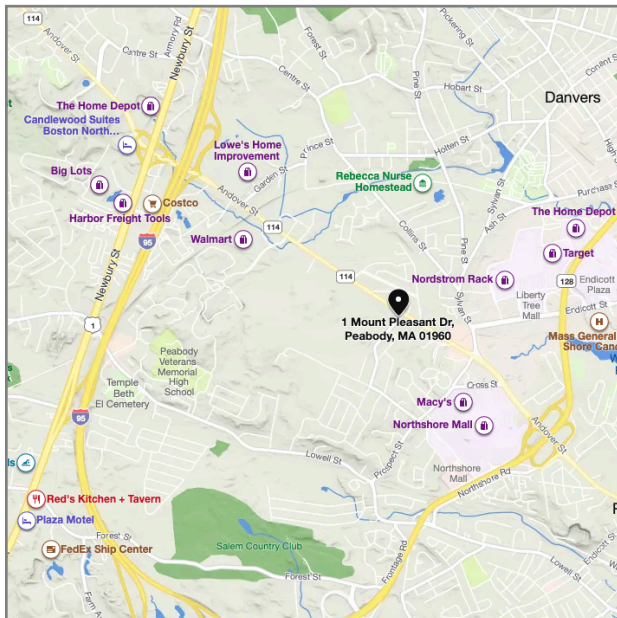


**1 MOUNT PLEASANT DRIVE**

**Route 114, Peabody MA 01960**

**AVAILABLE**



1 Mount Pleasant Drive in Peabody is a corner lot with frontage on Route 114. The Subject Property is about .32 Acres in size, or 13,991 +/- square feet. There is currently two (2) large curb cuts in place and a lit sign marquee facing both directions of the highway corridor. Likely use by right is a Bank and / or Financial Institution or QSR by permit. Existing two-unit structure includes a mortgage company and hair salon. Parking for 20+ vehicles on-site.

**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

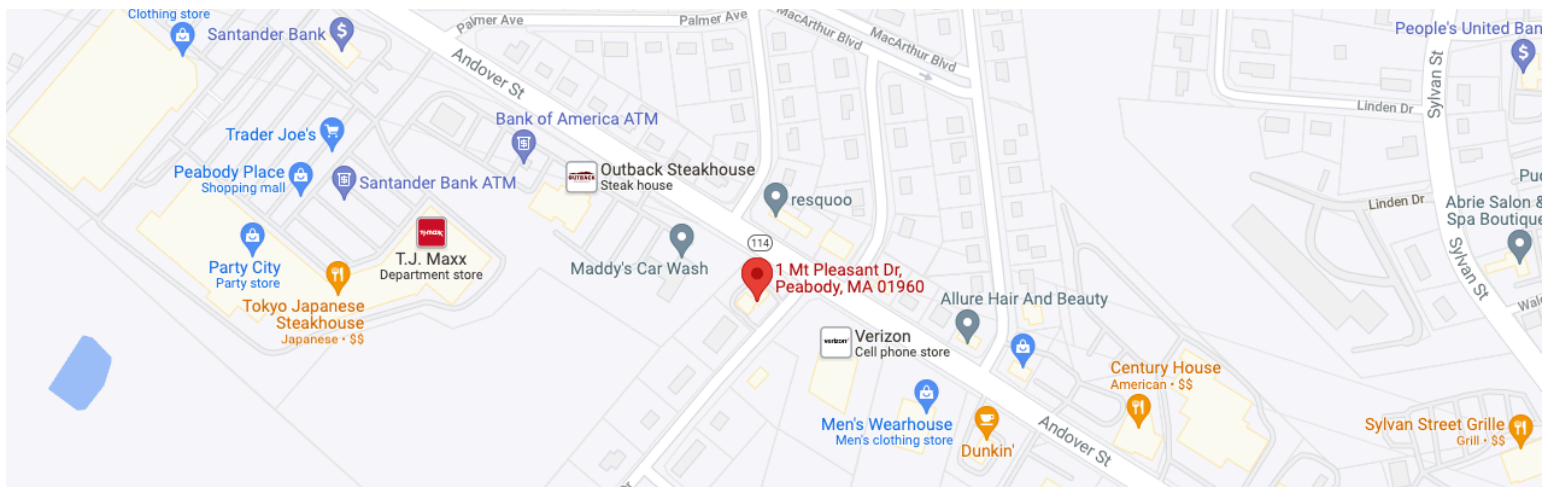
**The Mega Group - Commercial Real Estate**  
7 Federal Street, Suite 15 • Danvers, MA 01923  
(978)762-9771

