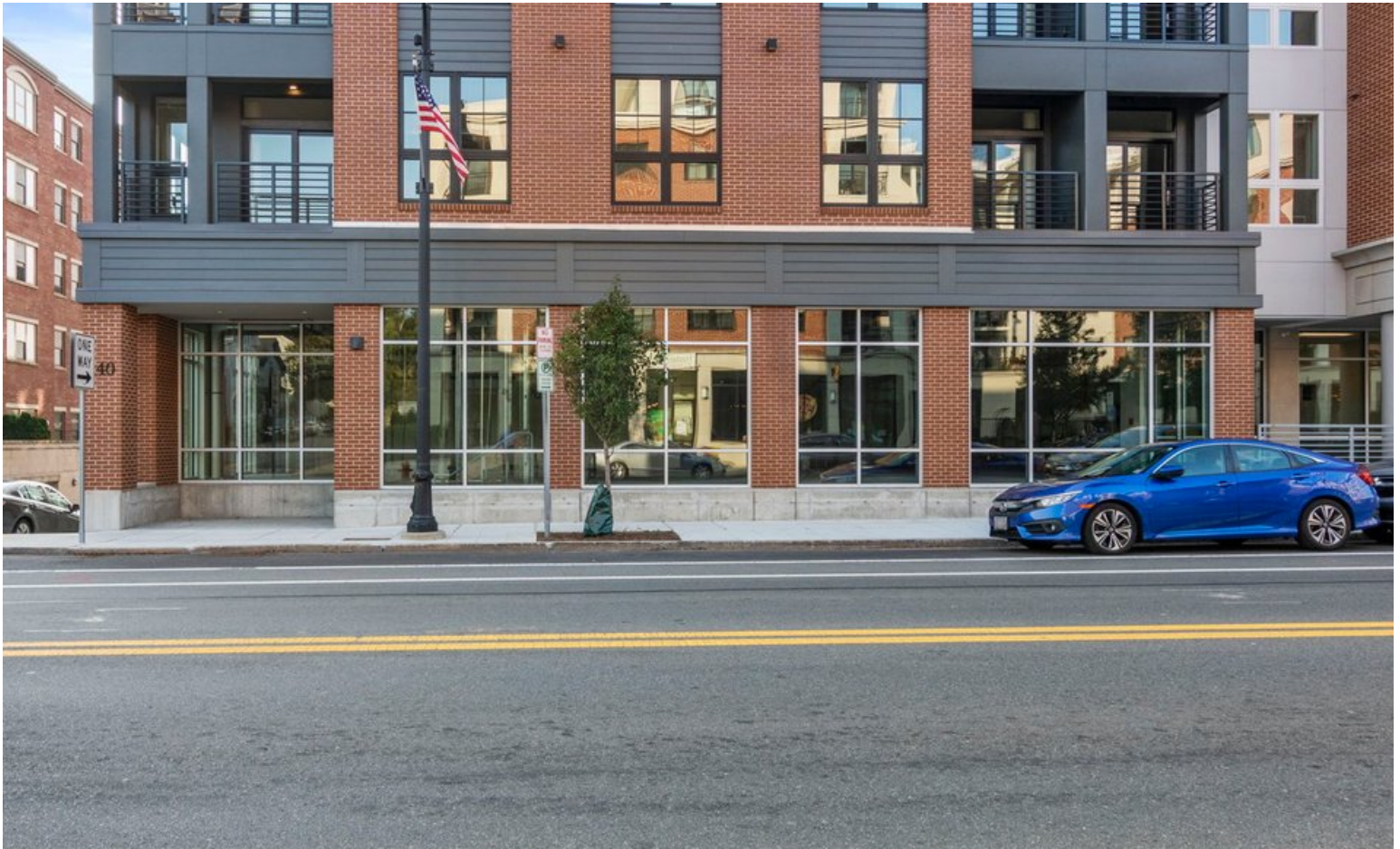


# The BLOCK at ODELL PARK FOR LEASE

140 Rantoul Street, Beverly MA 01915



The Mega Group has available for lease street retail / professional service oriented space in downtown Beverly that may be sub-divided. Location is right between the Beverly Depot Commuter Rail Station and it's parking garage. The subject property known as THE BLOCK at Odell Park is a newly constructed in 2023 six-story mixed-use development consisting of 106 luxury apartments above an abundance of ground level commercial tenancies overlooking Odell Veterans Memorial Park.

