

9 BRANCH STREET

METHUEN, MA



55,225 SF

EDUCATION/OFFICE/MEDICAL
BUILDING AVAILABLE FOR
SUBLEASE

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

55,225 SF EDUCATION / OFFICE / MEDICAL BUILDING
AVAILABLE FOR SUBLEASE

PROPERTY HIGHLIGHTS

- LOCATED DIRECTLY OFF INTERSTATE 93:
OUTSTANDING HIGHWAY VISIBILITY (150,000 VPD)
- 15,000 SF ON-SITE PLAYGROUND
- EXISTING INFRASTRUCTURE FOR EDUCATIONAL
USE
- +/- 263 SURFACE PARKING SPACES
- 5,200 SF RECREATIONAL GYM

PROPERTY SPECIFICATIONS

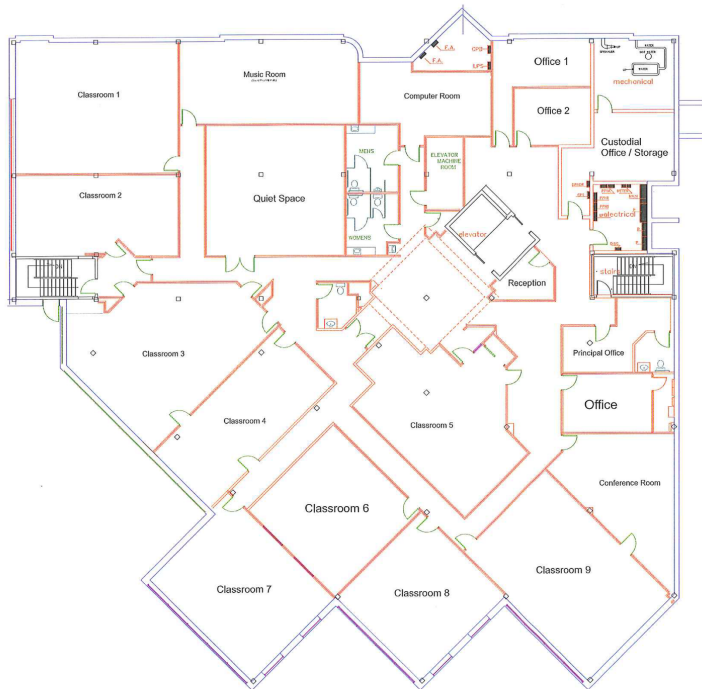
BUILDING SIZE	50,025 SF
GYMNASIUM SIZE	5,200 SF
AVAILABLE SPACE	55,225 SF
LAND AREA	4.87 ACRES
ZONING	BH HIGHWAY BUSINESS (OFFICE)
YEAR BUILT	1985
YEAR RENOVATED	2015
PARKING	263 SURFACE SPACES
CURRENT USE	CHILDCARE/EDUCATIONAL

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,931	67,087	207,479
TOTAL POPULATION	4,915	185,721	565,831
AVERAGE HH INCOME	\$79,272	\$66,115	\$78,062

