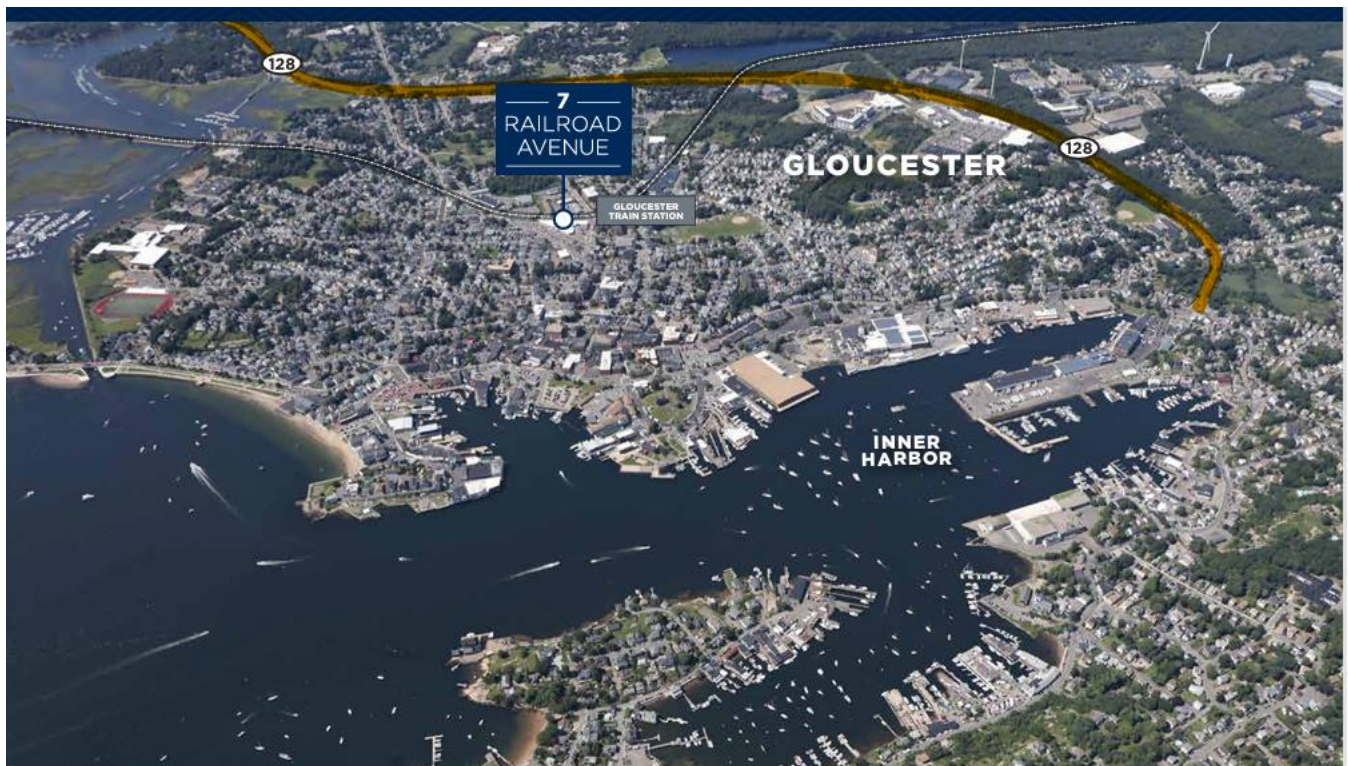


# AVAILABLE RETAIL SPACE UP TO 32,597 SF – 41,322 SF 7 RAILROAD AVE GLOUCESTER, MA

## 7 RAILROAD AVENUE *Leasing Plan*



### PROPERTY DESCRIPTION

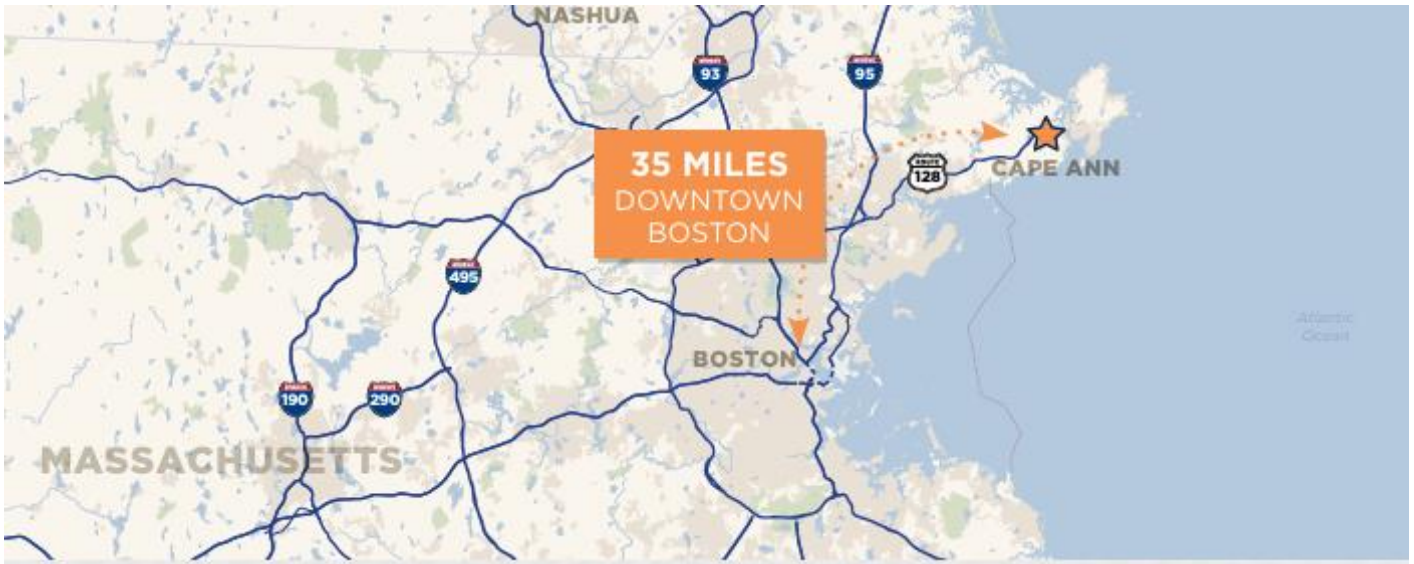
Address	7 Railroad Avenue, Gloucester, MA 01930
Occupancy	89.76%
Year Built/Renovated	1960/2018
Major Tenants	Shaw's
Parking	+/- 149 (4.00 spaces per 1,000 SF)
Access	Two ingress/egress access points on Railroad Avenue, and one ingress/egress access point on Maplewood Avenue
Total Acres	2.96
Parcels & Size	Parcel 1: 128,938 SF
Zoning	EB - Extensive Business
Total Assessed Value	\$3,155,000

