

# 141 Winthrop Avenue / RT. 114

Lawrence, Massachusetts



Up to 20,000 SF > IDEAL USE FOR OFFICE OR MEDICAL



## Executive Summary

Colliers International is pleased to offer a premier Build-to-Suit opportunity for lease on a 4.61 acre lot in Lawrence, MA. The site can accommodate multiple uses including, retail, restaurant, office and office/medical. Located at the intersection of Route 114 and Route 495, the site has remarkable access and visibility. The project creates a great branding opportunity for someone to design their own space from the ground up.

## Property Specifications

<b>SITE SIZE:</b>	4.61 Acres
<b>AVAILABILITY:</b>	Up to 20,000 SF OFFICE OR MEDICAL OPPORTUNITY
<b>TRAFFIC VOLUME:</b>	19,192 cars per day
<b>ZONING:</b>	B1

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
<b>Population</b>	20,384	127,211	187,365	510,850
<b>Households</b>	7,389	44,601	66,374	185,150
<b>Median HHI</b>	\$52,121	\$50,451	\$63,259	\$70,793
<b>Daytime Population</b>	28,740	189,363	260,583	790,421
<b>Total Consumer Spending (In Thousands)</b>	\$188,490	\$1,150,468	\$1,942,309	\$5,680,900

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# Directly Off I-495 with Strong Signage Opportunity

## SITE PLAN



## Property Highlights

-  Highway Visibility and Signage
-  Easy Access to 495
-  Strong location within the Andover, Lawrence, N Andover Market
-  Great office or medical opportunity



## Contact Us

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