FLOOR PLANS

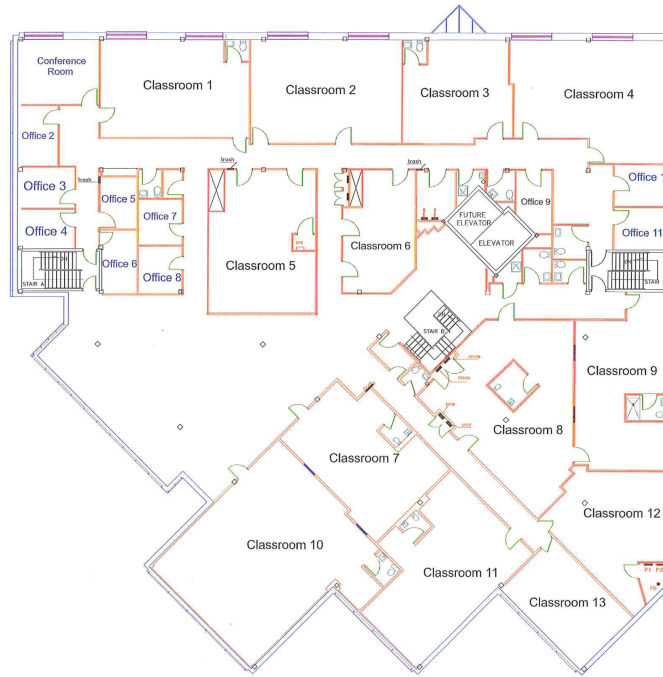


1st Floor

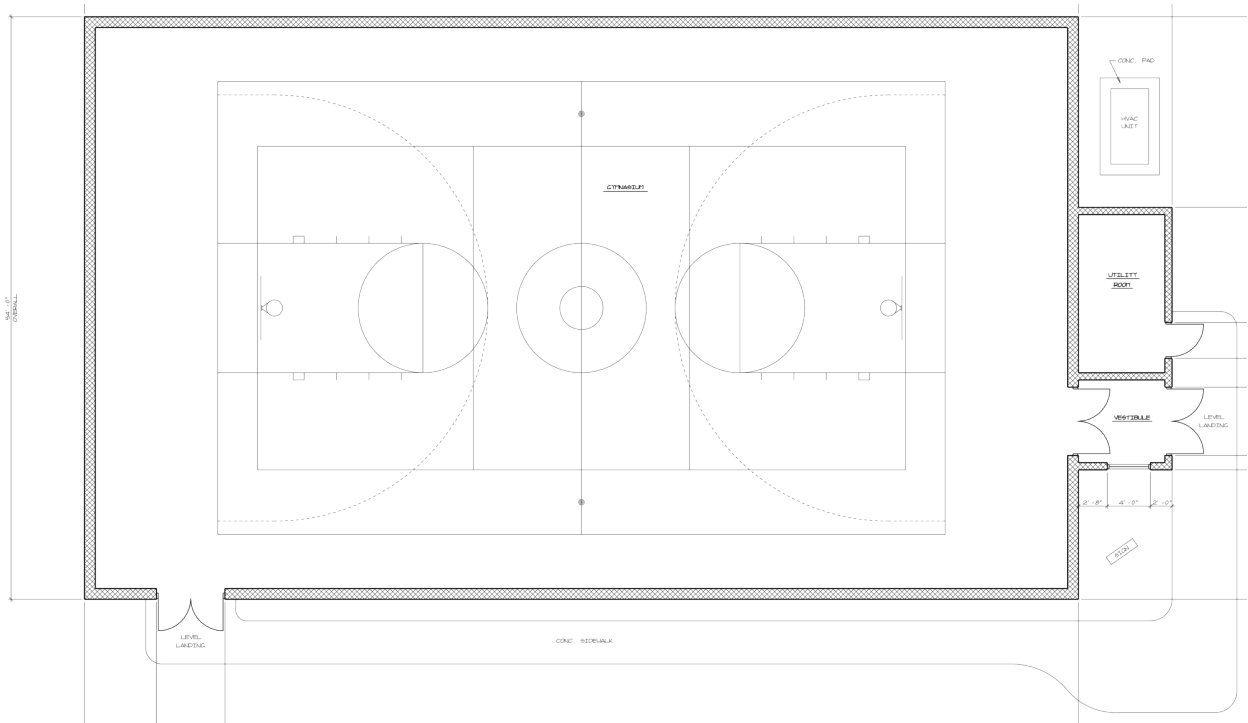


2nd Floor

FLOOR PLANS

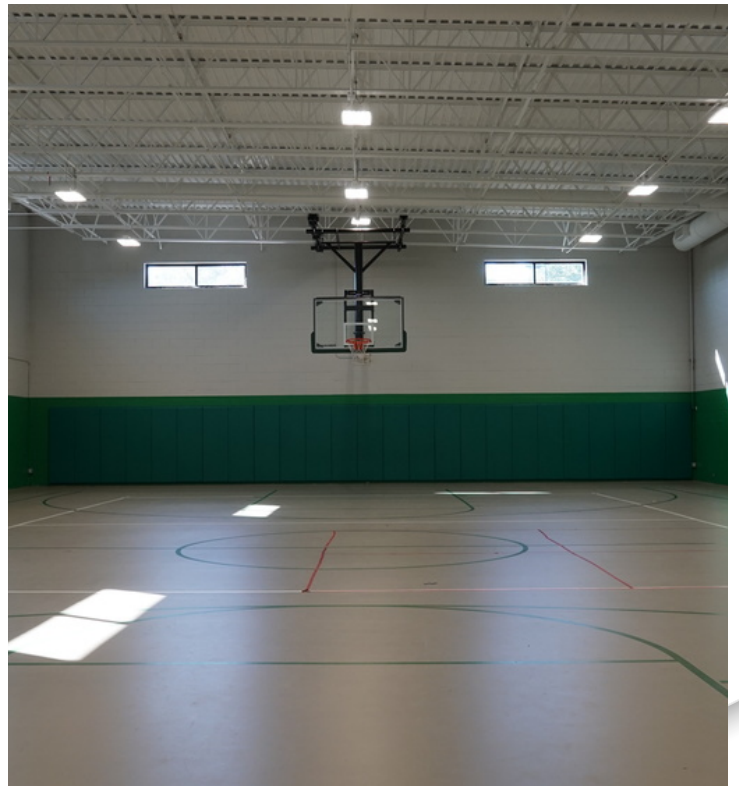


3rd Floor



Gymnasium

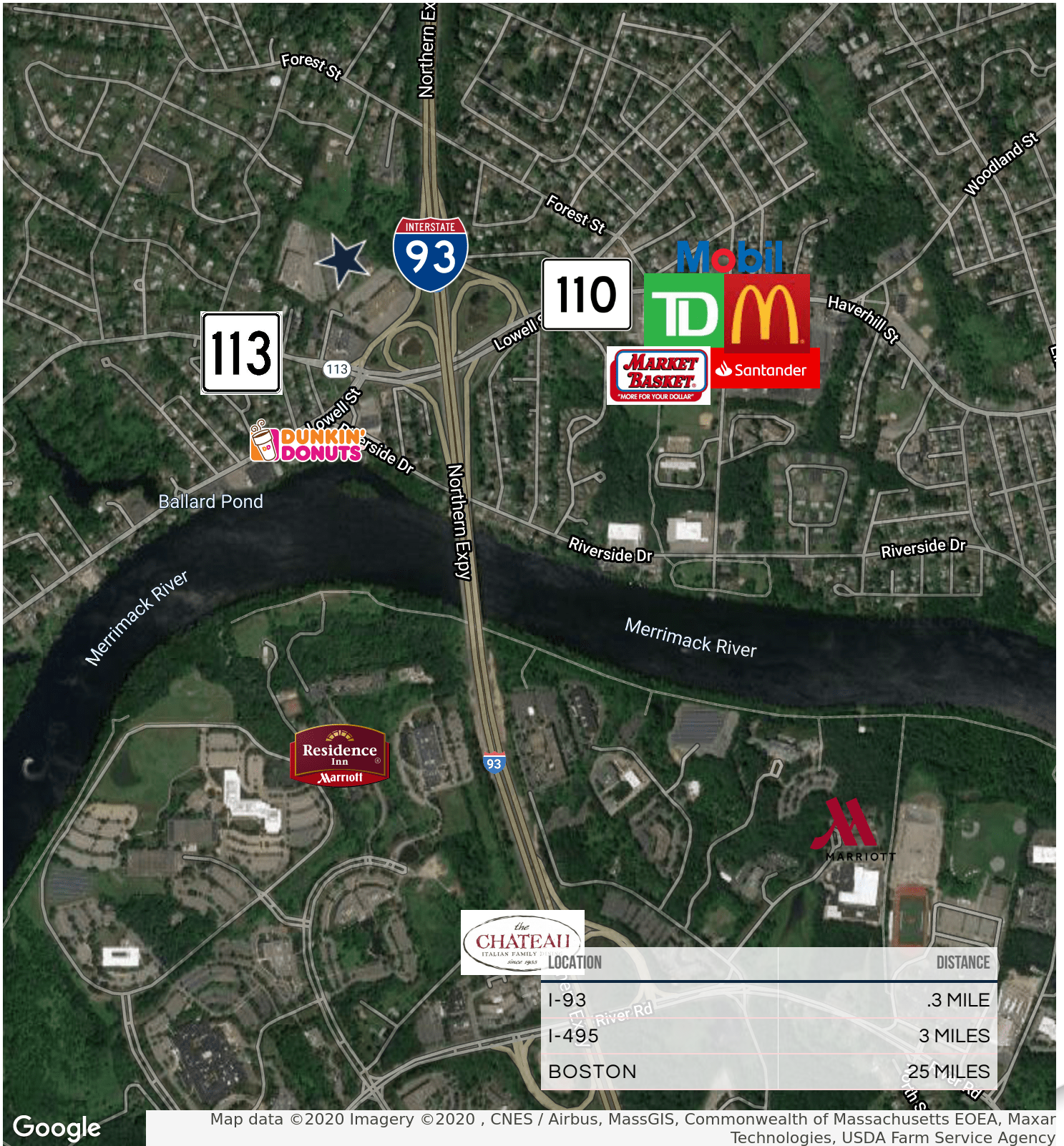
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AERIAL MAPS



Google

Map data ©2020 Imagery ©2020 , CNES / Airbus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA Farm Service Agency

9 BRANCH STREET

METHUEN, MA



CONTACT:

AARON SMITH	978.654.0432
MICAH STUBBLEBINE	978.265.8101
JAMES STUBBLEBINE	617.592.3388
DAVID STUBBLEBINE	617.592.3391

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL