

COMMERCIAL / PROFESSIONAL SPACE

7.5 BRIDGE STREET, DANVERS MA

FOR LEASE



The Mega Group has available for lease this single-tenant commercial building on Route 62 Danvers / Beverly. Bring your business here and avoid the hustle and bustle of Cummings Center rush hour traffic. The subject property is very neat and clean, climate controlled, and with off-street parking; suitable for professional office and/or service-oriented providers operating primarily on a normal business hours basis.* The building is about 3,442 +/- square feet total configured over three levels. The ground level walks into a nice high-ceiling foyer, conference room / executive office with glass entry, and one (1) handicapped accessible bathroom. The main level is sun-splashed with high glass frontage to the parking lot featuring three (3) private offices, large bullpen area and kitchenette. The lower level is impressive to say the least, historically a production studio for more than 20-years, also consisting of two (2) additional private bathrooms.

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 DApice & Associates LLC (d/b/a The Mega Group) is a Massachusetts Limited Liability Corporation. MA License #422172.



The Mega Group
Commercial Real Estate

The Mega Group - Commercial Real Estate
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Cover Photo by Dennis Helmar Photography www.DennisHelmar.com

Property Address	7.5 Bridge Street Danvers, MA 01923
Access	Route 128 / Route 62
Zoning	R2
Land Area	13,447 +/- SF (.31 acres)
Leased Area	3,442 SF
Parking	8 spaces on-site
Current Use	Professional Office



* Zoned Residential but there is a Finding on-file at Town Hall to allow Professional / Commercial uses that will need to be updated by the Tenant.



DEMOGRAPHICS - IN DRIVE TIMES

POPULATION

1 Mile: 11,786
3 Miles: 73,164
5 Miles: 178,713

AVERAGE INCOME / HH

1 Mile: 110,767
3 Miles: 106,035
5 Miles: 109,815

DAYTIME POPULATION

1 Mile: 6,263
3 Miles: 53,801
5 Miles: 110,348

TRANSPORTATION

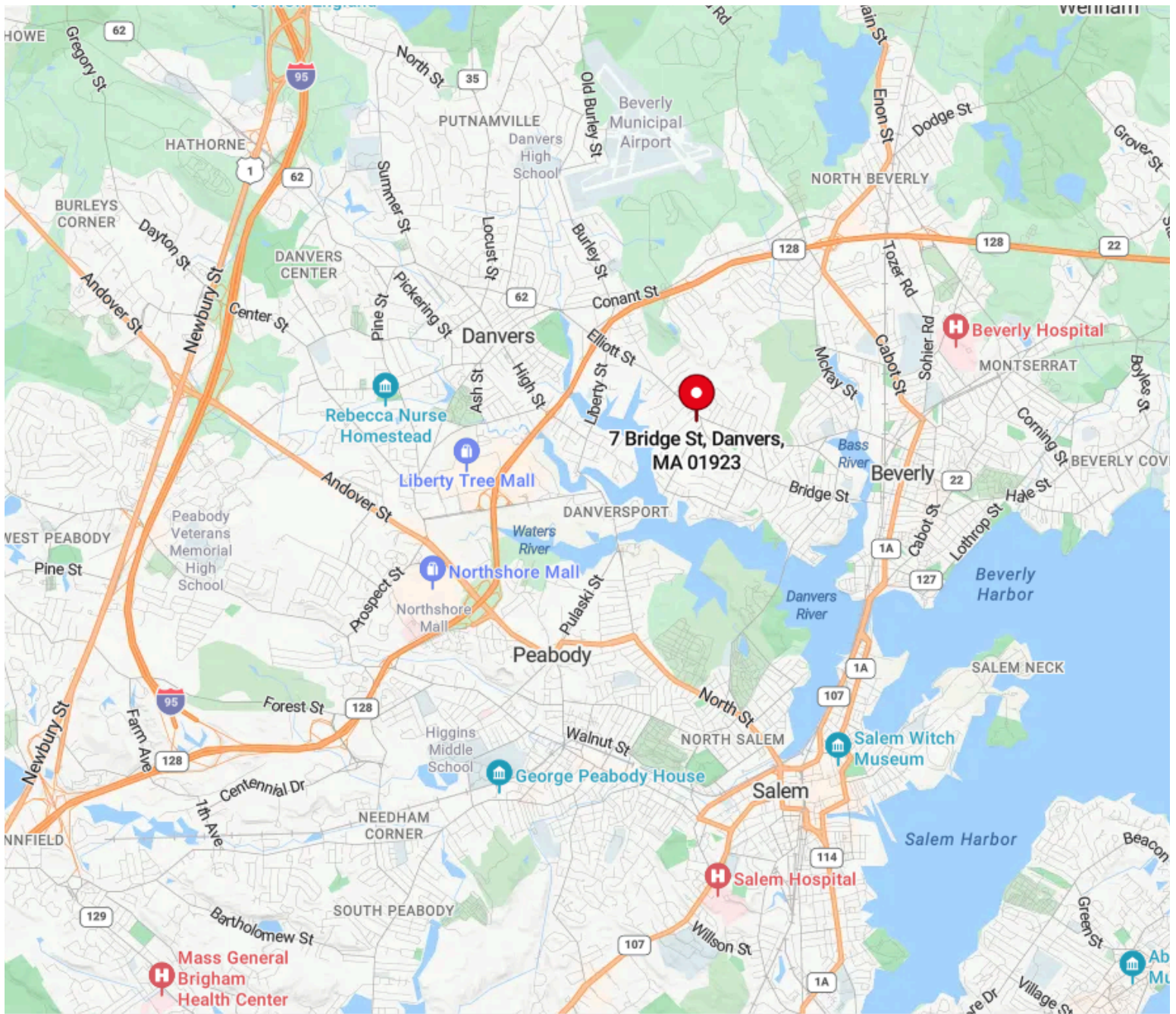
19,802 at Maple & R62
54,133 at R128
Logan Airport - 20.2 mi

