



511 S. MAIN STREET
Andover, MA

**DAYCARE CENTER
FOR LEASE**



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

511 S. Main Street

Andover, Massachusetts

Lee & Associates is excited to offer this rare opportunity to lease a **fully built-out daycare facility** in one of Andover's most established and affluent suburban locations. Located along highly traveled Route 28 (South Main Street), this freestanding property offers approximately **7,200 SF of turnkey childcare space**. The building has a long history as a licensed early education center, making it an **ideal opportunity for daycare, preschool, educational, or childcare operators** seeking immediate occupancy.

The property features **dedicated classrooms, administrative offices, indoor activity areas, and expansive outdoor play space** designed to support early childhood education programs. Its **strategic location provides exceptional visibility and accessibility**, with convenient access to I-93 and surrounding residential neighborhoods throughout Andover, North Andover, and the Merrimack Valley.

Surrounded by a **strong demographic base of families and professionals**, 511 South Main Street benefits from excellent traffic exposure and proximity to major employment centers, retail amenities, and community services. The property's established childcare use, ample site area, and flexible layout create a unique leasing opportunity for operators looking to expand or establish a presence in one of Greater Boston's most desirable suburban markets.

LEASE HIGHLIGHTS



±7,200 SF Daycare Facility for Lease



Freestanding Building on ±2 Acres



Established Childcare Location with Existing Educational Infrastructure



Excellent Visibility Along S. Main Street (Route 28)



Convenient Access to I-93 & Regional Highways



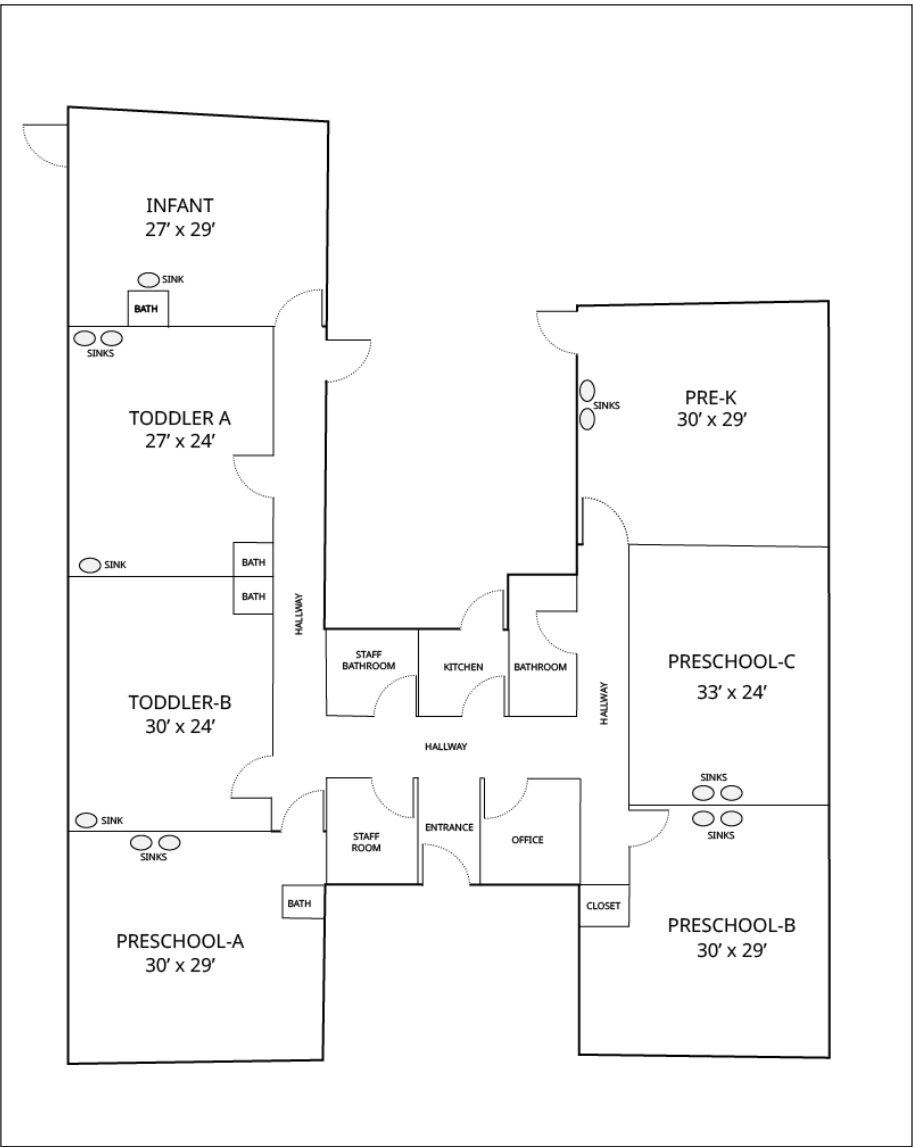
Ample On-Site Parking & Outdoor Recreation Areas