Available for immediate occupancy is 2,859 +/- square feet of prominent endcap space with high glass frontage wrapping around the corner unit providing excellent exposure to the many commuters and area residents. Come join existing commercial tenants, Salem Five Cents Savings Bank, Harbor Sweets and The Castle, along with neighboring favorites Toscana Bar Italiano, Taste Buds Kitchen, Crave, and OTTO Pizza of Portland Maine.

**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  
7 Federal Street, Suite 15 • Danvers, MA 01923  
(978)762-9771

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



# The BLOCK at ODELL PARK - Route 1A, Downtown Beverly MA

<b>Property Address</b>	140 Rantoul Street Beverly, MA 01915
<b>Access</b>	Route 1A / Route 62 / Route 128
<b>Zoning</b>	CC (Central Commercial)
<b>Area</b>	2,859 SF +/-
<b>Sprinklers</b>	Wet
<b>Parking</b>	On-street
<b>Current Use</b>	Retail / Service
<b>Allowed Uses</b>	Medical, Professional, Retail, QSR, Service



## DEMOGRAPHICS - IN DRIVE TIMES

### POPULATION



1 Mile: 4,227  
3 Miles: 56,115  
5 Miles: 127,965

### AVERAGE INCOME / HH



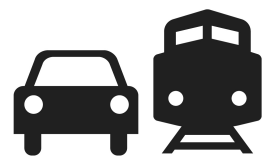
1 Mile: \$130,029  
3 Miles: \$123,491  
5 Miles: \$113,024

### DAYTIME POPULATION



1 Mile: 3,157  
3 Miles: 30,948  
5 Miles: 77,464

### TRANSPORTATION



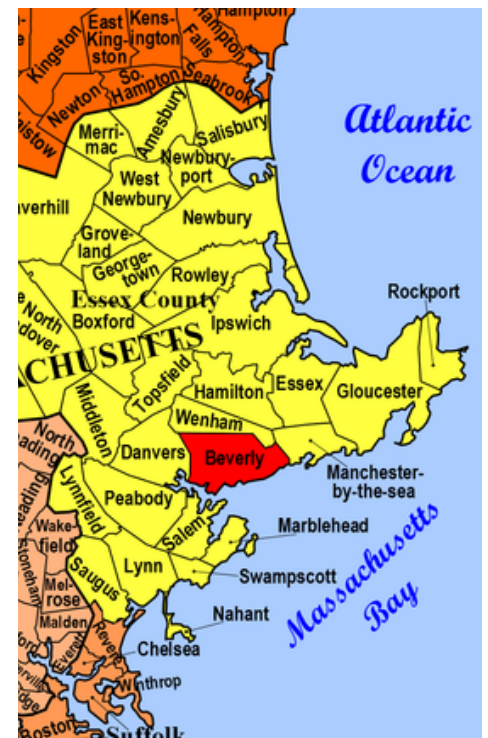
48,143 at Route 1A/128  
23,500 at Elliott St (62)  
Beverly Depot - 3 min