Danvers is a town in Essex County, is about 14.1 square miles located on the Danvers River near the northeastern coast of Massachusetts. The suburb is a fairly short ride from Boston and is also in close proximity to the renowned beaches of Gloucester and Beverly. Originally known as Salem Village, the town is most widely known for its association with the 1692 Salem witch trials. Danvers is a local center of commerce, hosting many car dealerships and the Liberty Tree Mall.



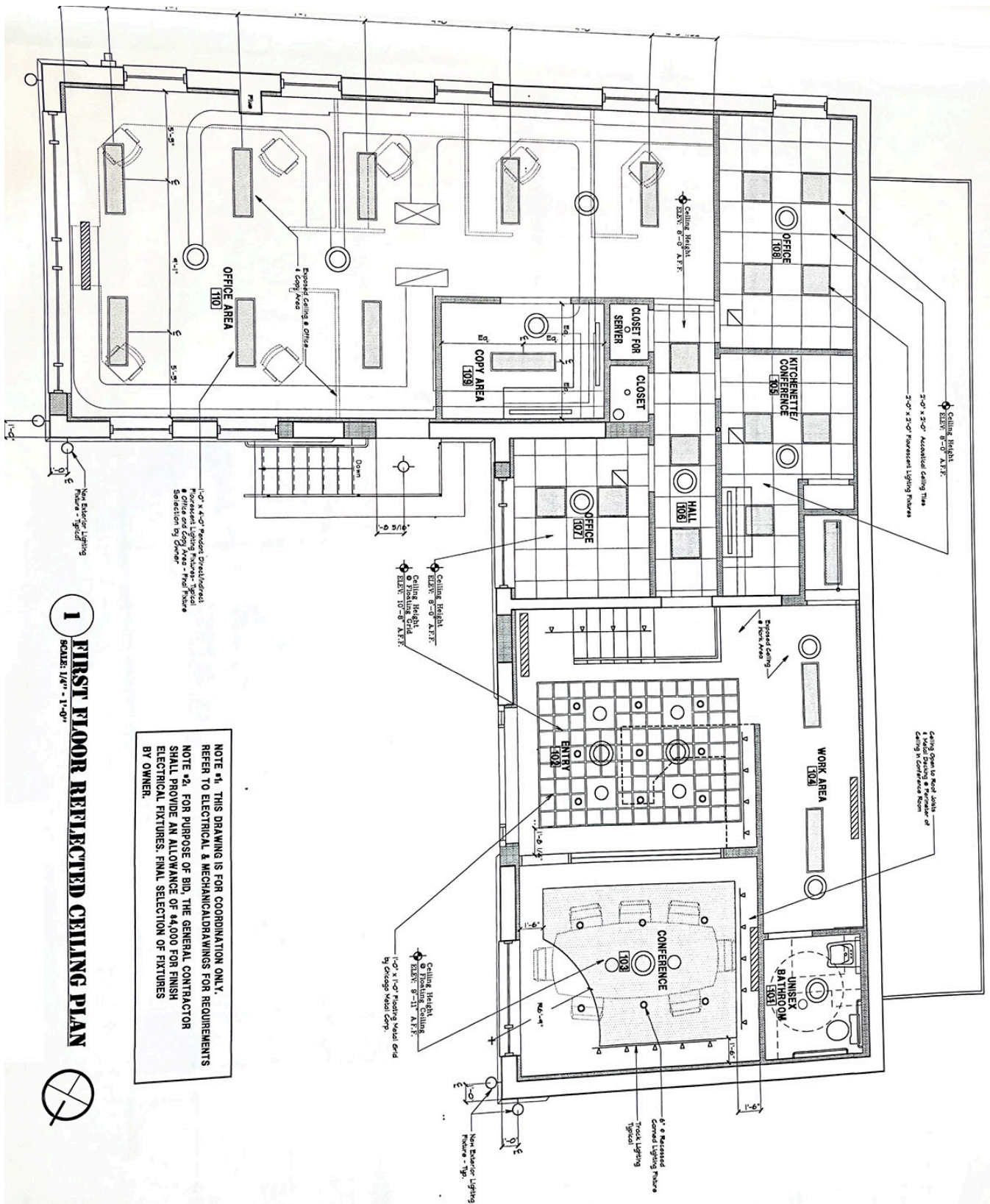
Danvers is located approximately 17 miles north of Boston, nearly halfway between Boston and the New Hampshire state border. Interstate 95 and Massachusetts Route 128 both pass through the town along with U.S. Route 1, with a large junction with Interstate 95. The main highways are also crossed by Route 35, Route 62 and Route 114, with Routes 35 and 62 intersecting just north of the town center.

