

# Cabot Plaza

407-411 Cabot Street (Route 1A), Beverly, MA 01915



## FOR LEASE

\$22 PSF NNN

The Cabot Plaza is a 18,500+ square foot shopping center nicely appointed on Route 1A in downtown Beverly, situated on 64,000+ square foot corner lot offering its shoppers an exceptional amount of parking accessible by three curb cuts. The Plaza is owned & operated by Goldberg Properties who has a dominant North Shore presence in Beverly, Salem, & Peabody. You will have access to a management & maintenance staff minutes away from the campus. Available for lease retail, professional or service oriented space that is 1,800 square feet in size.

### TENANT ROSTER

Flip the Bird	1,686 SF	Laundry Basket	1,600 SF
Dunkin' Donuts	2,080 SF	Tuscan Hills Pizzeria	800 SF
Azad's Barbershop	800 SF	Anchor Pharmacy	1,200 SF
Jackson-Hewitt	1,000 SF	MCJ Insurance	1,422 SF
<b>AVAILABLE</b>	1,800 SF	Metro by T-Mobile	913 SF
Minuteman Press	2,320 SF	T-D Family Market	1,025 SF
Fuji Sushi & Hibachi	1,600 SF		

#### BRIAN DAPICE, Principal

Office (978) 922-6400

Cellular (978) 609-1339

[Brian@TheMegaGroup.net](mailto:Brian@TheMegaGroup.net)

#### JENNIFER DAPICE, Director

Office (978) 922-6400

Cellular (508) 612-3767

[Jennifer@TheMegaGroup.net](mailto:Jennifer@TheMegaGroup.net)



**The Mega Group**  
Commercial Real Estate

The Mega Group - Commercial Real Estate  
7 Federal Street, Suite 15 • Danvers, MA 01923  
Phone (978)762-9771 • Fax (978)762-9772

[www.TheMegaGroup.net](http://www.TheMegaGroup.net)

# Cabot Plaza - Route 1A, Downtown Beverly MA 01915

<b>Property Address</b>	407-411 Cabot Street Beverly, MA 01915
<b>Access</b>	Route 1A / Route 62 / Route 128
<b>Zoning</b>	CG (General Commercial)
<b>Area</b>	64,469 +/- RSF on 5+ Acres
<b>Frontage</b>	313 +/- feet
<b>Parking</b>	89 +/- spaces on-site
<b>Current Use</b>	Shopping Center
<b>Allowed Uses</b>	Medical, Professional, Retail, QSR, Service, R&D Take-out Restaurant



## 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  
23,500 at Elliott St (62)  
Beverly Depot - 3 min

## Cabot Plaza - Route 1A, Downtown Beverly MA 01915

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 five 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.

