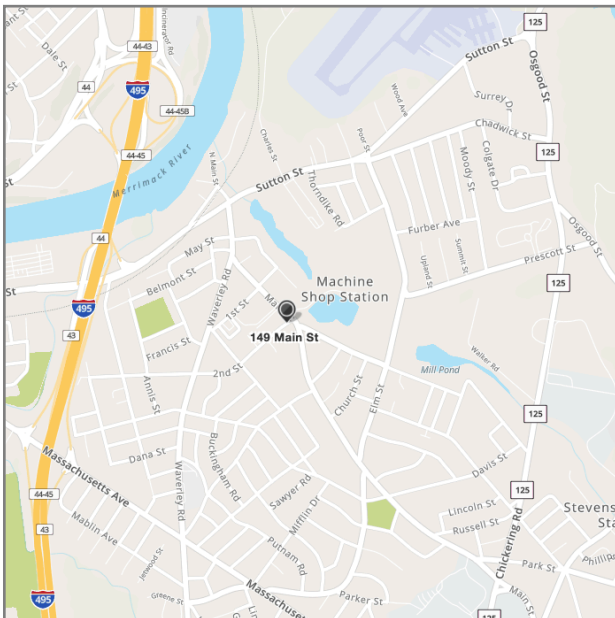


FORMER SANTANDER BANK
149 Main Street, North Andover, MA 01845

AVAILABLE



The Mega Group is pleased to make available for sale or lease this former Santander Bank location with drive-thru and 29 +/- parking spaces with three (3) curb cuts. Santander had been at this location for over 20 years.

Subject Property is in General Business (GB) Zoning and the Downtown Overlay District.

DISCLOSURE Subject to errors, omissions, prior sale or withdrawal from the market. Broker cannot guarantee utilities to be completely separate and makes no warranty or representation, expressed or implied, as to the accuracy of the information contained herein. Brian D'Apice & Associates LLC (d/b/a The Mega Group) is a Massachusetts Limited Liability Corporation. MA License #422172.



The Mega Group - Commercial Real Estate
7 Federal Street, Suite 15 • Danvers, MA 01923
(978)762-9771
www.TheMegaGroup.net

Property Address	149 Main Street North Andover, MA 01845
Access	Route 125 / Route 133
Zoning	GB (General Business)
Land Area	25,700 +/- SF (.59 acres)
Frontage	Corner Lot
Access / Parking	3 curb cuts, 29 parking spaces
Current Use	Bank with Drive-Thru
Allowed Uses	Downtown Overlay District for re-development into housing and/or mixed-use



DEMOGRAPHICS - IN DRIVE TIMES

POPULATION

1 Mile: 11,707
3 Miles: 127,149
5 Miles: 193,383

AVERAGE INCOME / HH

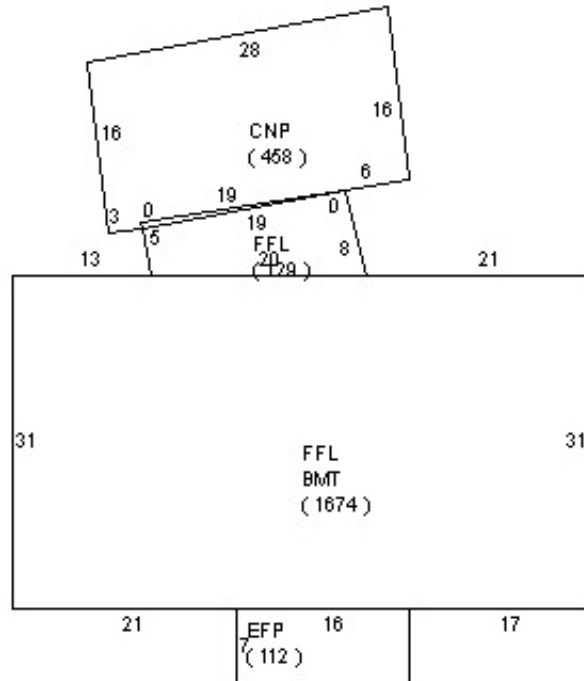
1 Mile: 88,606
3 Miles: 87,083
5 Miles: 102,870