The tidal Danvers River flows into the Atlantic Ocean by way of Beverly Harbor and is formed by the confluence of the Porter River, Crane River and Waters River. The Ipswich River also flows along the town's western border.



Single-tenant commercial building on Route 62 Danvers / Beverly. Avoid the hustle and bustle of Cummings Center rush hour traffic.

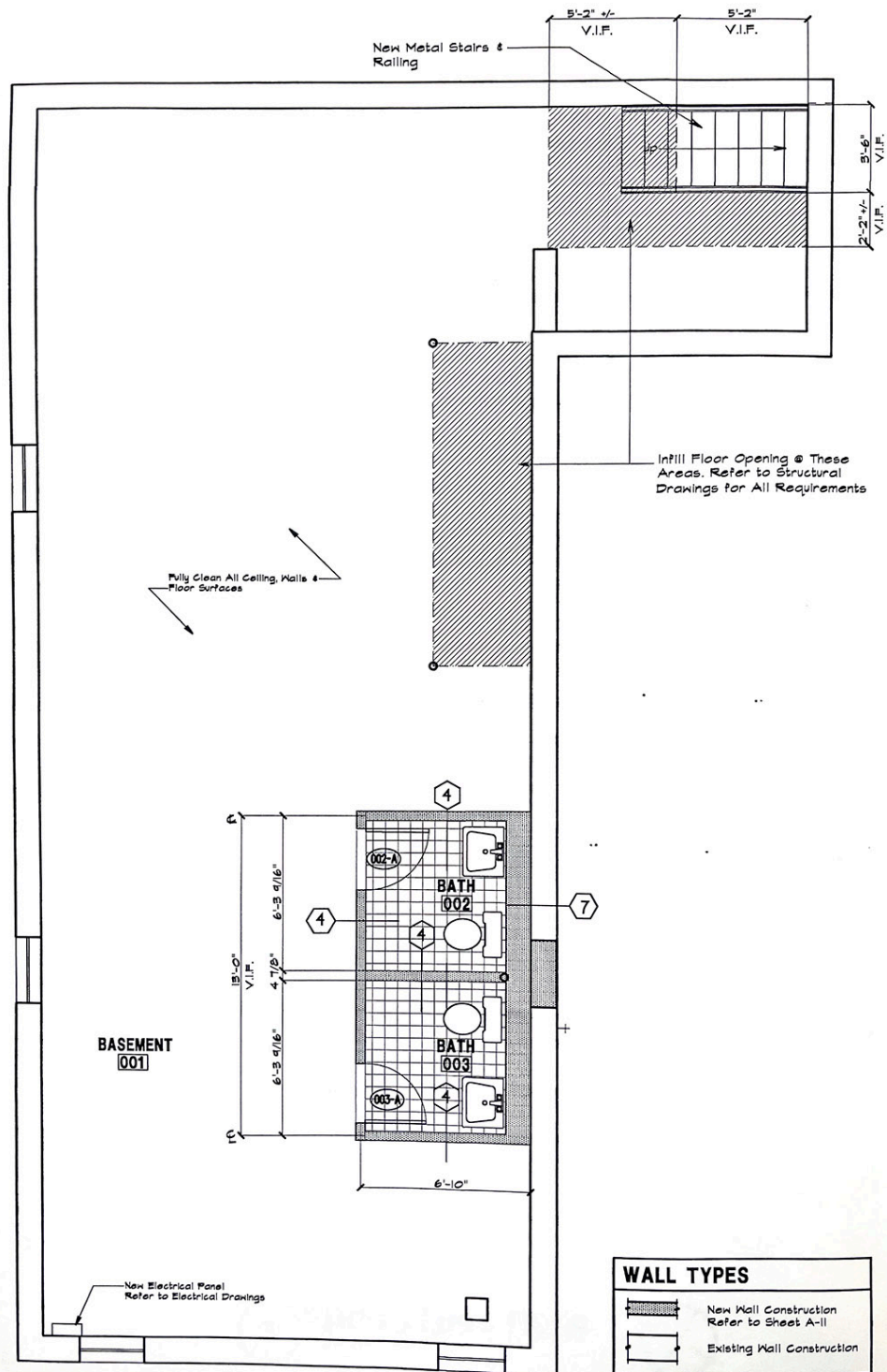
7.5 Bridge Street in Danvers is located at the junction of Route 62 and Bridge Street, about a mile from Route 128 toward the west and about a mile from the Cummings Center and Starbucks to the east.



