

COMMERCIAL FOR LEASE

WELL LOCATED COMMERCIAL SUITE IN METHUEN, MA

105 HAVERHILL STREET SUITE 1, LAWRENCE, MA 01840



FOR LEASE

**KW COMMERCIAL | ANDOVER**

138 River Road Suite 107  
Andover, MA 01810



Each Office Independently Owned and Operated

*PRESENTED BY:*

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105 HAVERHILL STREET



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COMMERCIAL ADVISOR

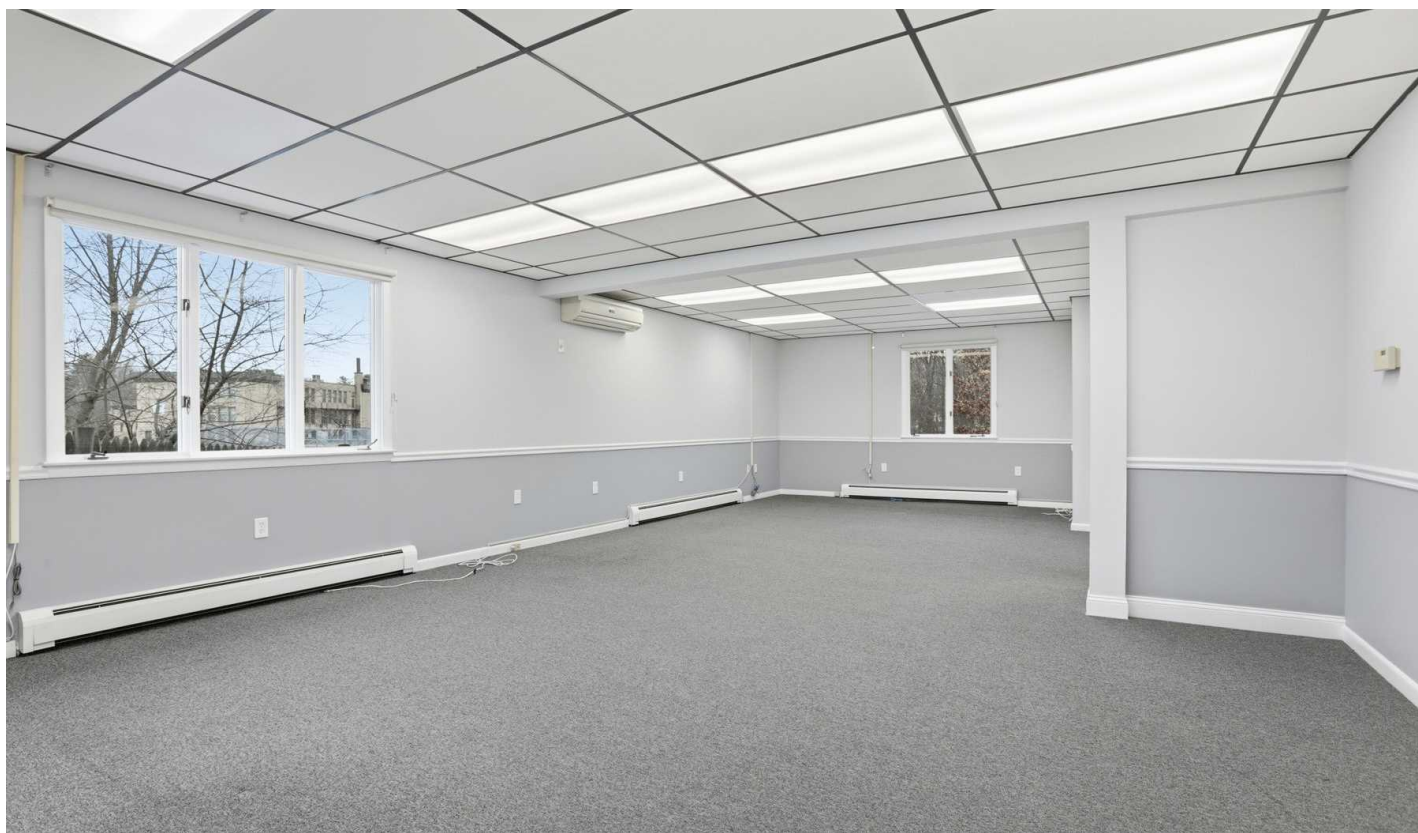
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# PROPERTY SUMMARY