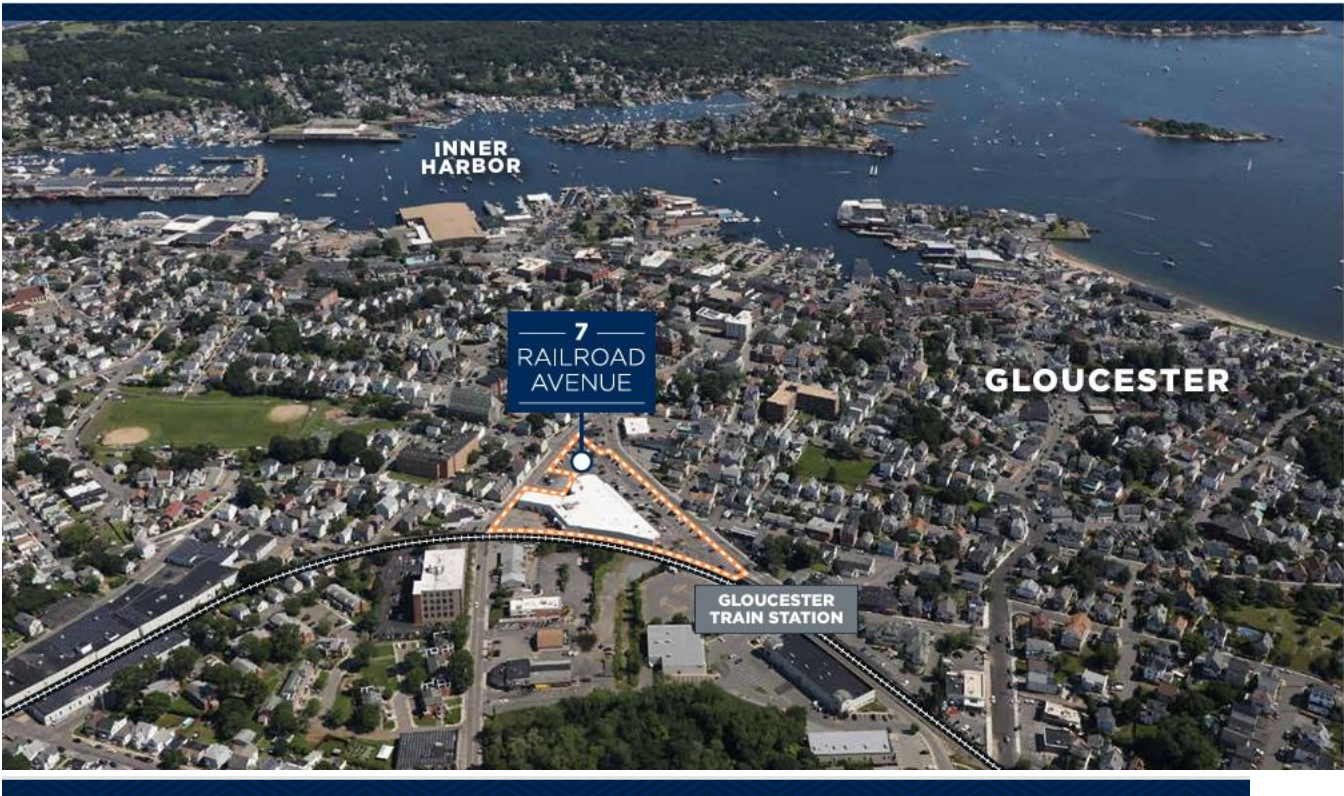
### CONSTRUCTION

Construction	Masonry
Facades	Masonry veneer with vinyl siding
Structural Support	Structural steel with masonry and concrete encasement
Roof Type	Sealed Membrane
Roof Age	3 Years
Fire Protection	Fire alarm devices and controls with a sprinkler system
HVAC	Roof-mounted packaged units

### UTILITIES

Gas & Electric	National Grid
Water	City of Gloucester
Sewer	City of Gloucester





## 7 RAILROAD AVENUE

### Location Overview

#### GLOUCESTER, MASSACHUSETTS

Situated 35 miles northeast of Boston, Gloucester is a city in Essex County, Massachusetts. The city sits within Cape Ann, a rocky, picturesque coastline known as a quiet alternative to Massachusetts's Cape Cod. Incorporated in 1873, the city is America's oldest, and still operating, seaport. Currently, Gloucester has a population of just over 30,000, which marks a 5.5% increase since 2010. In the same period, average household income has increased over 23%, reflecting the city's changing economic landscape. Once a fishing-dominant economy, Gloucester is now home to major medical and manufacturing employers including Addison Gilbert Hospital, Applied Materials Inc, and Bomco Inc.

Less than an hour's drive from Boston, Gloucester has become a summer vacation destination for the Greater Boston area. The city offers scenic vistas of the Atlantic Ocean, sandy beaches, and countless seaside eateries. Recently, Gloucester's Main Street has seen a rebirth and resurgence, with boutiques, specialty shops, antique dealers, and restaurants moving in to join long-established local institutions. The city is also home to the Cape Ann Transportation Authority, which serves Gloucester and the surrounding towns. Two stops, in West Gloucester and in downtown Gloucester, provide access to the Newburyport/Rockport Line of the MBTA Commuter Rail, which extends from Rockport along the North Shore to Boston's North Station.



GLOUCESTER HARBOR



HAMMOND CASTLE



Gloucester is a coastline community of Cape Ann 35 miles northeast of Boston



Average household income within Gloucester has increased by over 23% since 2010, reflecting the city's changing economic landscape



Gloucester's major employers include Addison Gilbert Hospital, Applied Materials Inc, and Bomco Inc



Known as America's oldest seaport, the city is a summer vacation destination for residents of the Greater Boston area



As the city's popularity as a summer vacation alternative to Cape Cod has increased, Main Street has seen a resurgence and revival as boutiques, specialty shops, antique dealers and restaurants have moved in to join long-time local establishments



Served by the Cape Ann Transportation Authority, Gloucester is easily accessible from the MBTA Commuter Rail and the Greater Boston region

**FOR MORE INFORMATION PLEASE CALL SOVEREIGN REALTY GROUP**

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