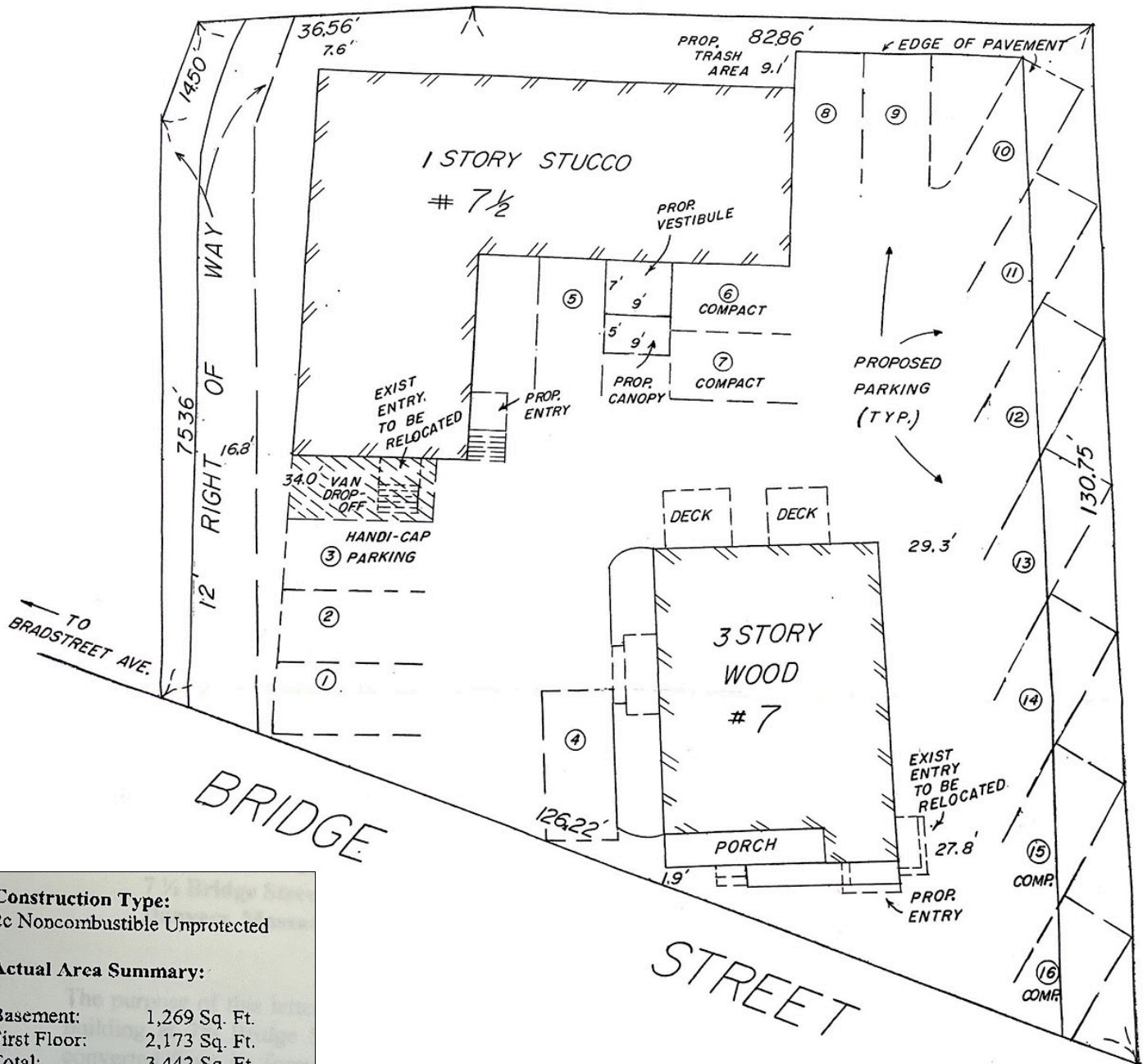
1 FIRST FLOOR REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"

