

**FOR  
SUBLEASE**

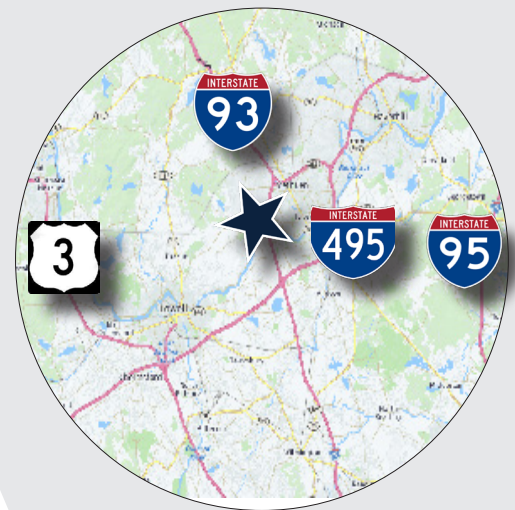
# 9 BRANCH STREET METHUEN, MA



## 55,225 SF EDUCATION/OFFICE/MEDICAL BUILDING AVAILABLE FOR SUBLEASE

» As the exclusive agent, The Stubblebine Company is pleased to offer 9 Branch Street, Methuen, MA for Sublease:

- Located directly off Interstate 93: outstanding highway visibility (150,000 VPD)
- 15,000 SF on-site playground
- Existing infrastructure for educational use
- ± 263 surface parking spaces
- 5,200 SF recreational gym
- Currently occupied by Crest Collaborative School



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THE STUBBLEBINE COMPANY  
CORFAC INTERNATIONAL



## PROPERTY SPECIFICATIONS

<b>BUILDING SIZE:</b>	50,025 SF
<b>GYMNASIUM SIZE:</b>	5,200 SF
<b>AVAILABLE:</b>	55,225 SF
<b>LAND AREA:</b>	4.87 ACRES
<b>ZONING:</b>	BH   HIGHWAY BUSINESS (OFFICE)
<b>YEAR BUILT / RENOVATED:</b>	1985 / 2015
<b>PARKING:</b>	+/- 263 SURFACE SPACES
<b>CURRENT USE:</b>	CHILDCARE / EDUCATIONAL



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## FLOOR PLANS



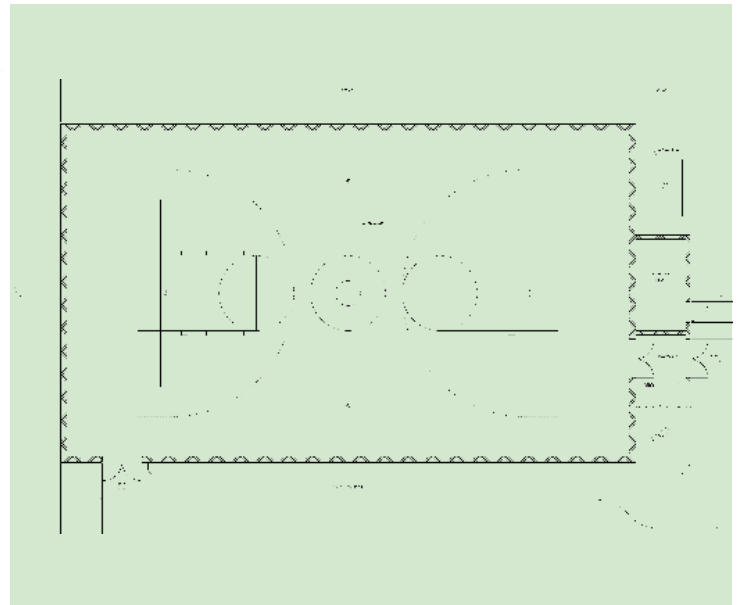
**First Floor**



**Second Floor**



**Third Floor**



**Gymnasium**



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## MARKET OVERVIEW



### METHUEN OVERVIEW

Methuen, Massachusetts is a statutory city and an Atlantic resort town in Essex County about 27 miles northwest of Boston and 25 miles southeast of Manchester, New Hampshire. The town has a population of 50,259 people with a median age of 39 and a median household income of \$73,492. Between 2015 and 2016 the population of Methuen, MA grew from 48,607 to 49,043, a 0.9% increase and its median household income rose from \$71,392 to \$73,492, a 1.74% increase. The largest universities near Methuen, MA are Northern Essex Community College, with 1,155 graduates, and Northpoint Bible College, with 62 graduates.



### METHUEN ECONOMY

- Methuen (zip 01844) has an unemployment rate of 3.9%. The US average is 3.9%.
- Methuen (zip 01844) has seen the job market increase by 4.0% over the last year. Future job growth over the next ten years is predicted to be 38.1%, which is higher than the US average of 33.5%.