105 HAVERHILL STREET



## PROPERTY SUMMARY

Lease Rate:	\$3,100 /month/ Modified Gross
Lot Size:	0.30 Acres
Parking:	Open Parking/ On Site
Year Built:	1970
Zoning:	BN

## PROPERTY OVERVIEW

- \*±1,400 SF first-floor commercial suite
- \*Excellent street visibility on a high-traffic corridor (±17,920 AADT per Mass DOT)
- \*Flexible layout suitable for office, medical, service, or retail use
- \*Convenient walk-in access for clients and customers
- \*Ample on-site parking
- \*Easy access to Route 110, I-93, and surrounding communities
- \*Freshly painted space

## LOCATION OVERVIEW

The property is situated along a highly visible commercial corridor with strong daily traffic counts. The surrounding area includes a mix of professional, medical, retail, and residential uses, supporting consistent activity. Convenient access to Route 110 and I-93 provides efficient connectivity to neighboring communities and the greater region.

### KW COMMERCIAL | PALM HARBOR

35095 US Hwy 19N  
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## PROPERTY DESCRIPTION

Position your business for success in this well-located  $\pm 1,400$  SF first-floor commercial suite. This freshly painted space offers excellent street visibility along a heavily traveled corridor, 17,920 AADT according to MA DOT, making it ideal for professional office, medical, service, or retail uses.

The first-floor layout provides convenient walk-in access for clients and customers, with a flexible floor plan potential to accommodate a variety of business configurations. Ample on-site parking and easy access to Route 110, I-93, and neighboring communities enhance both customer convenience and employee commuting.

Budget-friendly modified gross lease- tenant pays electric and WiFi, landlord pays heat, hot water, and maintenance. Lease term 36-60 months.

All information was obtained from the owner or public records. Prospective tenants should perform due diligence to confirm suitability for their intended use.

