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WENHAM LAKE PARK

PIZZA RESTAURANT OPPORTUNITY
38 ENON ST, BEVERLY MA 01915

THE SPACE

Location	38 Enon St, Beverly, MA, 01915
COUNTY	Essex
Square Feet	1560
Annual Rent PSF	\$27.50
Lease Type	MG

Notes Rent is \$3,575 per Month - Space has full Commercial Kitchen

HIGHLIGHTS

- Rent \$27.50 sf MG
- 1560 sf Retail / Restaurant / Diner Space
- Second Generation Space with Commercial Kitchen
- Store Front Window Line
- Interior Corner Location
- Open Lot Parking
- Shadowed by Two Retail Plazas



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,390	56,429	134,514



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$160,597	\$143,261	\$130,963



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,730	22,810	55,360

PROPERTY FEATURES

TOTAL TENANTS	38
BUILDING SF	29,000
GLA (SF)	1,560
LAND SF	58,820
LAND ACRES	1.35
YEAR BUILT	1989
ZONING TYPE	CG
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	Easly Accsesable
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	50
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Mixed Use
SOUTH	Mixed Use
EAST	Mixed Use
WEST	Mixed Use

MECHANICAL

HVAC	In Wall
FIRE SPRINKLERS	None
ELECTRICAL / POWER	Typical
LIGHTING	Typical

TENANT INFORMATION

SHADOW ANCHOR	Commodore Plaza
LEASE TYPE	MG



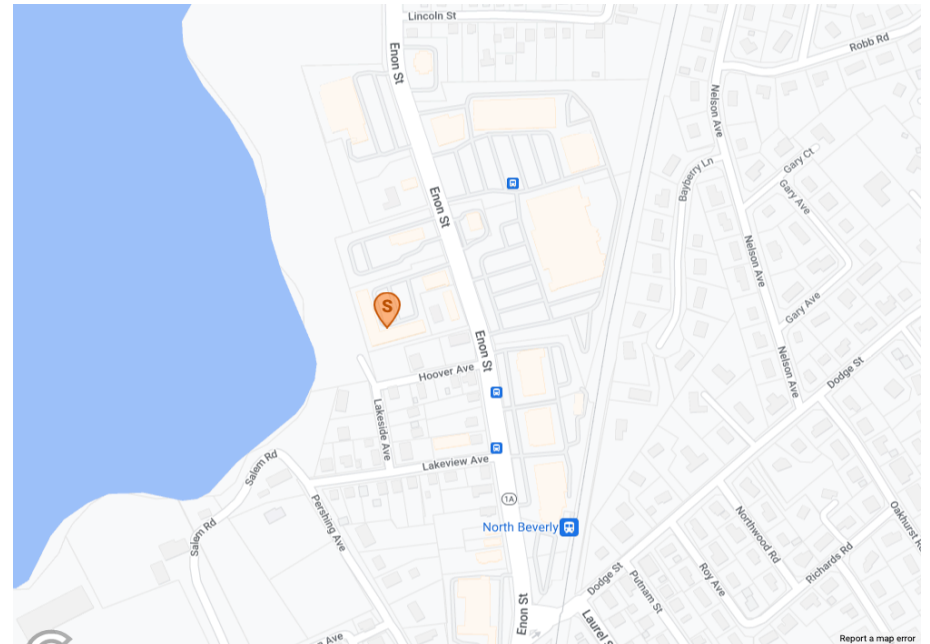
Area Amenities

- Commodore Plaza
- Stop and Shop Plaza
- Starbucks
- Dunkin Donuts
- McDonalds
- National and Regional Brand Banks

