

FOR LEASE

OFFICE/RETAIL PROPERTY



962 WASHINGTON STREET

HANOVER, MA 02339

For More Information

BILL KINGDON, SIOR

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962 WASHINGTON STREET



PROPERTY DESCRIPTION

Prime 3000 square foot office/retail space available on Route 53 in Hanover. Strong traffic counts and visibility with over 20,000 vehicles per day passing by and both building and pylon signage opportunities available. Unit has a flexible layout with a reception/waiting area, 6 private offices, conference room, 2 private bathrooms, and a kitchen/break room. Current zoning allows a wide variety of uses including retail, professional office, and medical. Building exterior has recently been painted and parking lot has been redone.

PROPERTY HIGHLIGHTS

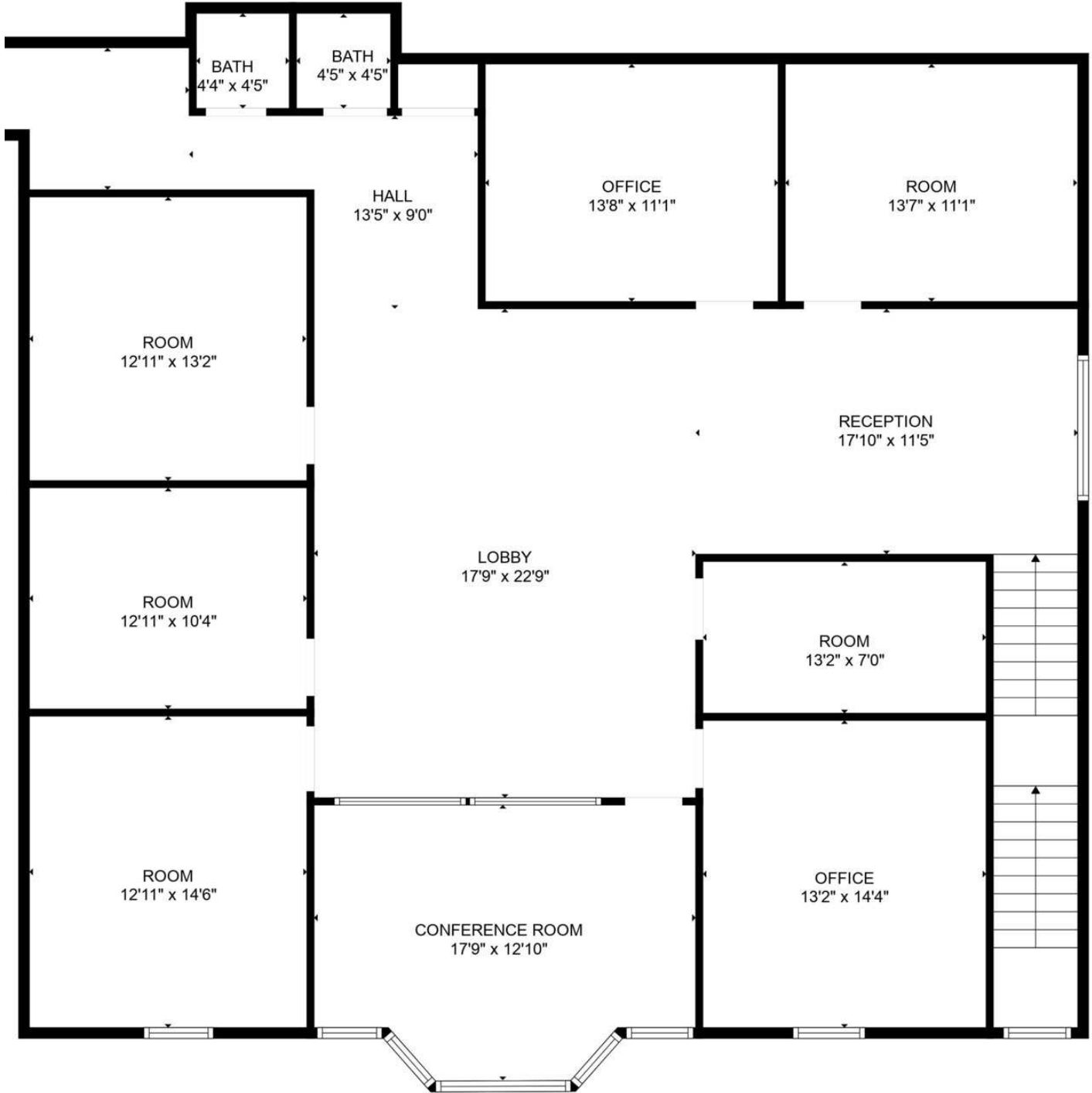
- Strong Demographics
- High Traffic Counts - Over 20,000 Vehicles Per Day
- Versatile Layout - Ready To Be Customized
- Signage - Pylon and Building Signage Opportunities
- Flexible Zoning - Wide Variety Of Uses Allowed By Right

