

310 Main St - Walgreens Plaza



Location: **Walgreens Plaza**
AKA 302-304 Main St
SW Corner of Rt 125 & Rt 110
Route 495 North East Cluster
Lawrence/Andover Submarket
Essex County

Building Type: **Retail/(Neighborhood Center)**
 Bldg Status: **Built 2007**
 Building Size: **33,620 SF**
 Typical Floor Size: **33,620 SF**
 Stories: **1**
 Land Area: **3 AC**

Developer: **Haverhill, MA 01830**
 Management: **Bierbrier Development Inc.**
 Recorded Owner: **Bierbrier Development Inc.**

Total Avail: **6,522 SF**
 % Leased: **80.6%**
 Total Spaces Avail: **2**
 Smallest Space: **1,275 SF**
 Bldg Vacant: **6522**

Expenses: **2011 Tax @ \$0.06/sf, 2012 Est Tax @ \$2.60/sf; 2011 Ops @ \$0.10/sf, 2012 Est Ops @ \$4.42/sf**

Parcel Number: **HAVE-000609-000488-000001**
 Utilities: **Gas - Propane, Sewer - City**
 Loading Docks: **None**

Ceiling Height: **15'**

Anchor Tenant(s): **Walgreens**
 Amenities: **Corner Lot**
 Cross Street: **Fourth Ave**
 Street Frontage: **206 feet on Main(with 1 curb cut)**
189 feet on Portland
346 feet on 4th

Traffic Count: **40,000 cars per day on Main**
 Parking: **148 free Surface Spaces are available; Ratio of 4.80/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,275 - 4,800	4,800	4,800	\$30.00/nnn	Vacant	Negotiable	Direct
P 1st	1,722	1,722	1,722	\$30.00/nnn	Vacant	Negotiable	Direct