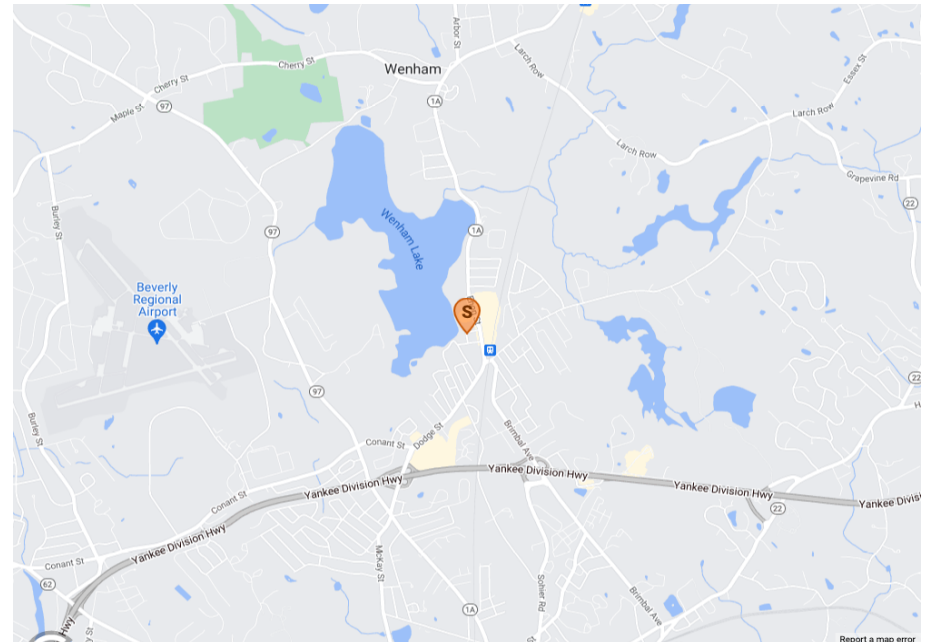
Location and Access

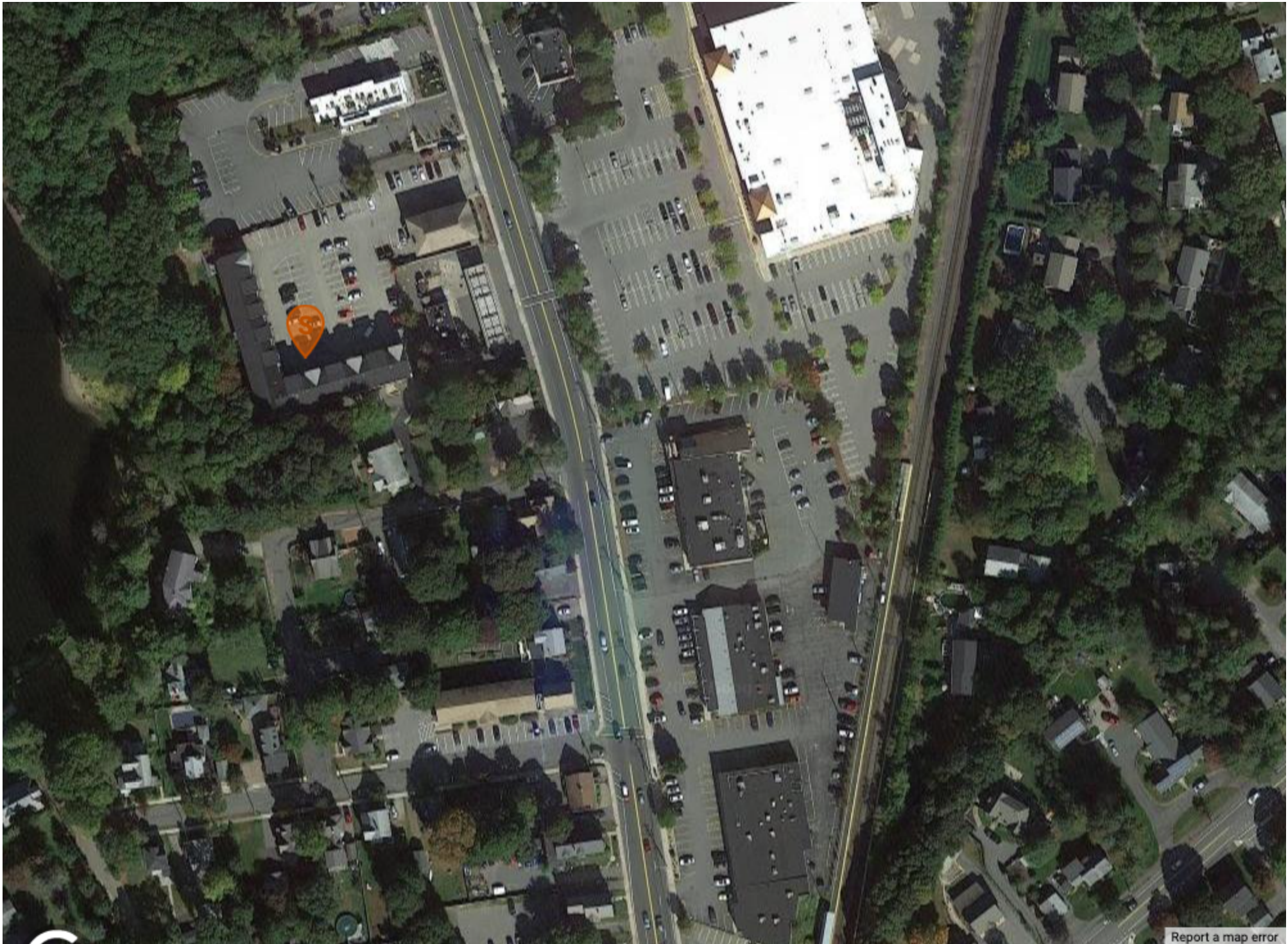
- Shadowed by MBTA Commuter Rail - North Beverly Train Station
- Easy Access to Rte. 128 and Rte 95
- 24 Miles to Boston