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

# 1 MOUNT PLEASANT DRIVE

Route 114, Peabody MA 01960

|                         |   |
|-------------------------|---|
| <b>Property Address</b> | 1 Mount Pleasant Drive<br>Peabody, MA 01960   |
| <b>Access</b>           | Route 114 East / West   |
| <b>Zoning</b>           | BR (Regional Business)  |
| <b>Land Area</b>        | 13,991 +/- SF (.32 acres)   |
| <b>Frontage</b>         | 110 +/- feet  |
| <b>Curb Cuts</b>        | Two (2)   |
| <b>Current Use</b>      | Professional Office, Salon  |
| <b>Likely Uses</b>      | Auto, Retail, Restaurant,<br>Restaurant w Drive-Thru,<br>Banking, Medical,<br>Professional Office |



## DEMOGRAPHICS - IN DRIVE TIMES

### POPULATION



1 Mile: 8,292  
3 Miles: 83,420  
5 Miles: 204,048

### AVERAGE INCOME / HH



1 Mile: 89,250  
3 Miles: 103,169  
5 Miles: 109,087

### DAYTIME POPULATION



1 Mile: 11,838  
3 Miles: 51,793  
5 Miles: 118,776

### TRANSPORTATION

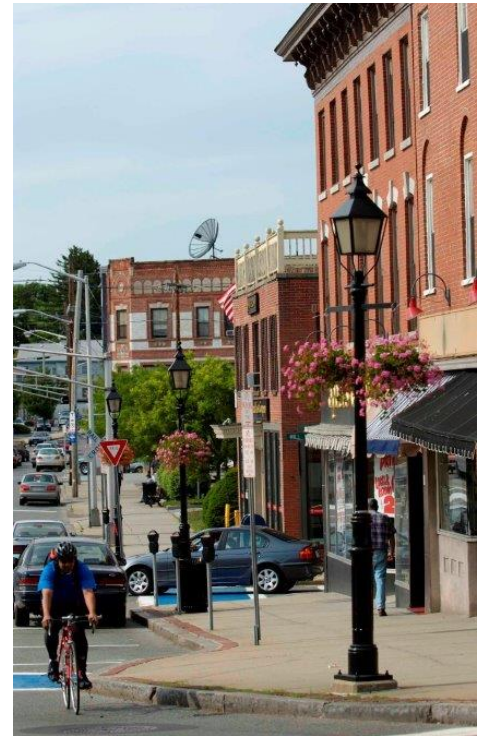


54,133 at Route 114  
39,993 at Prospect Street  
Logan Airport - 15.8 mi



Peabody is a city in Essex County, Massachusetts with a population of 54,481 (2020). Peabody is located in the North Shore region of Massachusetts, and is known for its rich industrial history. The area was settled as part of Salem in 1626. In 1752, the area was set off from Salem, and incorporated as a district of Danvers. In 1855, the community broke away from Danvers, and was incorporated as the independent town of South Danvers.

The name was changed to Peabody in 1868, in honor of George Peabody, noted philanthropist born in present-day Peabody, widely regarded as the "father of modern philanthropy". Peabody was granted city status in 1916.