DAYTIME POPULATION

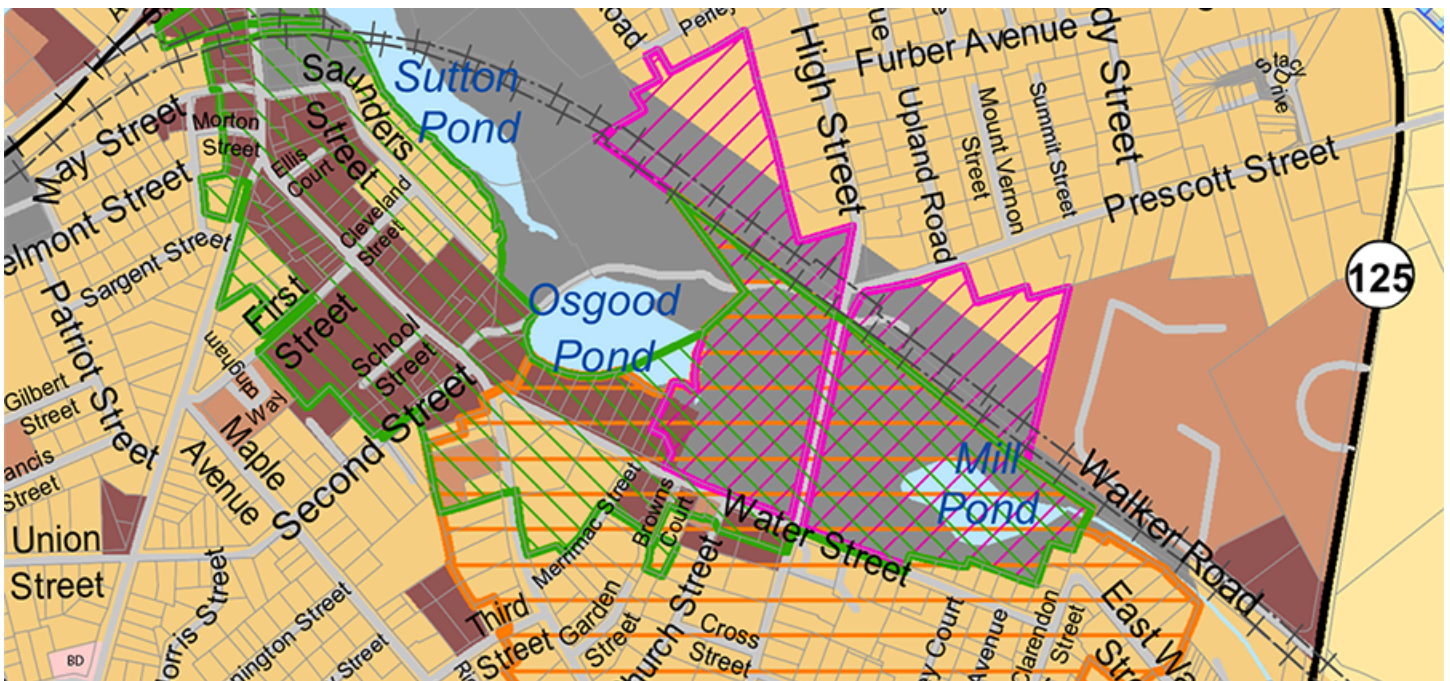
1 Mile: 10,282
3 Miles: 51,187
5 Miles: 91,911