NOTE #1. THIS DRAWING IS FOR COORDINATION ONLY. REFER TO ELECTRICAL & MECHANICAL DRAWINGS FOR REQUIREMENTS
 NOTE #2. FOR PURPOSE OF BID, THE GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE OF \$4,000 FOR FINISH ELECTRICAL FIXTURES. FINAL SELECTION OF FIXTURES BY OWNER.





2 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"



Construction Type:
2c Noncombustible Unprotected

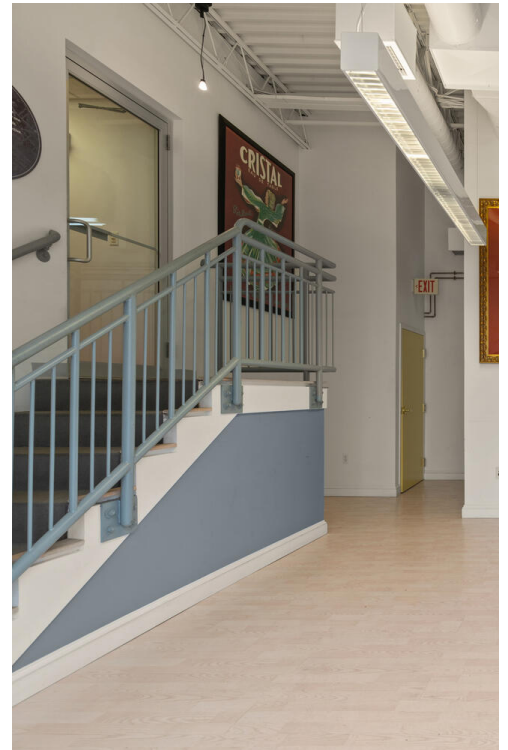
Actual Area Summary:

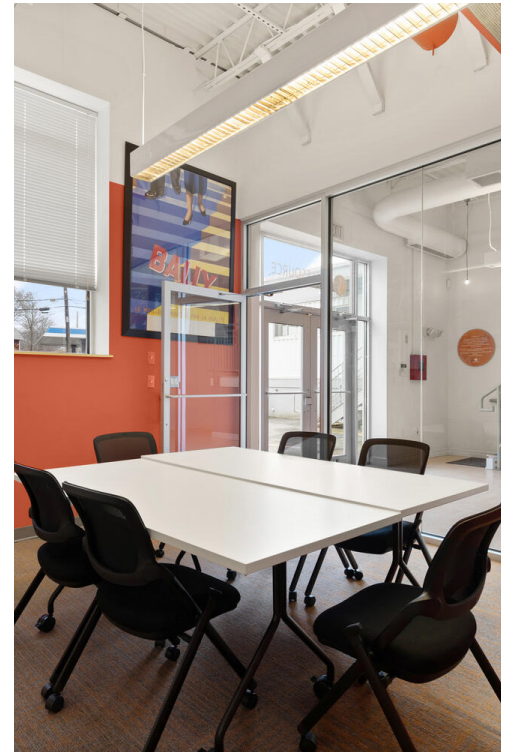
Basement:	1,269 Sq. Ft.
First Floor:	2,173 Sq. Ft.
Total:	3,442 Sq. Ft.

Actual Building Height/ Stories:

Stories:	1
Height:	16'-3" +/-











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
- 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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