PROPERTY SPECIFICATIONS

SUBMARKET	Lawrence/Andover
LAND	±2.03 Acres
USE/TYPE	Daycare Center (previously licensed for up to 120 children)
RBA	±7,200 SF
NO. OF STORIES	One (1)
NO. OF PARKING SPACES	39 Surface

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Andover, Massachusetts



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ANDOVER PUBLIC SCHOOLS

- Shawsheen PreSchool
- Bancroft Elementary School
- High Plain Elementary School
- Sanborn Elementary School
- South Elementary School
- West Elementary School

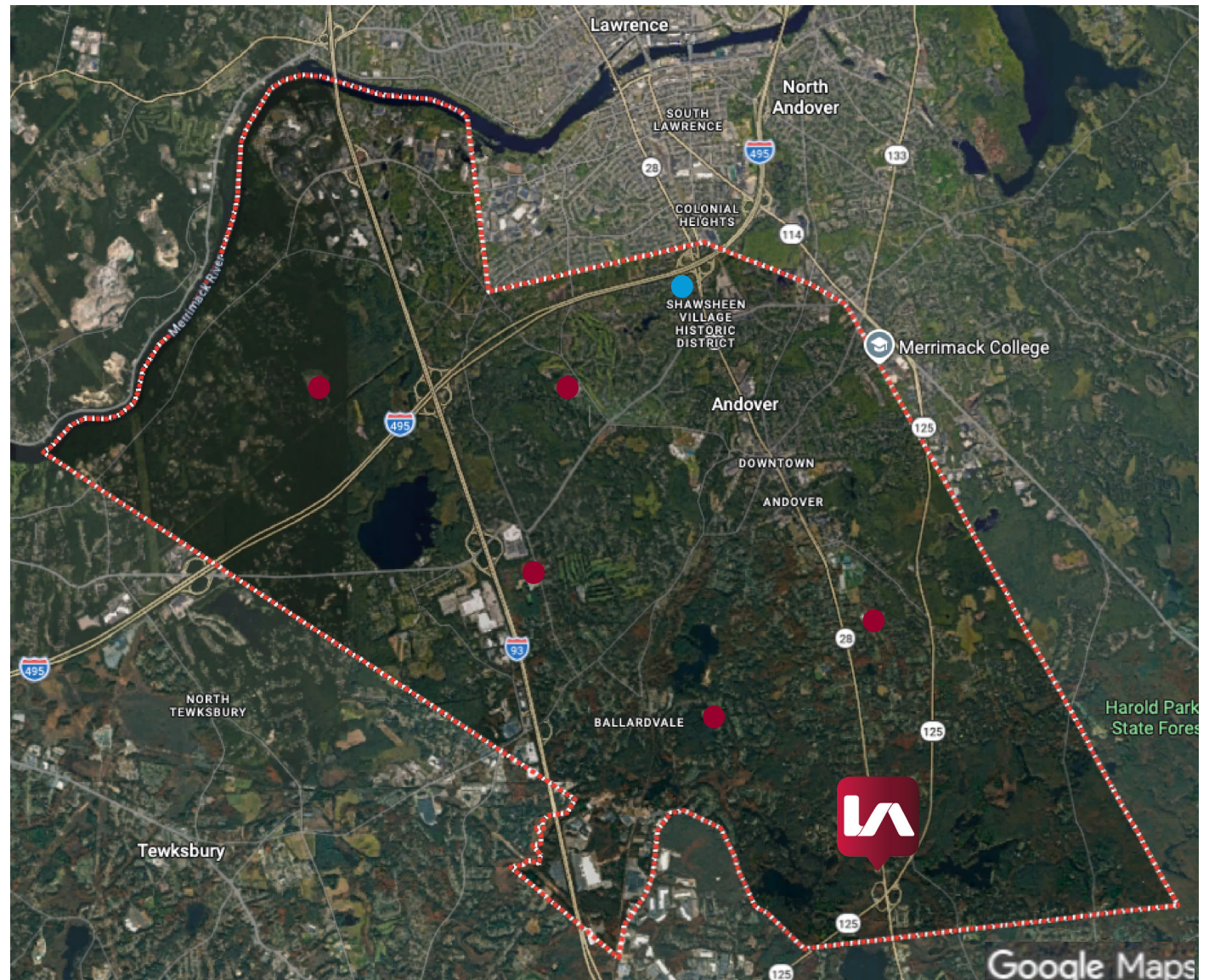
AREA AMENITIES

RESTAURANTS/FOOD

- 34 Park St
- Bandoleros Mexican Dairy Queen
- Bartlet Street Andover
- Caffè Nero
- Dunkin'
- Elm Square Oyster Co.
- Hopothecary Ales Brewery & Kitchen
- J.P. Licks
- La Fina Restaurant
- Oak & Iron Brewing Co.
- The Autograph American Tavern
- Tokyo Steakhouse
- UBURGER
- Ultimate Perk Coffee Shop

RETAIL

- Bank of America
- CVS
- J. McLaughlin
- Mobil
- Stop & Shop
- Target



Andover, MA Snapshot

Demographics

5 mi. radius from 511 S Main St., Andover, MA



99,776
2025 POPULATION



\$761,268
MEDIAN HOME VALUE



\$175,693
AVG. HOUSEHOLD INCOME



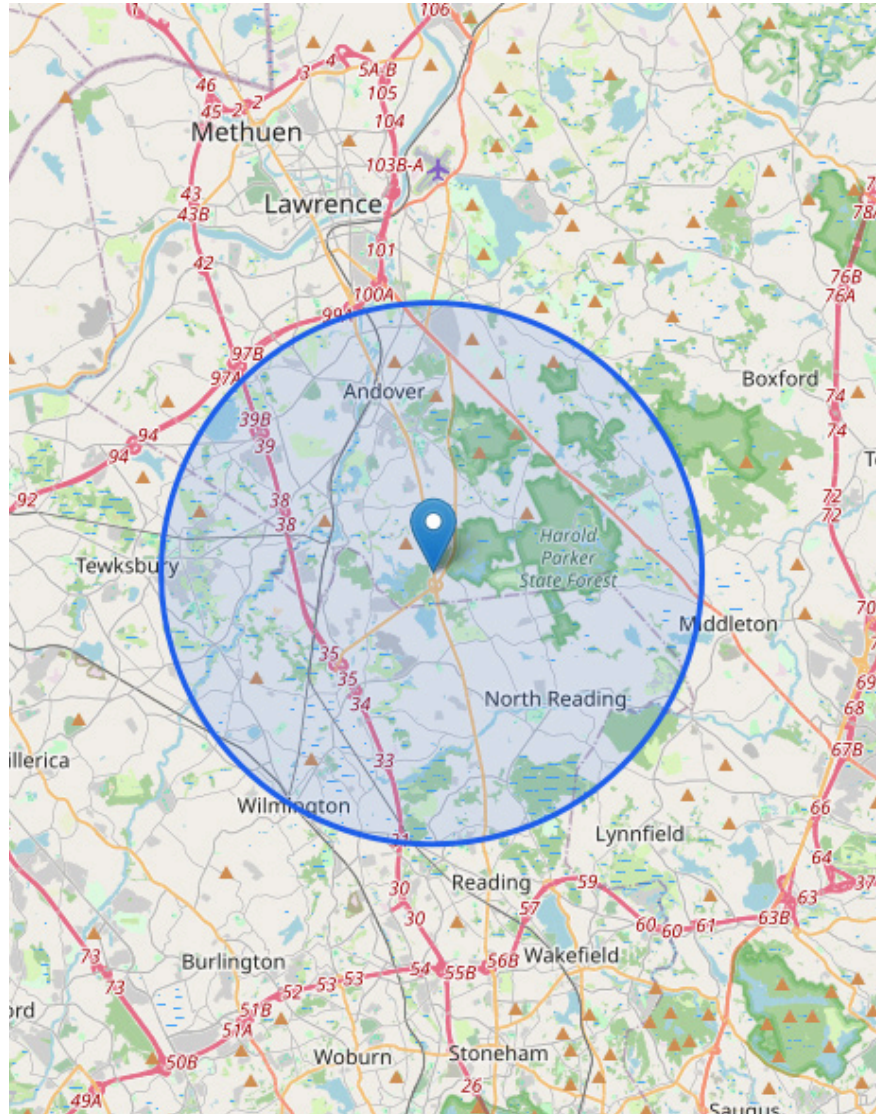
35,138
2025 HOUSEHOLDS



57%
BACHELOR'S DEGREE+



42.7
MEDIAN AGE



Contacts

ERIC LUHRSEN

Vice President
630.967.4026
eluhrsen@lee-associates.com

STEPHANIE DEERING

Executive Director
781.608.5964
sdeering@lee-associates.com

JAKE HEGER

Director
413.531.1815
jheger@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

211 Congress Street, Suite 1010
Boston, MA 02110
617-906-5567
lee-associates.com/boston

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