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# PROPERTY PHOTOS

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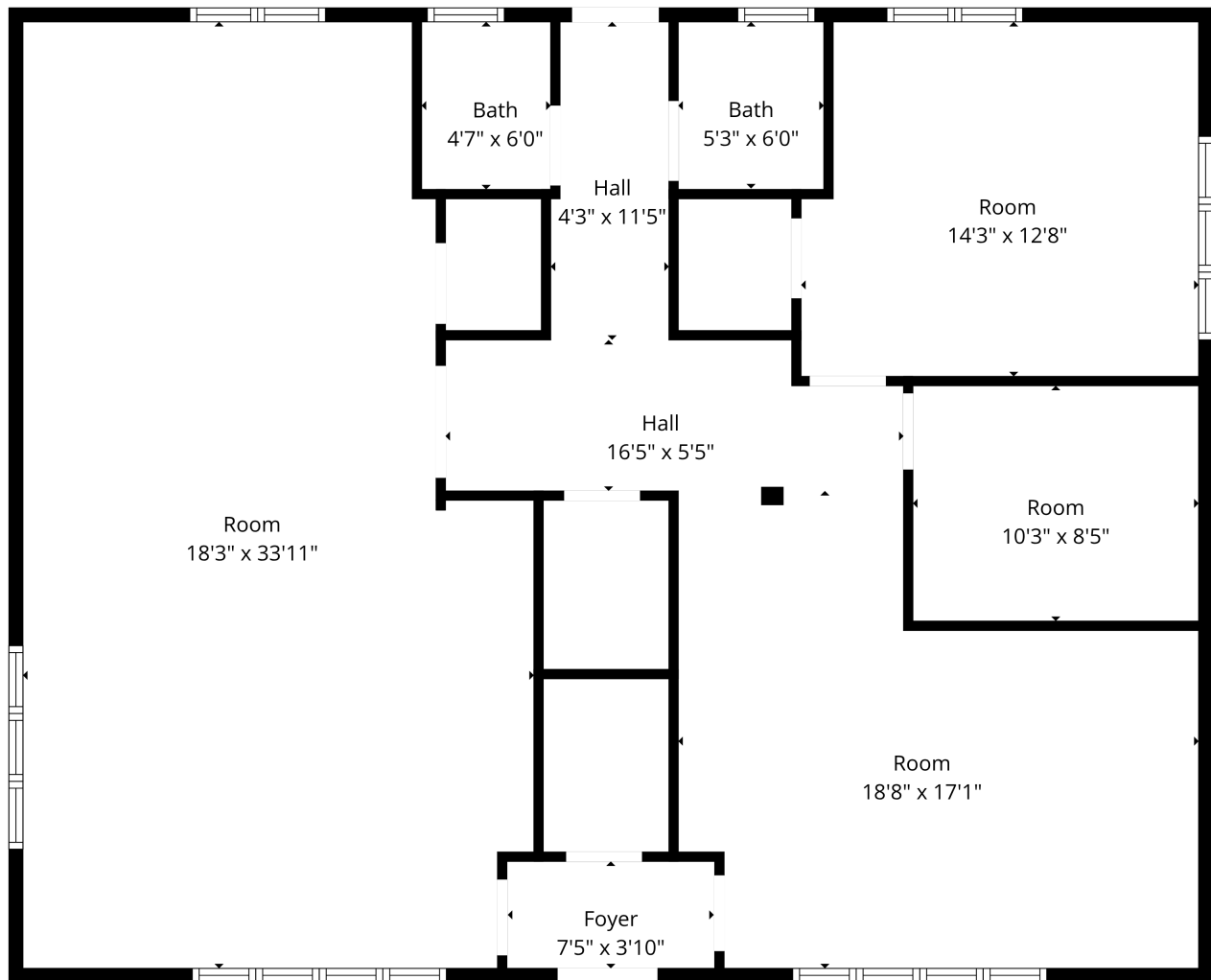
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# FLOOR PLAN

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Sizes And Dimensions Are Approximate, Actual May Vary.

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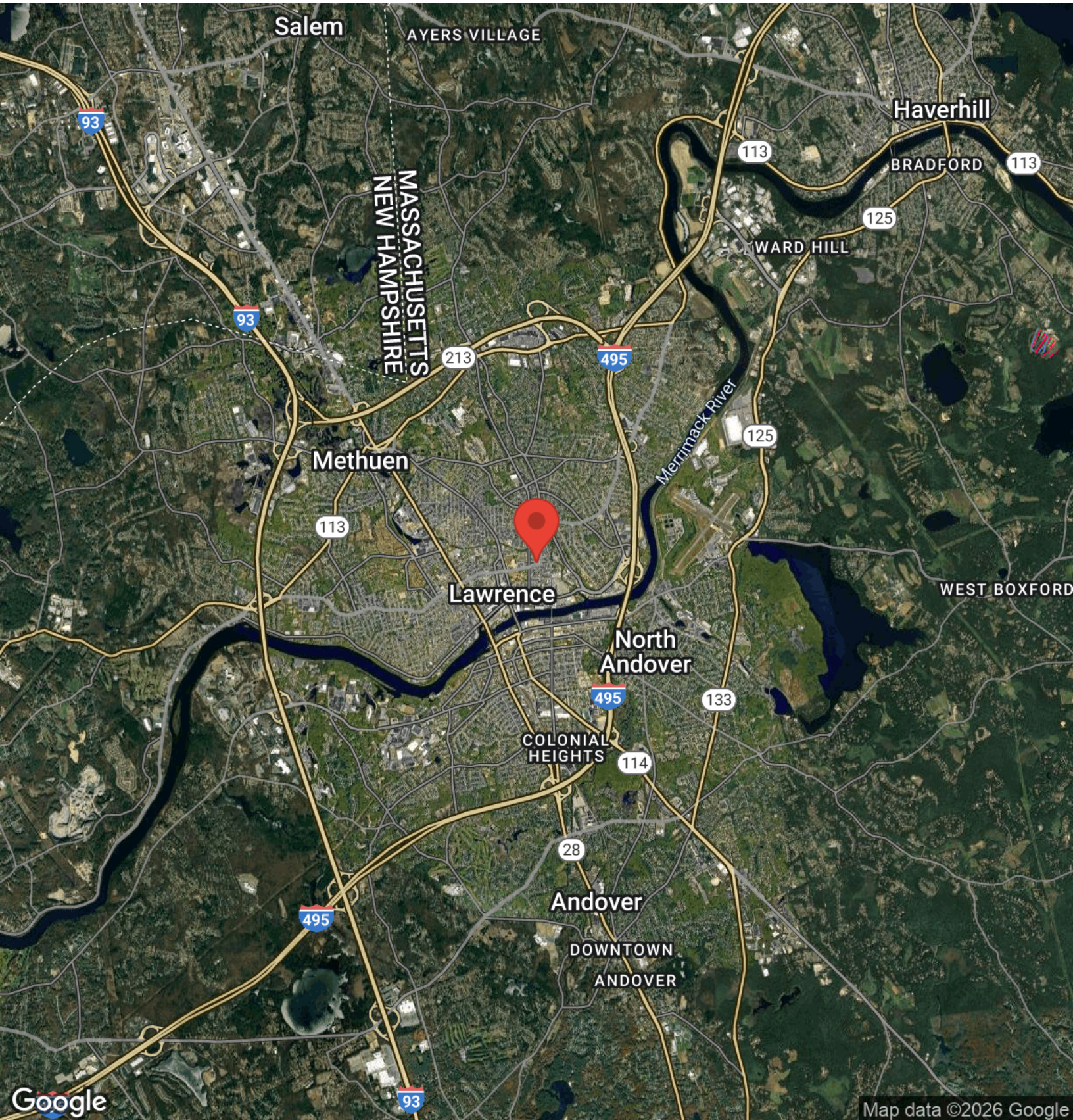
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# REGIONAL MAP

