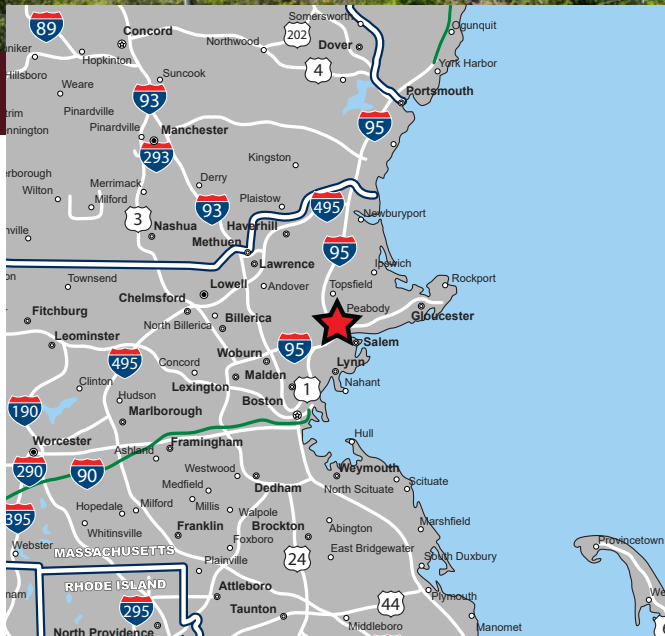


# SUBLEASE OPPORTUNITY

216 Newbury Street (Route 1), Peabody, Massachusetts



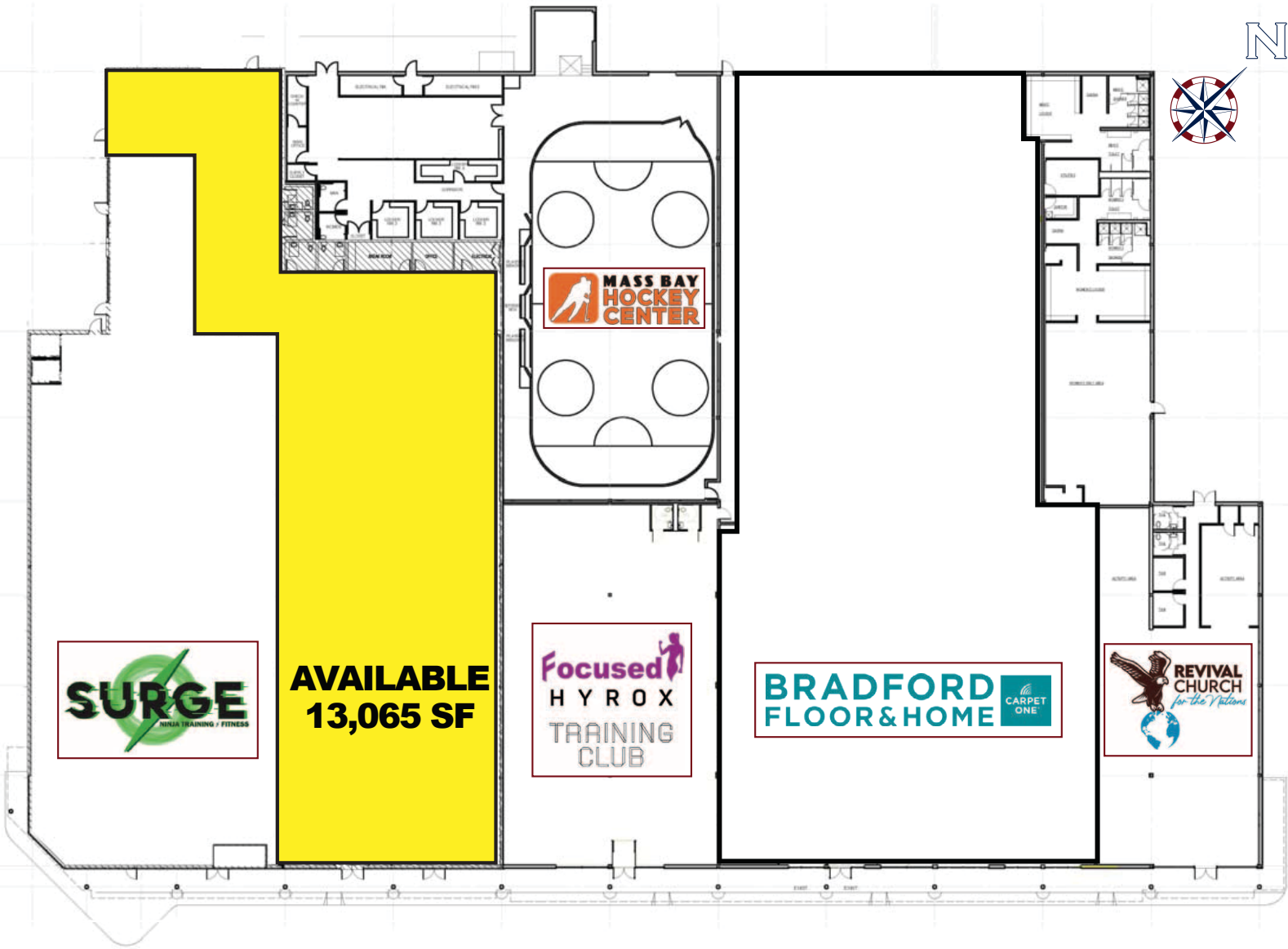
**AVAILABLE FOR SUBLEASE**

## PROPERTY HIGHLIGHTS

- » 13,065 SF Available Immediately
- » High Barriers to Entry Market
- » Multiple Uses Allowed
- » Excellent Visibility and Access to Route 1, Route 128 and Interstate 95.
- » Pylon & Storefront Signage Available
- » High Traffic Counts on Route 1 - 50,343 ADT
- » Co-Tenants Include: Bradford Floor & Home, Focused Gainz, Mass Bay Hockey Center, Surge Ninja Gym and Revival Church.







✦ **PROPERTY INFORMATION**

Available Space	13,065 SF
Pylon Signage	Available
Zoning	BR1 - Regional Business 1
Traffic Count	50,343 ADT - Rt.1

✦ **DEMOGRAPHICS (2025 Est.)**

Radius	Population	Med. HH Inc.
3 mile	64,229	\$125,911
5 mile	173,306	\$124,370
7 mile	428,493	\$119,471



**Sublease Opportunity - 216 Newbury Street (Route 1), Peabody, Massachusetts**



FOR MORE INFORMATION CONTACT:

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