

223 Lincoln Ave - Rivers Edge Plaza



Location: **AKA 223-255 Lincoln Ave
Route 495 North East Cluster
Lawrence/Andover Submarket
Essex County
Haverhill, MA 01830**

Building Type: **Retail/(Community Center)**
Bldg Status: **Built 1972, Renov 1987**
Building Size: **205,000 SF**
Typical Floor Size: **205,000 SF**
Stories: **1**
Land Area: **23 AC**

Developer: **I.J. Barkan Inc**
Management: **I.J. Barkan Inc**
Recorded Owner: **Haverhill Plz Ptnshp**
Expenses: **2013 Tax @ \$0.80/sf, 2012 Est Tax @ \$0.75/sf; 2011 Ops @ \$2.83/sf, 2012 Est Ops @ \$4.64/sf**
Parcel Number: **HAVE-000408-000002-000005B**
Utilities: **Sewer - City**
Loading Docks: **3 ext**

Total Avail: **1,843 SF**
% Leased: **100%**
Total Spaces Avail: **1**
Smallest Space: **1,843 SF**
Bldg Vacant: **-**

Ceiling Height: **-**

Anchor Tenant(s): **Building #19, DeMoulas Market Basket**
Amenities: **Out Parcel, Pylon Sign**

Street Frontage: **1,113 feet on Lincoln Ave(with 1 curb cut)**

Parking: **410 free Surface Spaces are available; Ratio of 10.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,843	1,843	1,843	Withheld	30 Days	Negotiable	Direct