Locator Map

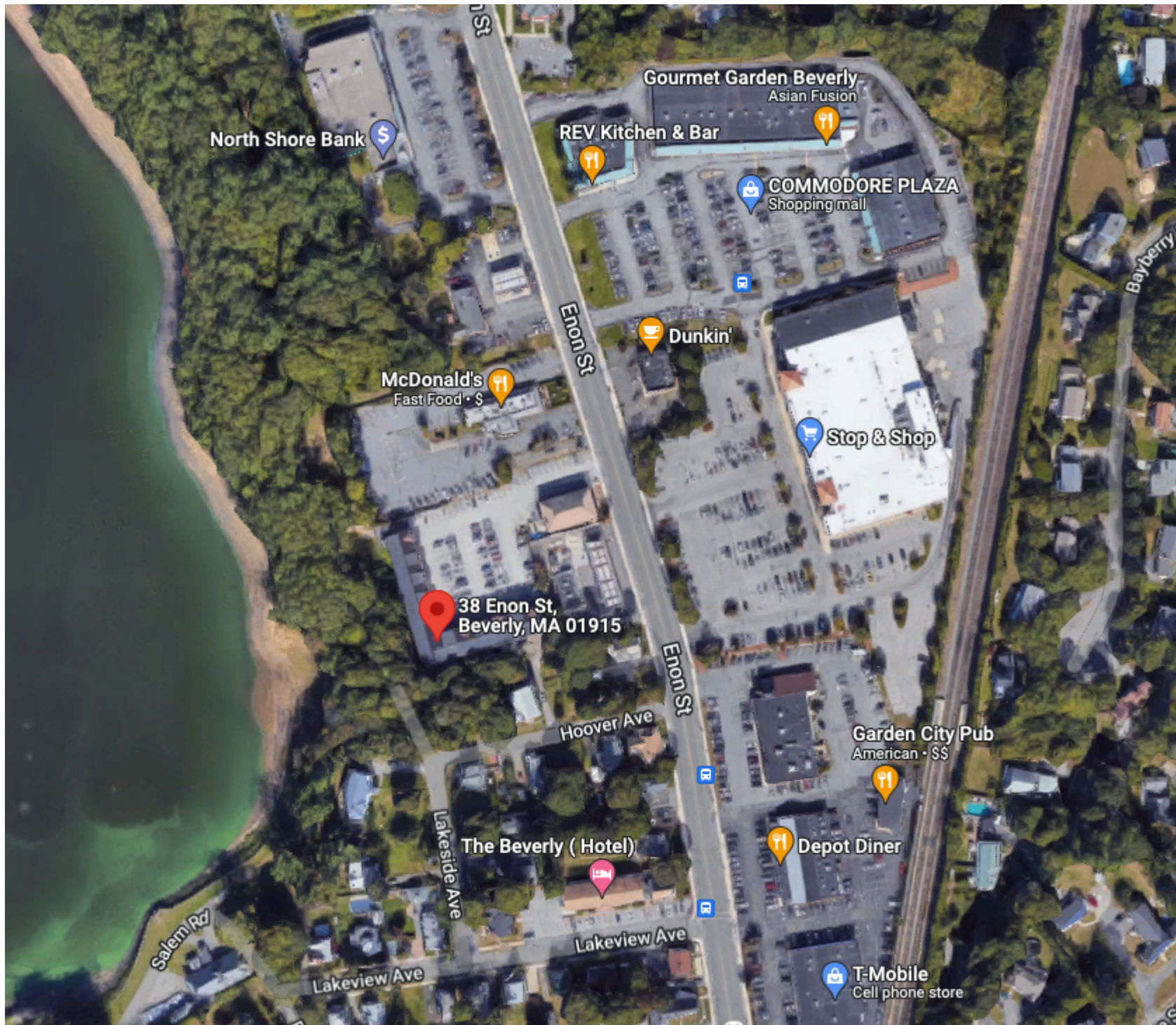


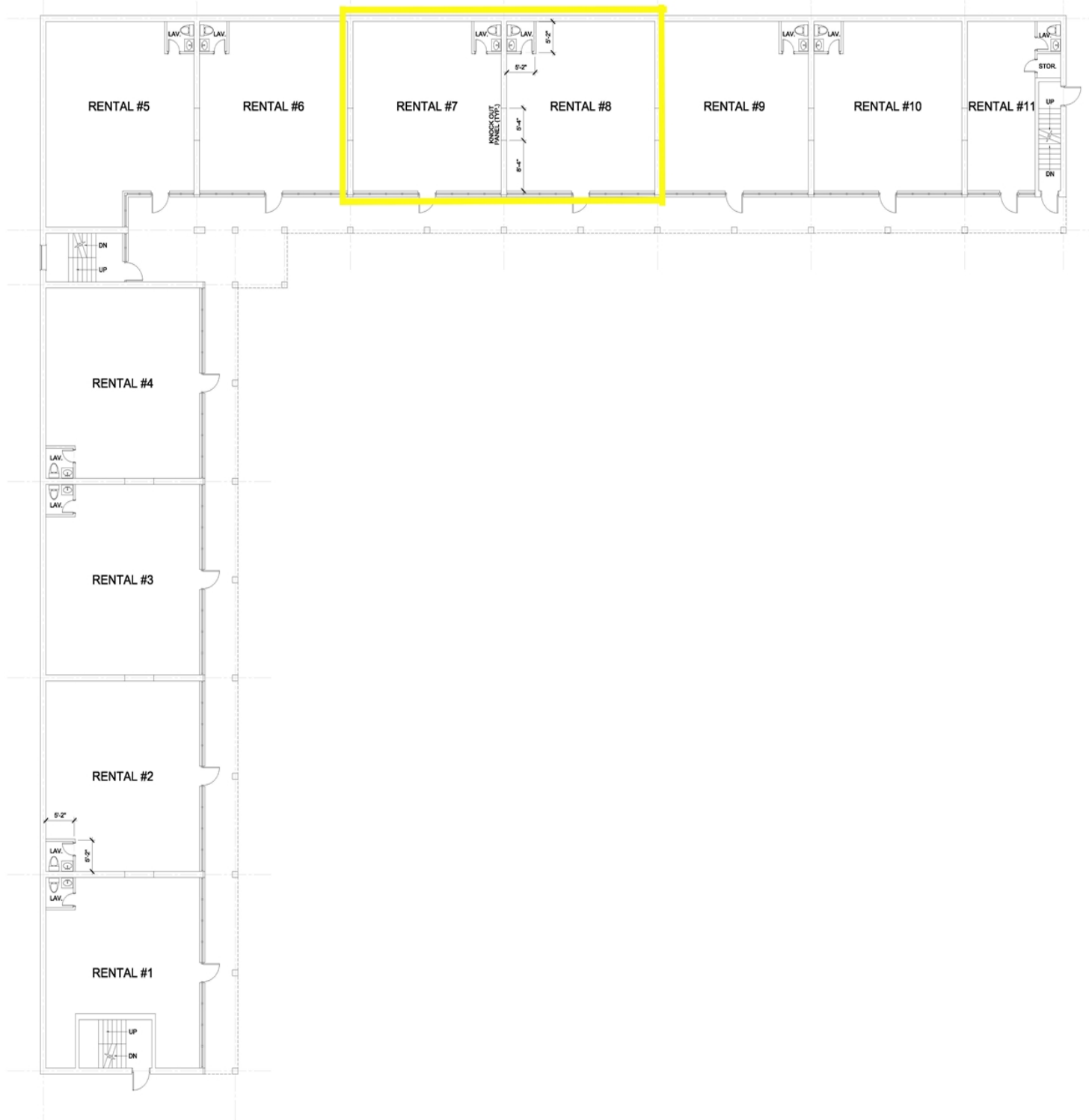
Regional Map





[Report a map error](#)







Large Restroom



Hood



Three Bay Sink

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,165	54,410	123,188
2010 Population	4,128	53,189	125,328
2022 Population	4,390	56,429	134,514
2027 Population	4,380	56,920	135,351
2022 African American	107	1,179	4,041
2022 American Indian	10	68	271
2022 Asian	139	1,471	3,227
2022 Hispanic	244	3,290	13,553
2022 Other Race	81	1,355	7,225
2022 White	3,740	48,779	108,998
2022 Multiracial	311	3,564	10,706
2022-2027: Population: Growth Rate	-0.25 %	0.85 %	0.60 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	77	1,430	3,920
\$15,000-\$24,999	125	1,260	3,483
\$25,000-\$34,999	65	1,254	3,374
\$35,000-\$49,999	83	1,638	4,178
\$50,000-\$74,999	139	2,586	7,258
\$75,000-\$99,999	180	3,044	7,475
\$100,000-\$149,999	302	3,938	9,871
\$150,000-\$199,999	345	3,206	6,761
\$200,000 or greater	415	4,453	9,041
Median HH Income	\$128,138	\$101,649	\$91,874
Average HH Income	\$160,597	\$143,261	\$130,963

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,687	21,659	50,492
2010 Total Households	1,682	21,383	51,727
2022 Total Households	1,730	22,810	55,360
2027 Total Households	1,721	23,030	55,652
2022 Average Household Size	2.53	2.38	2.32
2000 Owner Occupied Housing	1,215	13,936	29,375
2000 Renter Occupied Housing	427	7,048	19,441
2022 Owner Occupied Housing	1,205	14,797	32,776
2022 Renter Occupied Housing	525	8,013	22,584
2022 Vacant Housing	79	1,299	3,209
2022 Total Housing	1,809	24,109	58,569
2027 Owner Occupied Housing	1,219	15,082	33,431
2027 Renter Occupied Housing	502	7,948	22,221
2027 Vacant Housing	92	1,408	3,522
2027 Total Housing	1,813	24,438	59,174
2022-2027: Households: Growth Rate	-0.50 %	0.95 %	0.55 %