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	3000 SF
Lot Size:	1.14 Acres
Building Size:	9,000 SF

DEMOGRAPHICS	5 MILES	10 MILES
Total Households	20,655	101,521
Total Population	58,504	271,144
Average HH Income	\$111,493	\$100,715

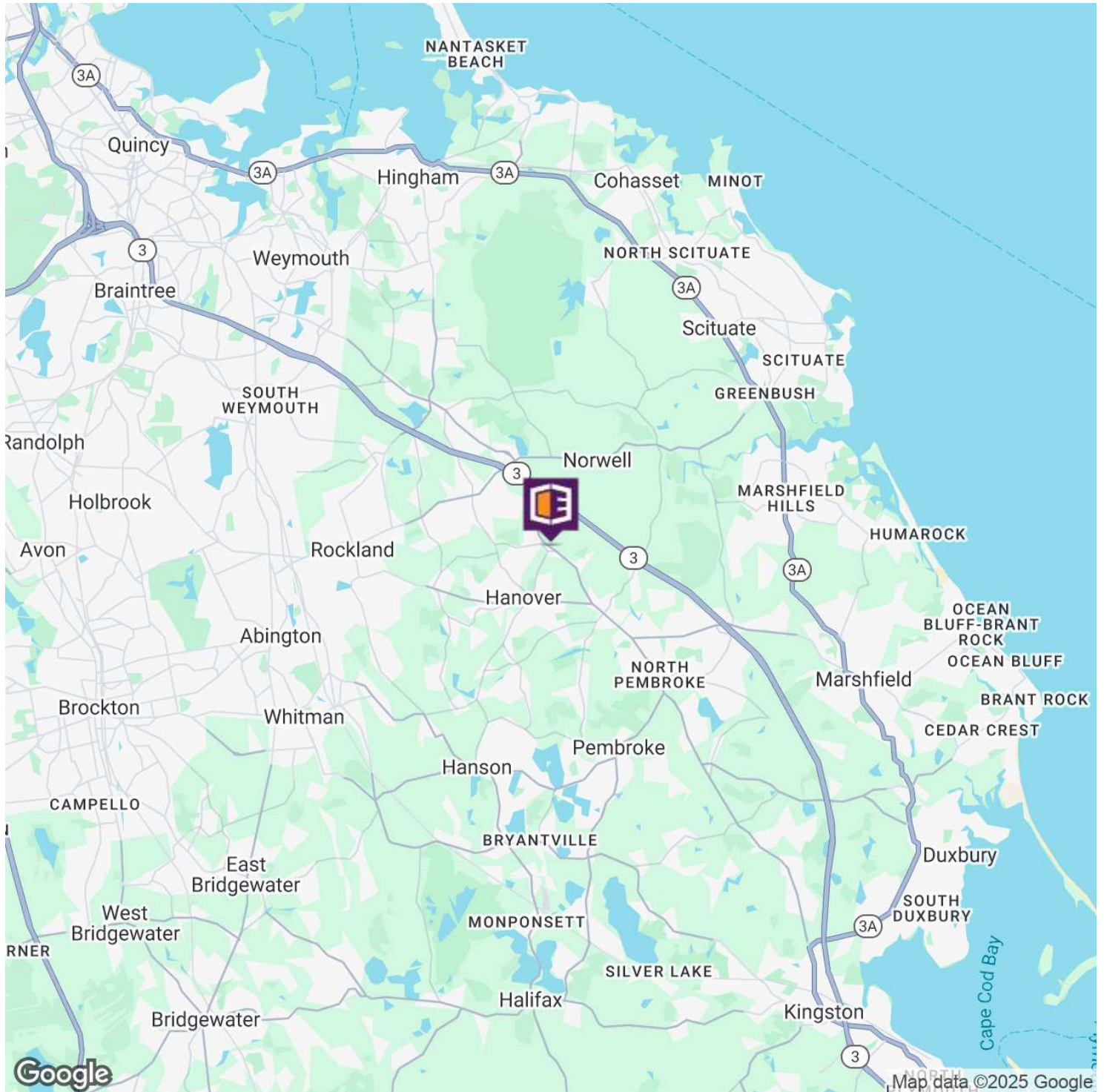
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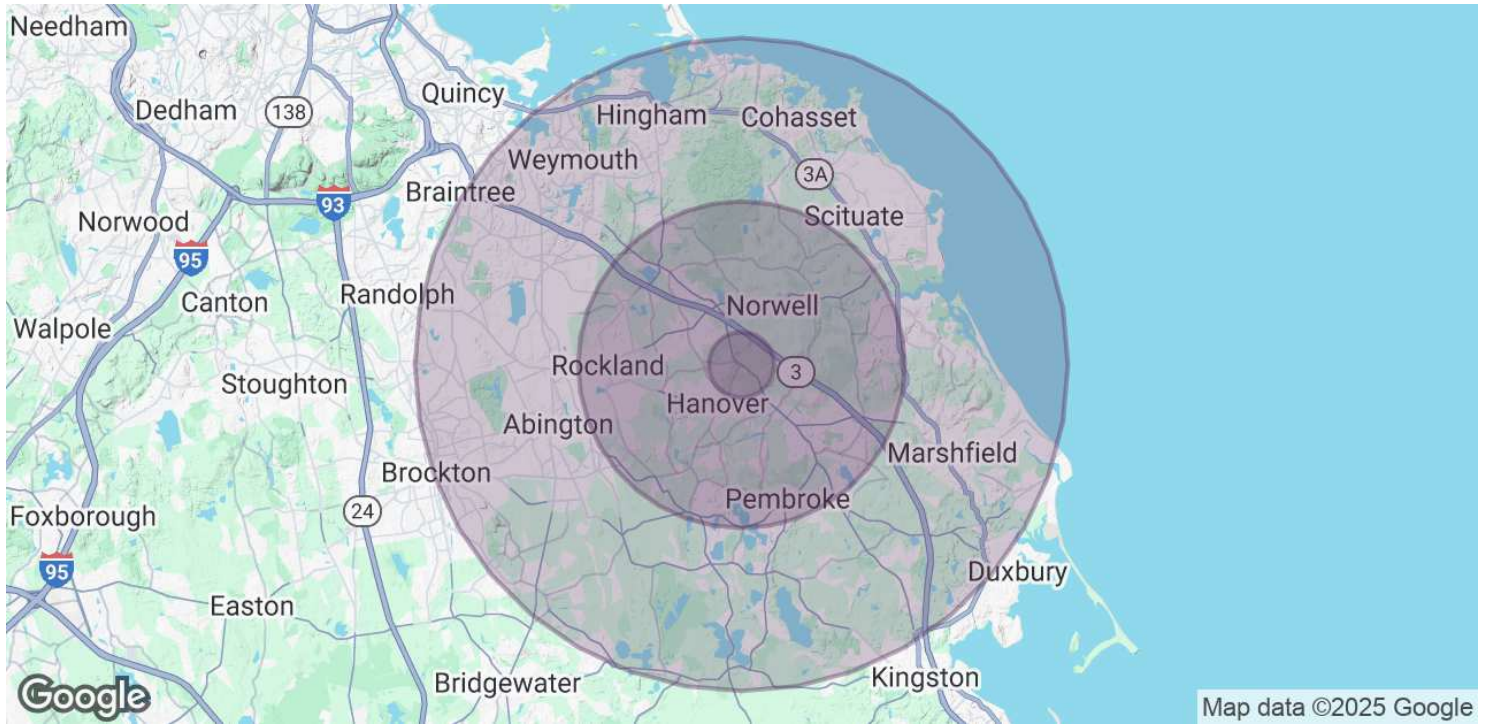
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POPULATION	5 MILES	10 MILES
Total Population	58,504	271,144
Average age	40.8	40.8
Average age (Male)	39.6	39.6
Average age (Female)	41.7	41.9

HOUSEHOLDS & INCOME	5 MILES	10 MILES
Total households	20,655	101,521
# of persons per HH	2.8	2.7
Average HH income	\$111,493	\$100,715
Average house value	\$506,313	\$454,915

* Demographic data derived from 2020 ACS - US Census