

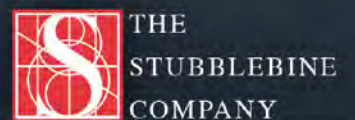


7 HUTCHINSON DR

DANVERS, MA

FOR LEASE | 3,000 SF VETERINARIAN SPACE AVAILABLE

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CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

25,000 SF Building on 4 AC

PROPERTY HIGHLIGHTS

- New site for The Doggie Depot
- Includes LIT outdoor and indoor dog play areas, dog day care, dog grooming, and cafe for dog viewing
- Space will have private entrance and parking
- Route 128 Signage and Visibility
- Anticipated 200-250 pet owners on sight per day
- Highest and best use: Veterinary Clinic to capture the lucrative North Shore market
- Former Hollywood Hits Cinema Retrofitted in 2024

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	4 AC
Building Size:	25,000 SF
Space Available:	3,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	42,635	80,879	207,412
Total Population	96,164	191,010	519,162
Average HH Income	\$91,946	\$102,051	\$114,498