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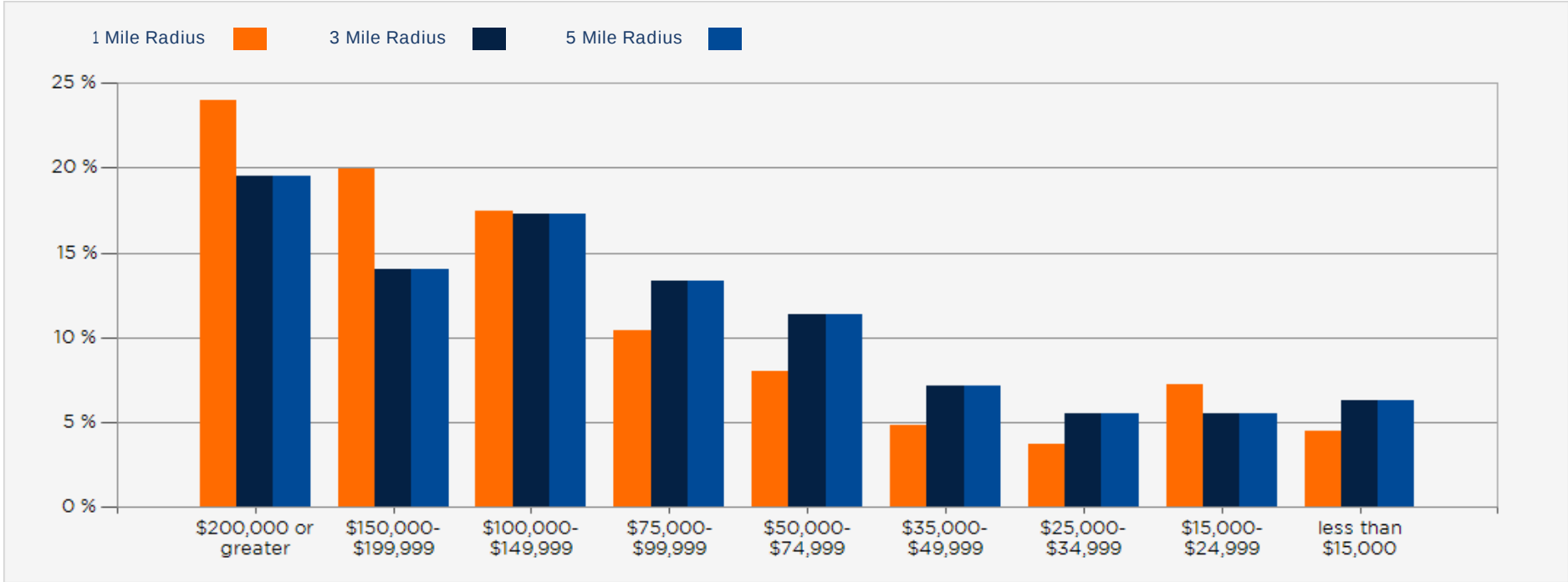
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	232	3,479	8,508
2022 Population Age 35-39	291	3,331	8,578
2022 Population Age 40-44	263	3,246	8,123
2022 Population Age 45-49	273	3,386	7,993
2022 Population Age 50-54	289	3,735	8,739
2022 Population Age 55-59	328	4,235	9,560
2022 Population Age 60-64	351	4,137	9,328
2022 Population Age 65-69	315	3,508	8,092
2022 Population Age 70-74	276	2,835	6,642
2022 Population Age 75-79	180	2,071	4,920
2022 Population Age 80-84	95	1,362	3,438
2022 Population Age 85+	127	1,846	4,444
2022 Population Age 18+	3,465	45,516	109,461
2022 Median Age	46	43	43

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,911	\$96,734	\$89,400
Average Household Income 25-34	\$138,798	\$129,436	\$119,758
Median Household Income 35-44	\$156,331	\$124,198	\$111,642
Average Household Income 35-44	\$177,963	\$163,664	\$150,543
Median Household Income 45-54	\$168,918	\$150,637	\$124,310
Average Household Income 45-54	\$206,989	\$187,800	\$166,192
Median Household Income 55-64	\$159,503	\$129,130	\$113,463
Average Household Income 55-64	\$193,270	\$171,159	\$156,865
Median Household Income 65-74	\$106,141	\$83,316	\$78,434
Average Household Income 65-74	\$144,484	\$120,319	\$112,774
Average Household Income 75+	\$85,631	\$79,275	\$75,863