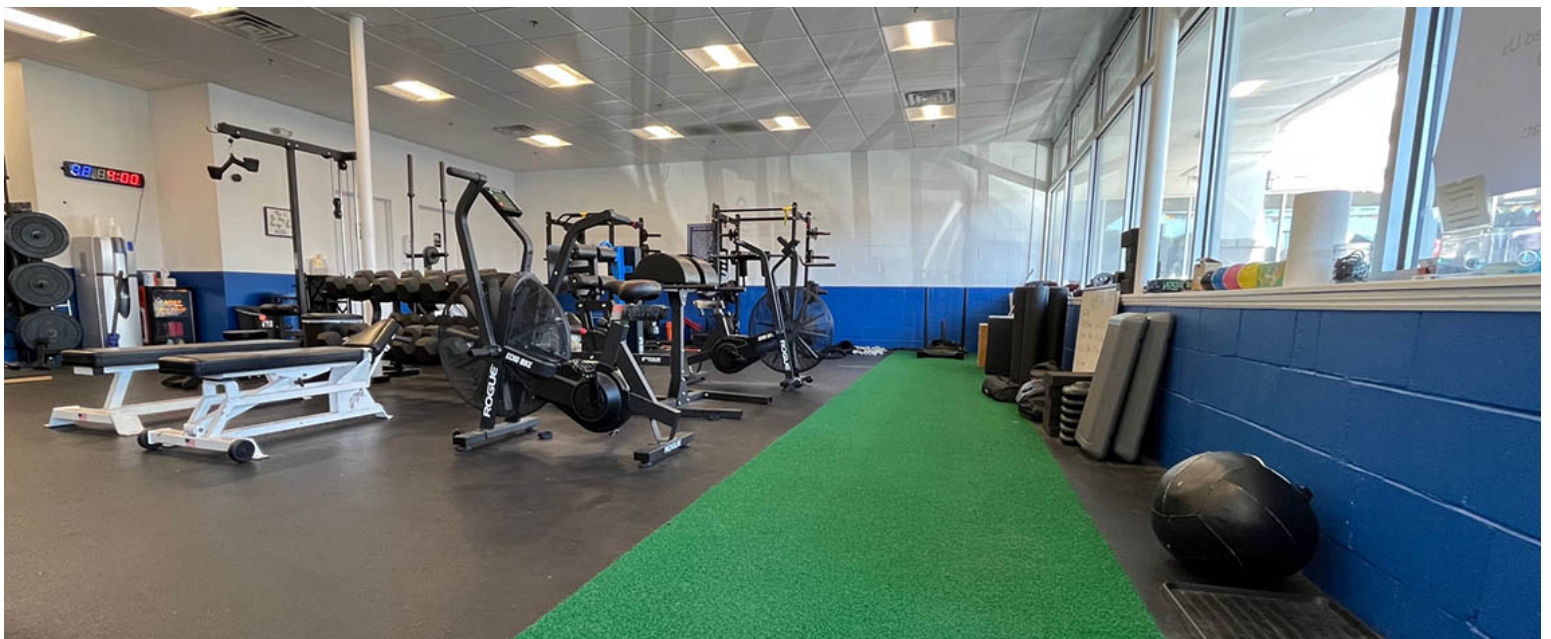


Route 128 is the chief circumferential highway of the Boston area, which crosses through Beverly and connects the city to Interstate 95 and U.S. Route 1 (Peabody). State Route 1A passes through the heart of downtown Beverly, as does Route 22, Route 62, Route 97, and Route 127. Beverly Depot is the site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

## Cabot Plaza - Route 1A, Downtown Beverly MA 01915



**SUITE 3A** is a retail, professional or service oriented air conditioned space that is 1,800 +/- square feet in size. The premises is over 40 feet wide and 44 feet deep featuring 7' high glass frontage to the plaza for maximum visibility, 10' clear height suspended ceiling, two private offices, two bathrooms and an open floor plan.



**Cabot Plaza - Route 1A, Downtown Beverly MA 01915**



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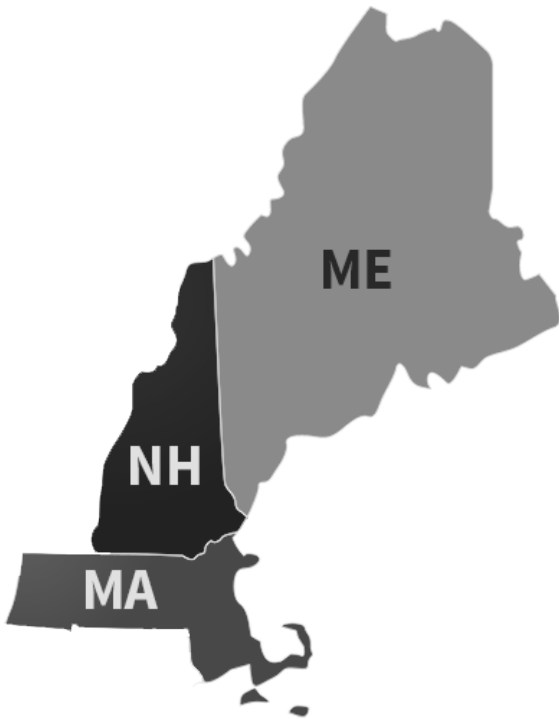
# The Mega Group

## 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
- Real Estate Development
- Retail Pad Sites
- NNN Ground Leased Properties
- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)



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