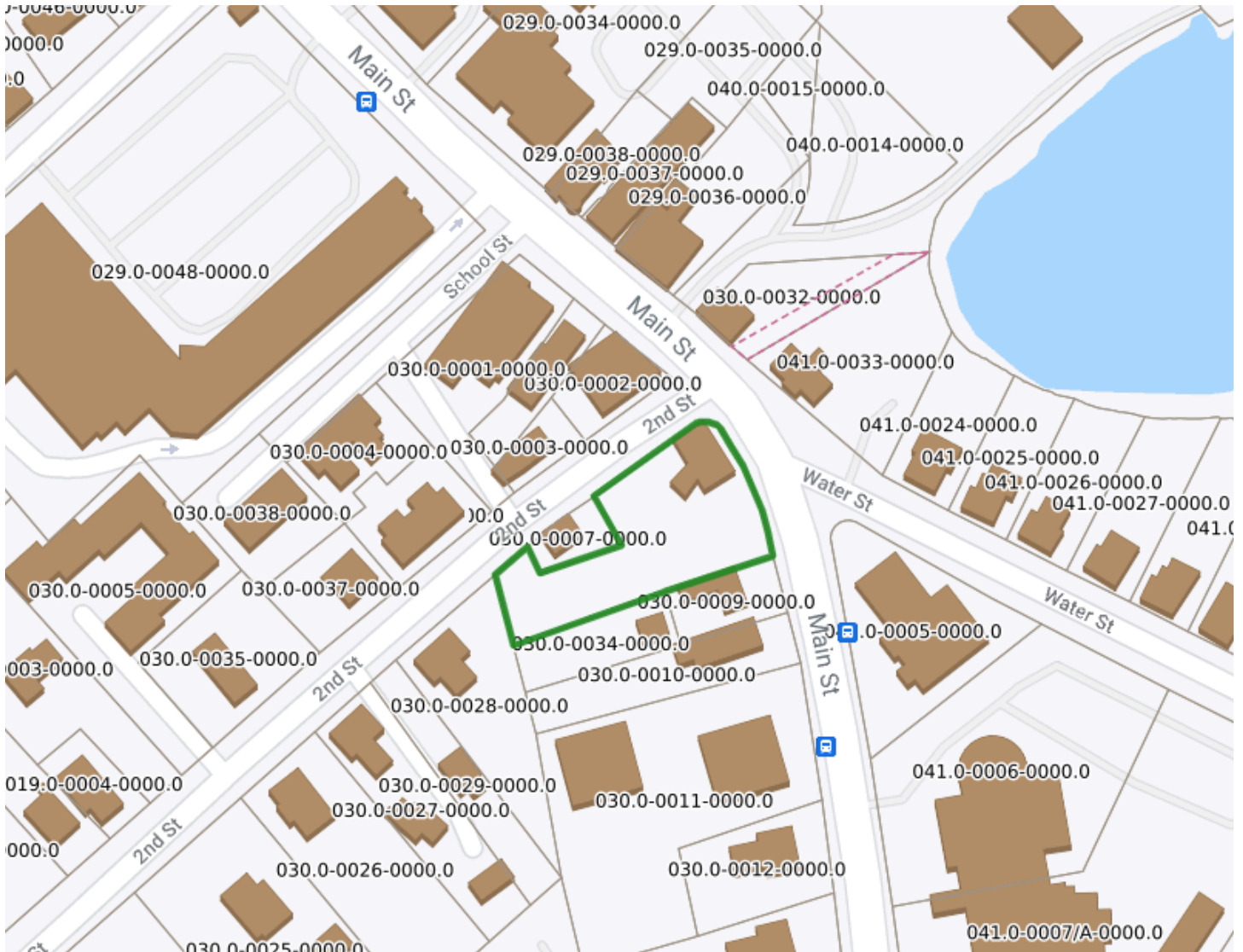
TRANSPORTATION

10,721 at Main Street
Lawrence Rail - 1.4 mi
Andover Rail - 3.4 mi



The footprint is 2,373 +/- SF including the carport, situated on 25,700 +/- SF of land and about 29 parking spaces. The subject property is located in the General Business (GB) District with the benefits of the Downtown Overlay District <https://ecode360.com/32685105> where a developer has a myriad of options available to them, while the primary opportunity still exists for an investor to acquire a net leased property with minimal landlord responsibilities.





149 Main Street in North Andover is centrally located in a market that includes the First & Main Marketplace, CVS Pharmacy, Amici's Pizzeria, TD Bank, USPS, Anton's Cleaners, Boston Chowda Company, Heav'nly Donuts and more.



FORMER SANTANDER BANK

149 Main Street, North Andover MA 01845





The Mega Group

Commercial Real Estate

The Mega Group, based in Danvers, MA has been providing commercial real estate brokerage services since 1997. Our areas of discipline include commercial & investment sales, retail & office leasing, real estate development and property management. Covering greater metropolitan Boston Massachusetts, coastal New Hampshire & southern Maine.

The Mega Group offers a wide range of services, which include:

- Retail Properties
- Multi-Family Investment Properties
- Investment Portfolios
- Apartment Communities
- Manufacturing & Warehouse Facilities
- Real Estate Development
- Retail Pad Sites
- NNN Ground Leased Properties
- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)



Member of
International Council
of Shopping Centers



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