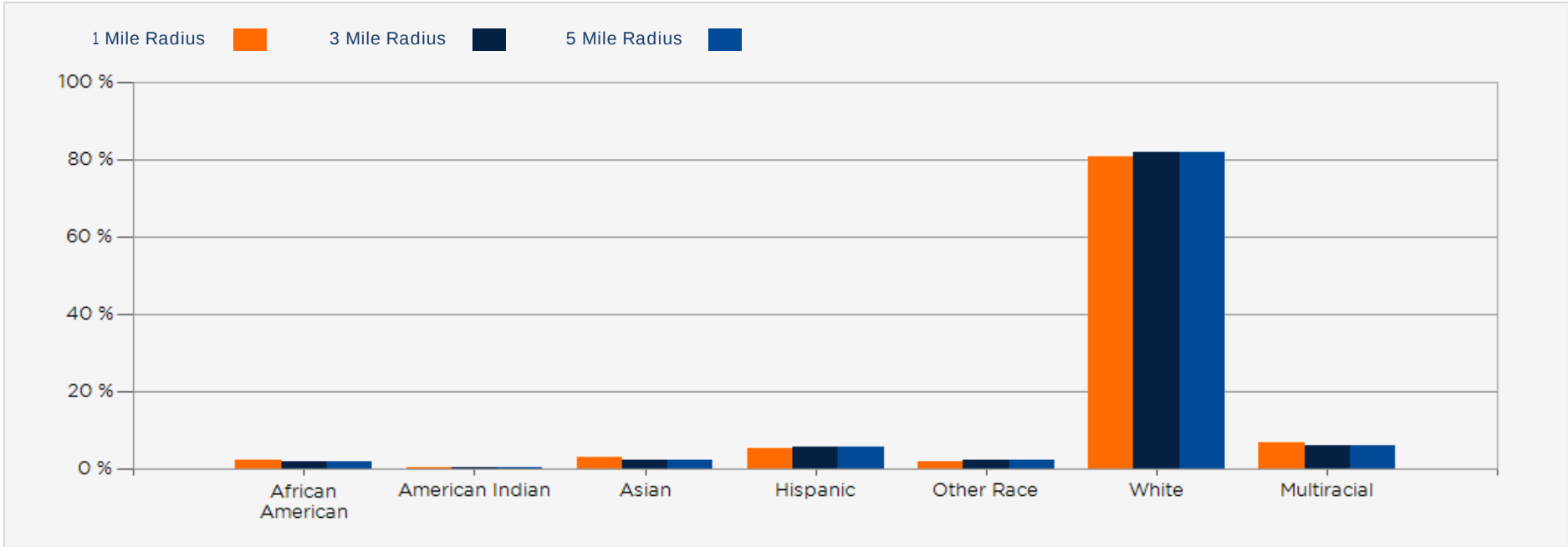
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	231	3,361	8,406
2027 Population Age 35-39	264	3,684	8,777
2027 Population Age 40-44	308	3,441	8,741
2027 Population Age 45-49	270	3,357	8,167
2027 Population Age 50-54	274	3,358	7,854
2027 Population Age 55-59	283	3,661	8,459
2027 Population Age 60-64	306	3,925	8,803
2027 Population Age 65-69	324	3,793	8,591
2027 Population Age 70-74	286	3,188	7,367
2027 Population Age 75-79	235	2,524	6,038
2027 Population Age 80-84	140	1,793	4,351
2027 Population Age 85+	117	1,871	4,544
2027 Population Age 18+	3,467	46,370	111,183
2027 Median Age	46	44	43

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$118,440	\$114,140	\$105,514
Average Household Income 25-34	\$162,700	\$155,908	\$143,972
Median Household Income 35-44	\$162,283	\$148,293	\$133,340
Average Household Income 35-44	\$198,181	\$188,466	\$177,716
Median Household Income 45-54	\$175,624	\$161,846	\$146,657
Average Household Income 45-54	\$226,336	\$211,216	\$190,367
Median Household Income 55-64	\$167,586	\$154,741	\$139,138
Average Household Income 55-64	\$213,657	\$198,914	\$184,303
Median Household Income 65-74	\$137,302	\$106,530	\$99,287
Average Household Income 65-74	\$180,162	\$151,892	\$143,392
Average Household Income 75+	\$139,905	\$111,614	\$104,076