## The BLOCK at ODELL PARK - Route 1A, Downtown Beverly MA

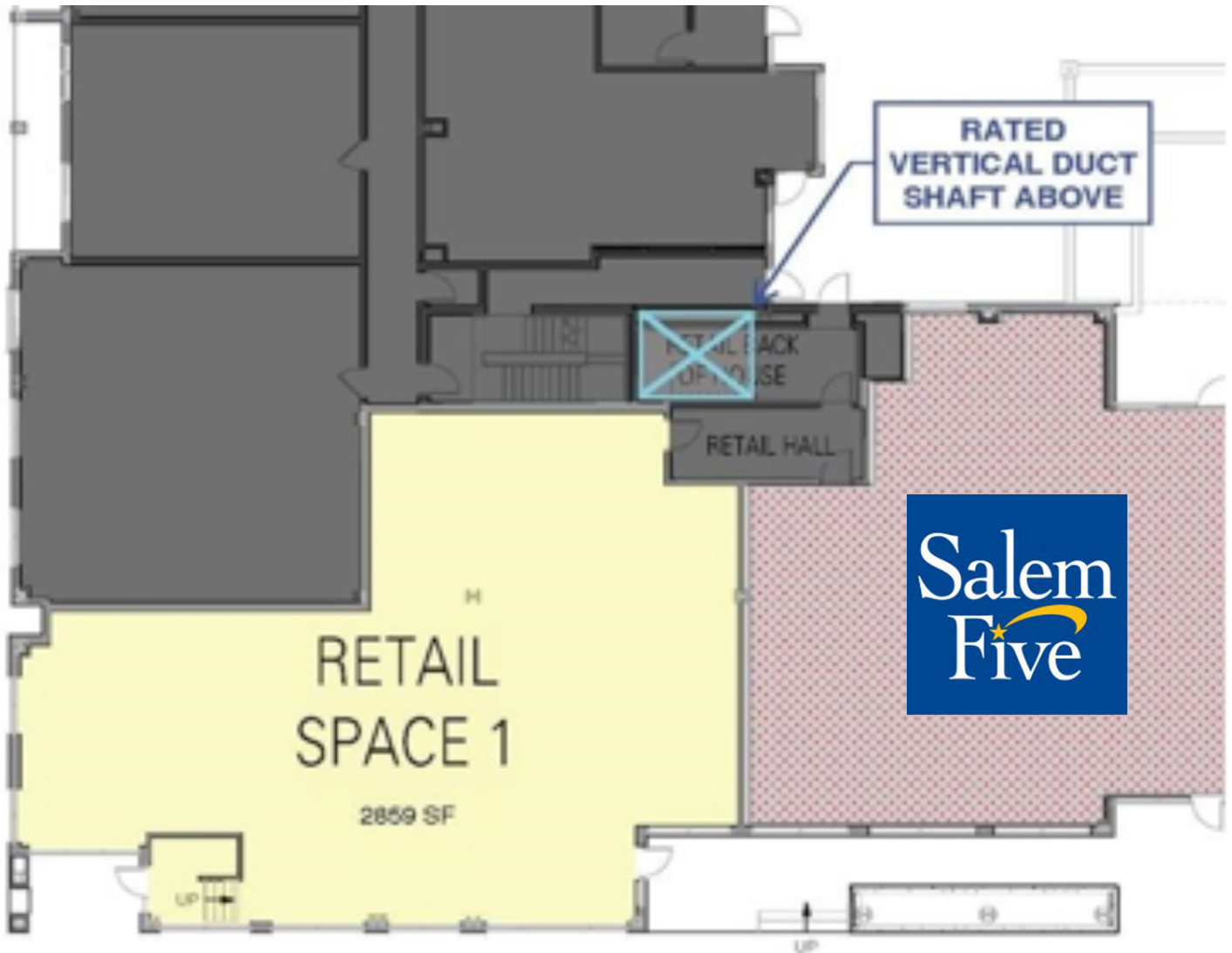
Beverly is a city in Essex County and a suburb of Boston Massachusetts, a resort, residential, and manufacturing community on Boston's North Shore and rival of Marblehead for the title of being the "birthplace of the U.S. Navy". Beverly includes the areas of Ryal Side, North Beverly, Montserrat, Beverly Farms & Prides Crossing and is largely a transit-oriented community with four 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.



