

Commodore Plaza

43-47 Enon Street (Route 1A), Beverly, MA 01915



FOR LEASE

NNN Lease Terms

3,982 +/- SF DIVIDABLE

The Commodore Plaza is a 43,380 +/- square foot shopping center on Route 1A in North Beverly. Location is shadow-anchored by Stop & Shop on the primary commuter route between Hamilton-Wenham & Route 128, which sees about 10,900 vehicles per day. The North Beverly Commuter Rail Station is about a quarter mile from the subject property. The Mega Group has available for immediate occupancy street retail or professional suites with flexible lease terms. The shopping center features two-way marquee signage on Route 1A and about 220 on-site parking spaces.



TENANT ROSTER

REV Kitchen & Bar	5,060 SF	SoBol	1,540 SF
Nails & Co. Spa	2,526 SF	Indy Clover	1,640 SF
Elements	3,120 SF	Fit Ritual Studio	1,883 SF
NE Running Co.	3,340 SF	Gourmet Garden	3,050 SF
Fantastic Sam's	1,500 SF	VACANT	3,982 SF
Dog Spa	2,530 SF	NS Karate Academy	2,490 SF
Desjardins Jewelers	1,540 SF	The DRIPBaR	2,000 SF
The UPS Store	1,540 SF	Empower Yoga	2,000 SF
Revere Tanning	2,165 SF	Drive-Up ATM	

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The Mega Group
Commercial Real Estate

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Property Address	43, 45, 47 Enon Street Beverly, MA 01915
Access	Route 1A / Route 128
Zoning	CG (General Commercial)
Area	43,380 +/- RSF on 5+ Acres
Frontage	376 +/- feet
Parking	220 +/- spaces on-site
Current Use	Shopping Center
Allowed Uses	Medical, Brewery, Retail, QSR, Professional Office, Indoor Recreation, R&D, Bank w Drive-Up ATM



DEMOGRAPHICS - IN DRIVE TIMES

POPULATION



1 Mile: 4,227
3 Miles: 56,115
5 Miles: 127,965

AVERAGE INCOME / HH



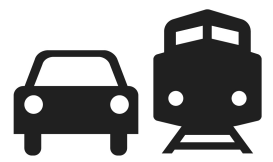
1 Mile: \$130,029
3 Miles: \$123,491
5 Miles: \$113,024

DAYTIME POPULATION



1 Mile: 3,157
3 Miles: 30,948
5 Miles: 77,464

TRANSPORTATION



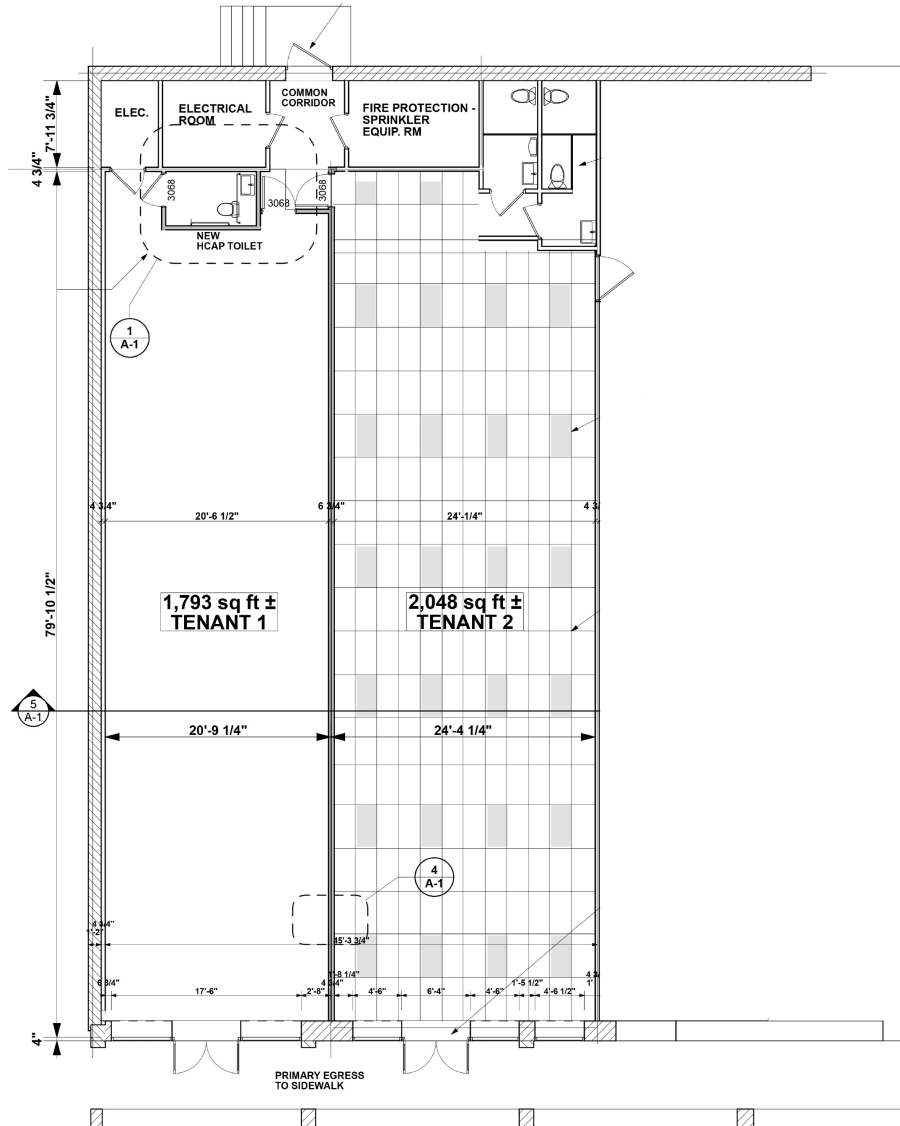
48,143 at Route 1A/128
10,900 at Dodge St
N Beverly Train - 1 min