105 HAVERHILL STREET



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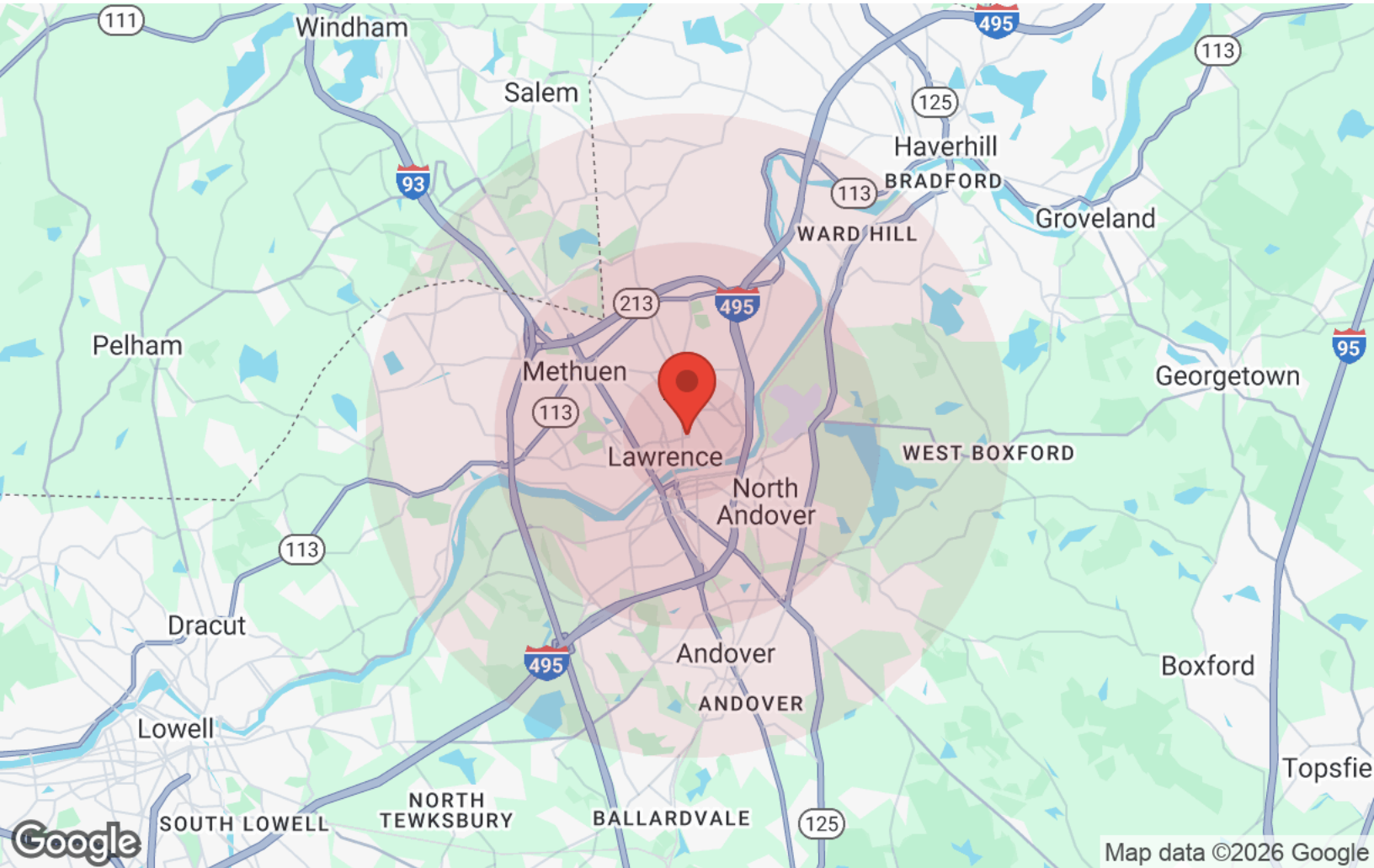
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# DEMOGRAPHICS

105 HAVERHILL STREET



Population	1 Mile	3 Miles	5 Miles
Male	25,973	74,576	106,134
Female	26,692	78,672	109,860
Total Population	52,665	153,248	215,994

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	10,044	28,550	39,239
Ages 15-24	8,316	21,961	31,336
Ages 25-54	23,444	65,547	87,599
Ages 55-64	5,038	16,641	25,402
Ages 65+	5,823	20,547	32,417

Race	1 Mile	3 Miles	5 Miles
White	21,545	74,724	118,214
Black	2,707	9,915	13,500
Am In/AK Nat	42	77	86
Hawaiian	5	15	22
Hispanic	26,933	61,131	71,602
Asian	811	5,425	9,547
Multi-Racial	411	1,578	2,506
Other	216	383	518

Income	1 Mile	3 Miles	5 Miles
Median	\$57,265	\$79,421	\$93,222
< \$15,000	2,543	5,162	6,231
\$15,000-\$24,999	1,898	4,079	4,878
\$25,000-\$34,999	1,399	3,728	4,566
\$35,000-\$49,999	2,070	5,035	6,097
\$50,000-\$74,999	3,385	8,117	10,682
\$75,000-\$99,999	2,070	6,557	8,846
\$100,000-\$149,999	2,520	9,167	13,440
\$150,000-\$199,999	1,030	5,781	9,122
> \$200,000	1,104	6,936	13,940

Housing	1 Mile	3 Miles	5 Miles
Total Units	18,615	56,447	80,593
Occupied	18,018	54,562	77,801
Owner Occupied	3,895	23,336	40,181
Renter Occupied	14,123	31,226	37,620
Vacant	597	1,885	2,792

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