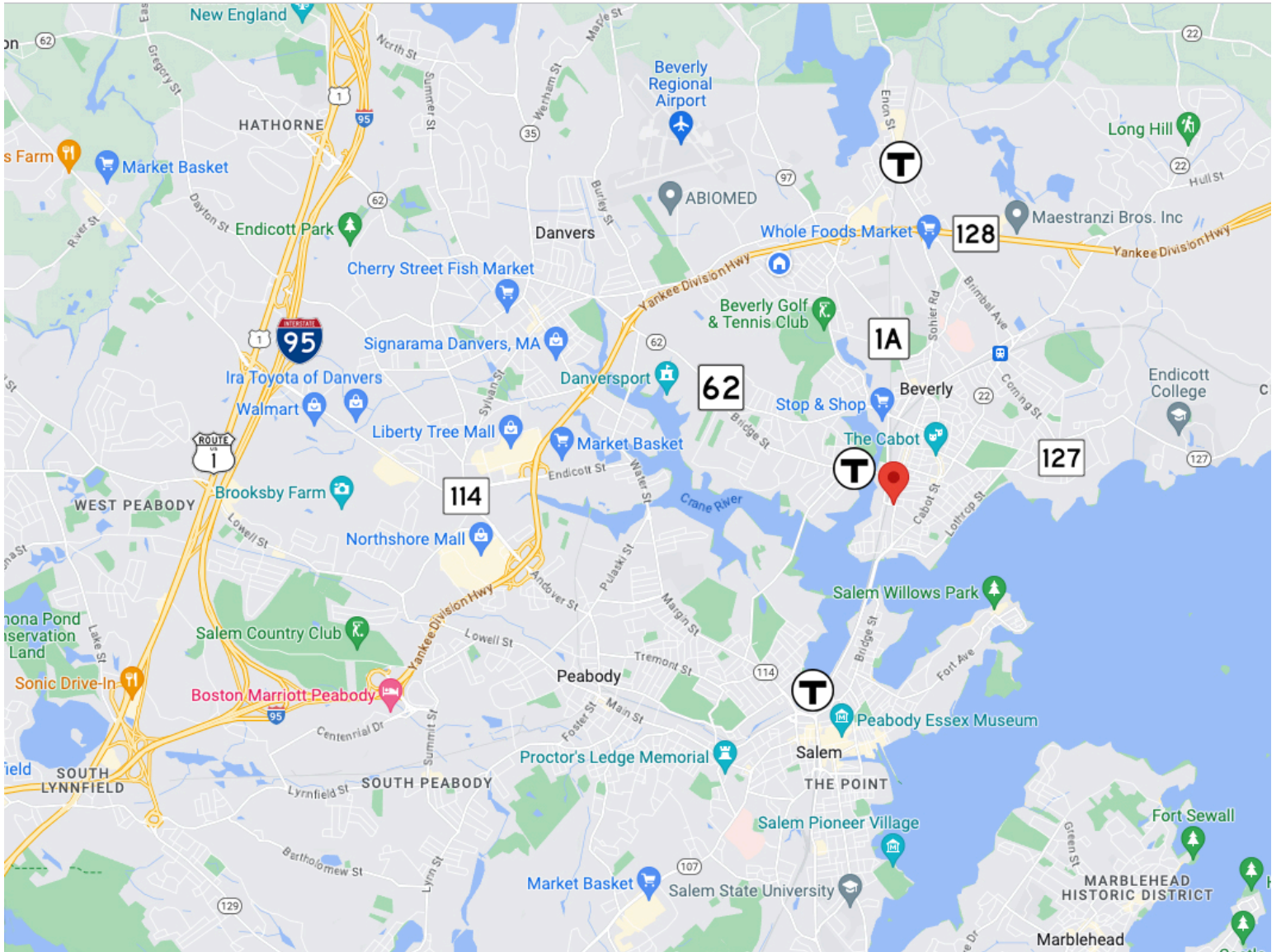
Route 128 is the chief circumferential highway of the Boston area, which crosses through Beverly and connects the city to Interstate 95 and U.S. Route 1 (Peabody). State Route 1A passes through the heart of downtown Beverly, as does Route 22, Route 62, Route 97, and Route 127. Beverly Depot is the site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

The BLOCK at ODELL PARK - Route 1A, Downtown Beverly MA





# The BLOCK at ODELL PARK - Route 1A, Downtown Beverly MA



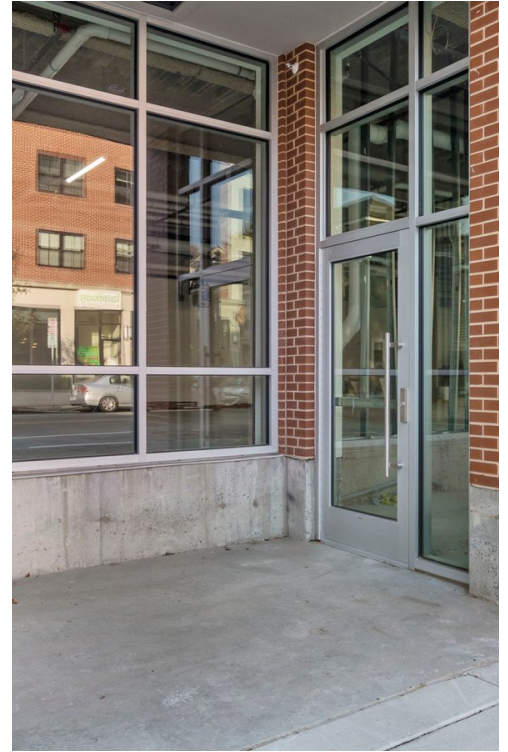


The BLOCK at ODELL PARK - Route 1A, Downtown Beverly MA





**The BLOCK at ODELL PARK - Route 1A, Downtown Beverly MA**





**The BLOCK at ODELL PARK - Route 1A, Downtown Beverly MA**





# The BLOCK at ODELL PARK - Route 1A, Downtown Beverly MA





The BLOCK at ODELL PARK - Route 1A, Downtown Beverly MA



# 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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**THE MEGA GROUP**

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