### METHUEN DEMOGRAPHICS



**POPULATION: 50,259**



**MEDIAN INCOME: \$73,492**



**MEDIAN AGE: 39**



**MEDIAN HOME VALUE: \$305,000**



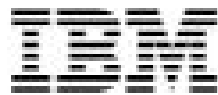
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PHOTOS



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**CORPORATE NEIGHBORS**

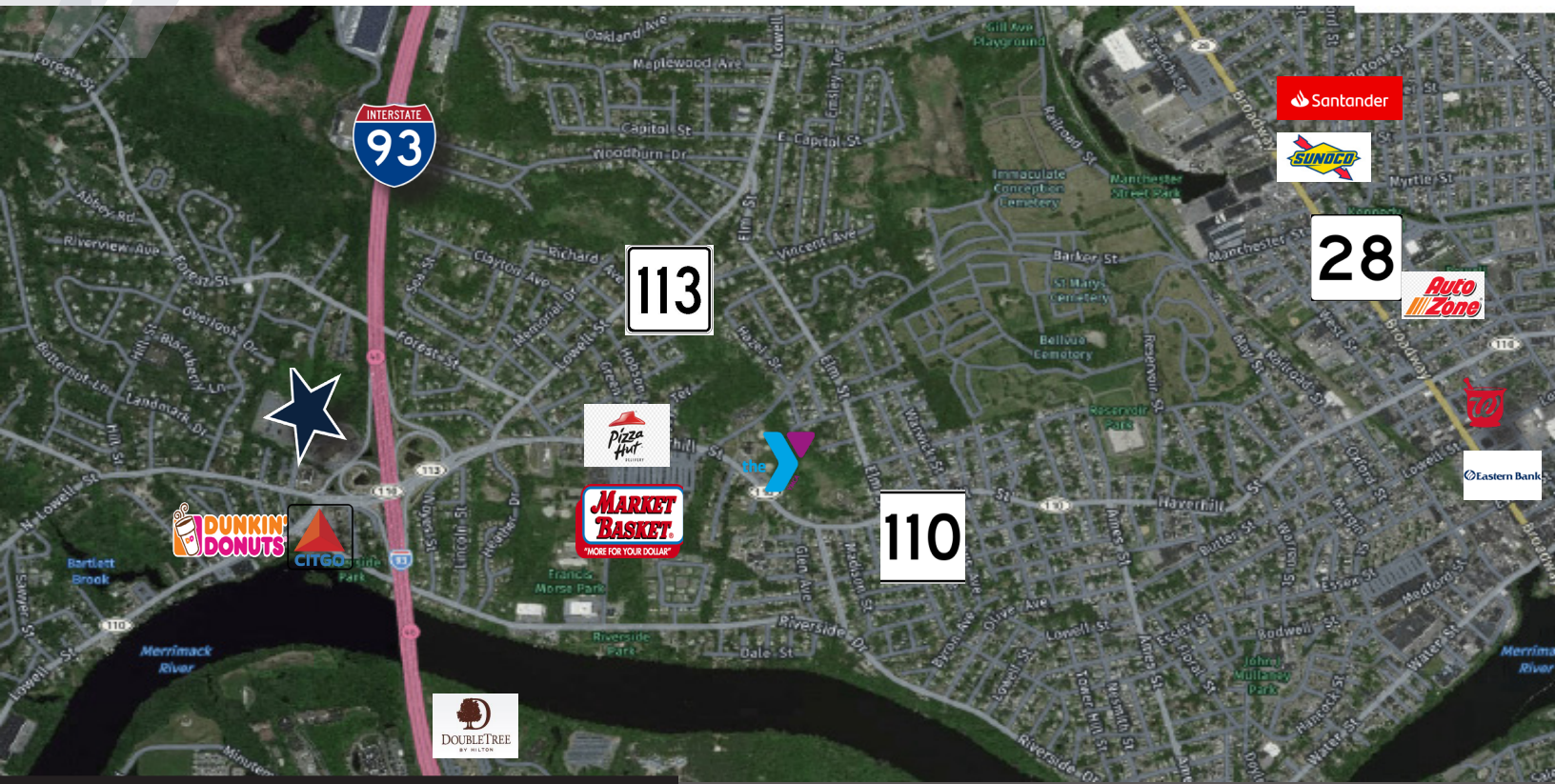


**LOCAL AMENITIES**



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**LOCATION**



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Distance To		
		<b>BOSTON</b>
<b>.3</b> miles	<b>3</b> miles	<b>25</b> miles

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