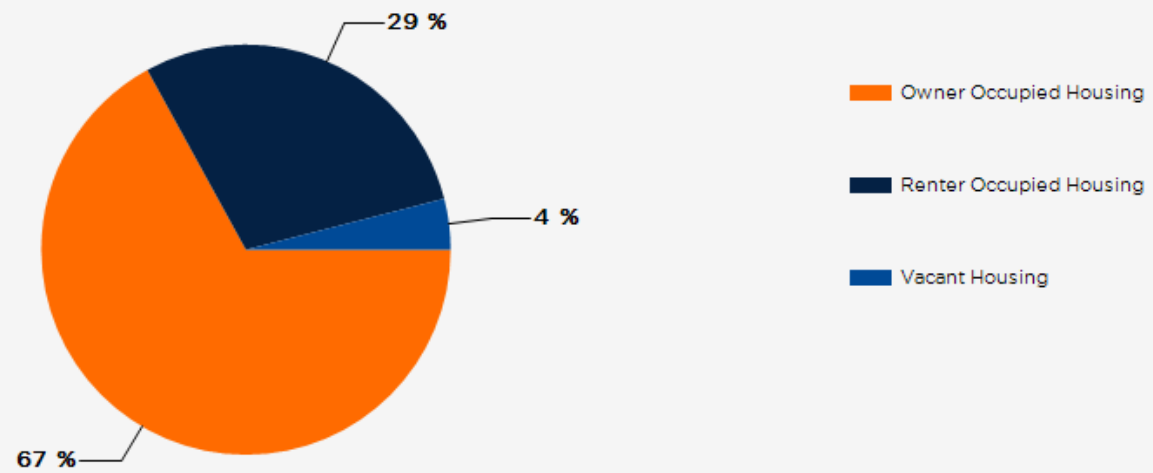
2022 Household Income



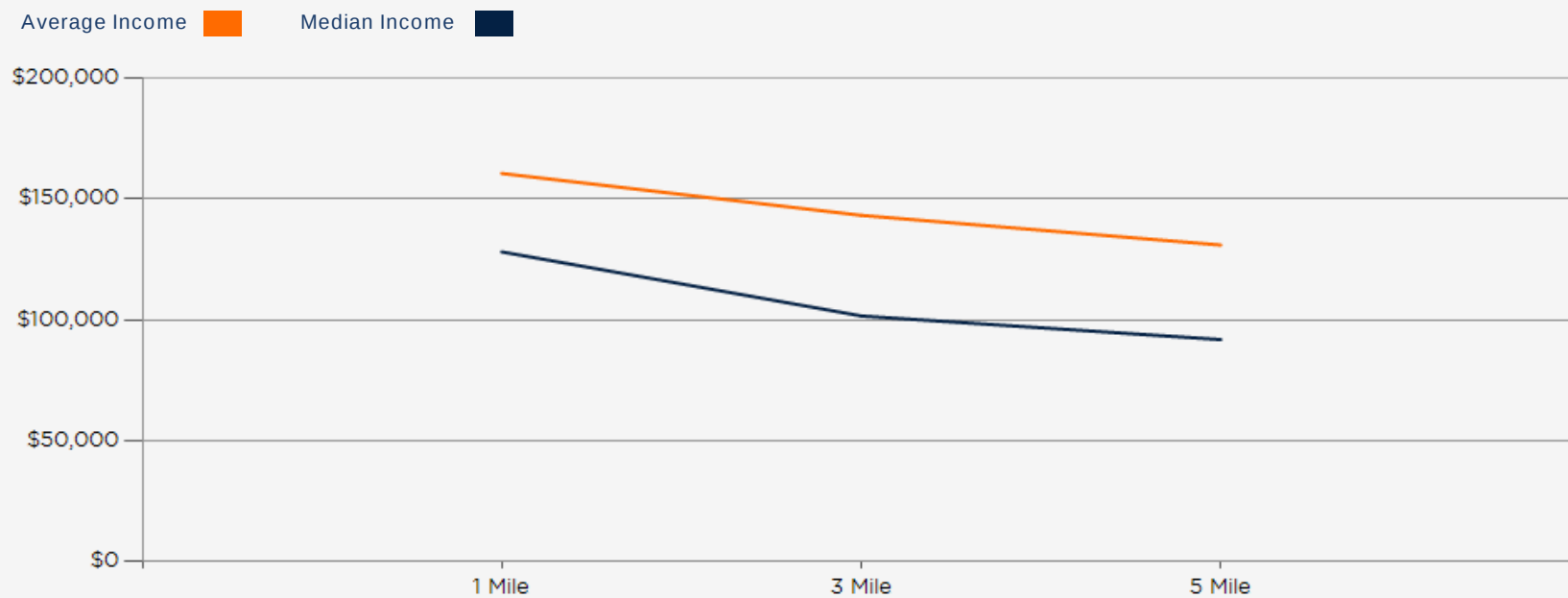
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



Wenham Lake Park



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