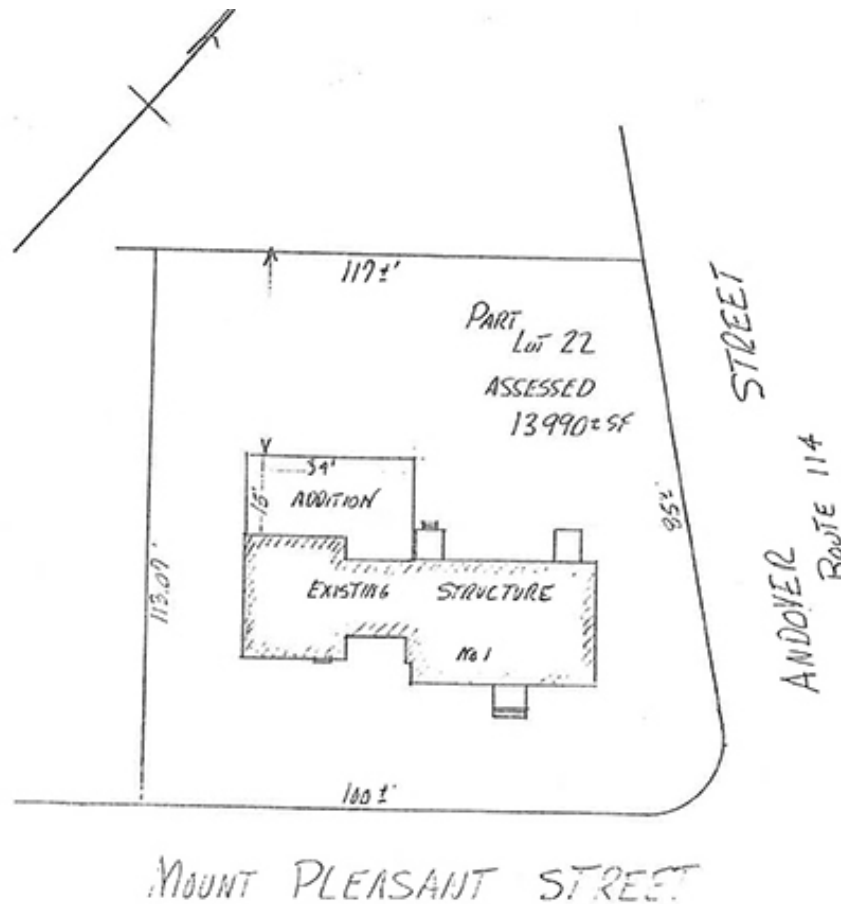
Peabody started off as a farming community, but its rivers and streams attracted mills which operated by water power. In particular, Peabody was a major center of New England's leather industry, which attracted immigrants from all around the world. The tanneries that lined Peabody's "Ottoman Street" remained a linchpin of the city's economy into the second half of the 20th century. The tanneries have since closed or been relocated elsewhere, but the city remains known locally as the Leather City or Tanner City.



Route 114 connects Routes 1 & 95 (west) to Route 128 (east) and is sometimes referred to as “The North Shore’s Auto Mile” because of the number of new and used car dealerships. The Subject Property is less than a mile from the North Shore Mall.

Automobile dealerships nearby include: Ford, Nissan, Volvo, Tesla, BMW, Mini, Acura, Audi, Volkswagen, Mitsubishi, Chevrolet, Subaru, Toyota, Chrysler, Lexus, Infiniti, Mazda and Land Rover.

In addition to the Northshore Mall (.9 miles east), the Subject Property abuts Peabody Place, a 15+ acre shopping center anchored by TJ Maxx & Trader Joe’s and is neighboring the Danvers Indoor Sports Complex, Walmart and Lowe’s Home Improvement.



A Developer will need to file a NOI with local con comm to re-develop existing as the subject property is within 50-feet of the buffer zone (brook).

The Regional Business District in Peabody was designed to provide space for large mixed commercial development that serves a regional market, which customers generally access by car so there is ample parking to serve the facility. Outdoor storage and use is allowed.

For permitting, call local zoning attorney Athan Vontzalides at 978-531-7000.

### AREA RETAILERS:











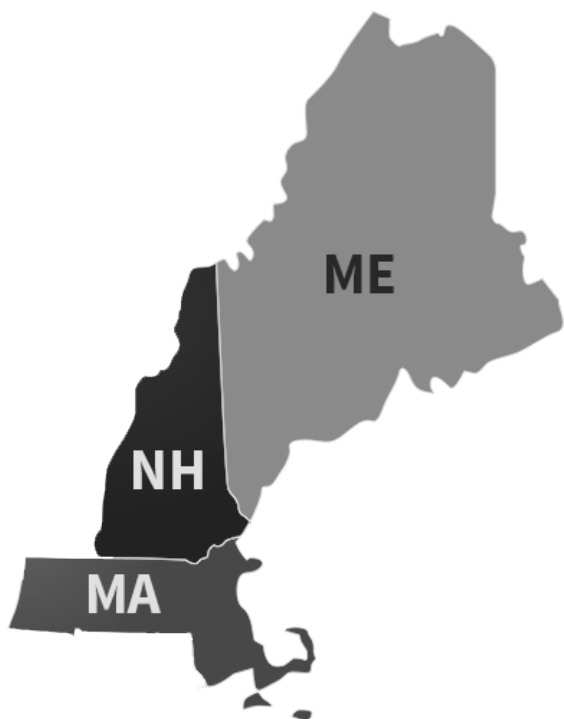
# The Mega Group

## 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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