Beverly is a city in Essex County and a suburb of Boston Massachusetts, a resort, residential, and manufacturing community on Boston's North Shore and rival of Marblehead for the title of being the "birthplace of the U.S. Navy". Beverly includes the areas of Ryal Side, North Beverly, Montserrat, Beverly Farms & Prides Crossing and is largely a transit-oriented community with four commuter rail stops within a 30-minute ride to Boston, Beverly Airport, and boasts about eight beaches from the Danvers River through Beverly Harbor up the coastline to Manchester by-the Sea.

In addition its thriving historic downtown area, the many local eateries are supported by its patrons of venues such as The Cabot and Larcom Theatre; other prominent destinations around the community are Endicott College, Landmark School and Cummings Center.



Route 128 is the chief circumferential highway of the Boston area, which crosses through Beverly and connects the city to Interstate 95 and U.S. Route 1 (Peabody). State Route 1A passes through the heart of downtown Beverly, as does Route 22, Route 62, Route 97, and Route 127. Beverly Depot is the site of the split between the separate lines of the Newburyport / Rockport Line of the MBTA Commuter Rail.



6 FLOOR PLAN
SCALE: 1/8" = 1'-0"

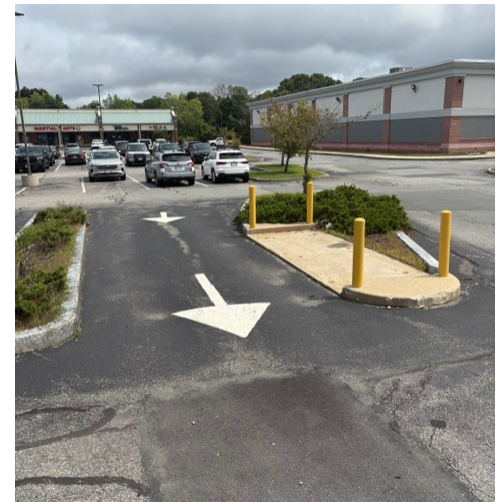
SUITE 15 is 1,793 rentable square feet. The space features high open ceilings and a 20 +/- foot wide floor plan. There is one handicap accessible bathroom and a utility room cut into the space. Electric hot water, in-unit forced air heat & AC are individually metered. Food service is not likely. **NNN Lease**

SUITE 16 is 2,048 rentable square feet. The space features high open ceilings and a 24 +/- foot wide floor plan. There is two handicap accessible bathrooms cut into the space. Electric hot water, in-unit forced air heat & AC are individually metered. Food service is not likely. **NNN Lease**













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, Rhode Island, 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
- Hospitality - Hotels & Inns
- Real Estate Development
- Retail Pad Sites
- NNN Ground Leased Properties
- Business Brokerage Services
- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)



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