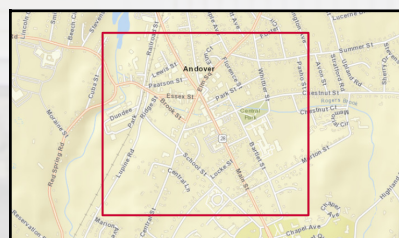


Traffic Count Map



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

March 30, 2020



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COMMUNITY PROFILE

GIS MAP



Community Profile

15 Chestnut St, Andover, Massachusetts, 01810
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.65508
Longitude: -71.14029

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Golden Years (9B)	Professional Pride (1B)	Fresh Ambitions (13D)
2.	City Lights (8A)	Parks and Rec (5C)	Professional Pride (1B)
3.	Exurbanites (1E)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
2019 Consumer Spending			
Apparel & Services: Total \$	\$10,483,985	\$69,716,254	\$154,625,219
Average Spent	\$3,421.67	\$3,266.62	\$2,682.74
Spending Potential Index	160	152	125
Education: Total \$	\$9,017,239	\$58,756,443	\$125,244,475
Average Spent	\$2,942.96	\$2,753.09	\$2,172.99
Spending Potential Index	185	173	136
Entertainment/Recreation: Total \$	\$16,333,553	\$105,627,346	\$225,372,053
Average Spent	\$5,330.79	\$4,949.27	\$3,910.20
Spending Potential Index	163	151	120
Food at Home: Total \$	\$24,738,836	\$163,584,986	\$365,063,741
Average Spent	\$8,074.03	\$7,664.93	\$6,333.84
Spending Potential Index	156	148	122
Food Away from Home: Total \$	\$17,866,682	\$117,621,988	\$258,663,349
Average Spent	\$5,831.16	\$5,511.29	\$4,487.80
Spending Potential Index	159	150	122
Health Care: Total \$	\$28,800,633	\$183,527,591	\$388,201,735
Average Spent	\$9,399.68	\$8,599.36	\$6,735.29
Spending Potential Index	158	145	114
HH Furnishings & Equipment: Total \$	\$10,508,164	\$68,638,668	\$146,834,287
Average Spent	\$3,429.56	\$3,216.13	\$2,547.57
Spending Potential Index	161	151	119
Personal Care Products & Services: Total \$	\$4,390,601	\$28,494,096	\$61,271,953
Average Spent	\$1,432.96	\$1,335.12	\$1,063.07
Spending Potential Index	162	151	120
Shelter: Total \$	\$96,646,142	\$628,412,319	\$1,391,939,953
Average Spent	\$31,542.47	\$29,444.87	\$24,150.11
Spending Potential Index	170	159	131
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,998,375	\$79,859,880	\$165,072,257
Average Spent	\$4,242.29	\$3,741.91	\$2,864.00
Spending Potential Index	171	151	115
Travel: Total \$	\$12,155,283	\$77,414,540	\$162,190,231
Average Spent	\$3,967.13	\$3,627.33	\$2,814.00
Spending Potential Index	177	162	125
Vehicle Maintenance & Repairs: Total \$	\$5,630,213	\$35,959,104	\$77,711,340
Average Spent	\$1,837.54	\$1,684.90	\$1,348.29
Spending Potential Index	161	147	118



PHOTO GALLERY

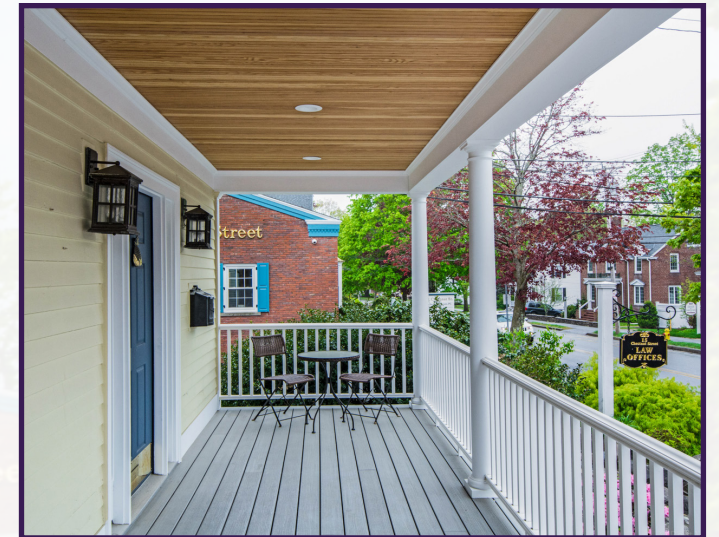
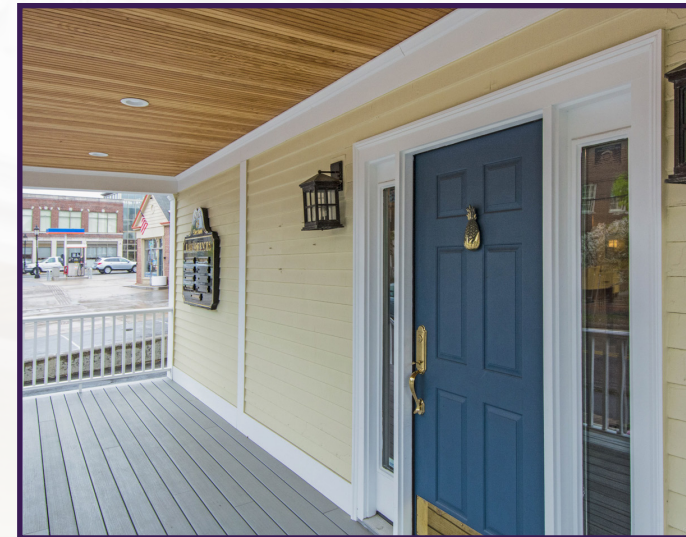
UNIT 3



UNIT 5



UNIT 6





Commercial Real Estate

Why choose the Commercial Division of Lillian Montalto Signature Properties to help you List, Lease, or Purchase Commercial Real Estate?

Lillian Montalto Signature Properties has two CCIM Agents and several CCIM Designees which makes us one of the leaders in qualified, trained Commercial Real Estate Agents.

What is a CCIM?

A Certified Commercial Investment Member (CCIM) is a recognized expert in the disciplines of commercial and investment real estate. A CCIM is an invaluable resource to the commercial real estate owner, investor, and user, and is among an elite corps of 7,500 professionals across North America who hold the CCIM designation - the "Ph.D" of commercial real estate.

Why is this important?

It means we are the only local commercial real estate experts with the training and experience to cover all aspects of this specialty including:

- 1) Financial Analysis and Cash Flow Projections:
 - a) Lease vs Purchase Analysis
 - b) Analyze investment potential and forecast return income about the subject property's cost; in the form of interest, dividends, rents or appreciation in value.
 - c) Analyze risk
 - d) Analyze cash flow
 - e) Analyze the TIME VALUE OF MONEY
 - f) Analyze a SITE for highest and best use
 - g) Calculate and analyze NOI (net operation income), and CASH ON CASH return to determine and establish a property's value.
 - h) Offer recommendations on sources of financing and how to finance.
 - i) Describe the potential tax implications and suggest ways to shelter profits.
 - j) Analyze the POWER OF LEVERAGE and explain the benefits.
 - k) Evaluate lease, sublease, options to build and/or do buy or lease analysis.
- 2) Professionally trained negotiators with the many years of experience in negotiating commercial transactions
- 3) Vast commercial real estate knowledge, experience and training.
- 4) Experience with 1031 Tax Deferred Exchanges
- 5) Relationships with best local commercial real estate attorneys
- 6) Consulting and Confidential Acquisitions

Robert Bohlen, CCIM, ABR, GRI, CDPE, CRS, PHD

Robert Bohlen, ABR, GRI, CDPE, CRS, PHD, CCIM and his real estate team have closed over 11,000 transactions. Bohlen also chairs the University of Michigan Museum of Art Advisory Board, and recently chaired the \$100,000,000 campaign for the museum expansion. More than 250,000 visitors tour the museum annually.

Bohlen has personally coached hundreds of the Top Real Estate agents in Australia, New Zealand, Canada, and the United States on a one-on-one basis. He and his wife Lillian are Partners and Principals of Lillian Montalto Signature Properties International located at 32 Park Street, Andover MA. Bob has recently relocated to the Andover and North Andover Real Estate market from Michigan.

Lillian Montalto, CCIM, ABR, CRB, CRP, CRS, SRES, RCC

Lillian has been the #1 Agent in New England for the past 25 years. Lillian is the Founder, Owner, and Principal of Lillian Montalto Signature Properties International located at 32 Park Street in Andover, Massachusetts.

Lillian has closed over \$3.5 Billion dollars worth of real estate in her career. She also personally coaches several of America's Top Real Estate Agents. Lillian has been recognized by the National Association of Realtors as America's #1 Female Real Estate Agent. She has been active in several community activities such as the Andover School of Montessori, Northeast Builder's Association, Bellesini Academy, YWCA, YMCA, and North Andover Lion's Club. Lillian is one of only 67 real estate associates nationwide to have achieved 8 Realtor designations. Her firm is a member of The Leading Real Estate Companies of the World, the #1 Relocation Brokerage Firm.



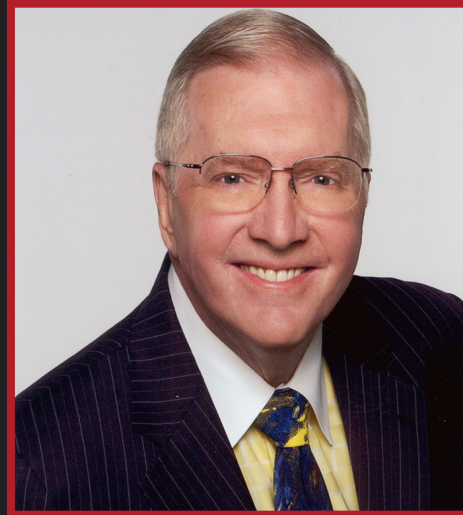
Commercial Leaders

Lillian Montalto



CCIM

Robert Bohlen



CCIM

Eric Frahllich



CCIM Candidate

Tyler Richards



CCIM Candidate

Wayne Altavilla



CCIM Candidate

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