

Retail Space and Permitted Pad Site Available for Lease

Village Mall

436 Broadway (Route 28), Methuen, MA



Property Information

Address:	436 Broadway Methuen, MA 01844	Parking Spaces:	464
Available:	21,361 +/- SF 2,200 +/- SF Pad	Parking Ratio:	5 per 1,000 SF
Total SF:	92,646 +/- SF	Traffic Count:	52,164 VPD +/- (Rt. 28)
Land Area:	10.22 Acres	Year Built:	1982

Trade Area Demographics

	1 Mile	3 Miles	5 Miles
Population:	40,553	107,038	180,860
Avg. HH Income:	\$80,554	\$74,598	\$83,716



DOLLAR TREE **JOANN**

The Village Mall is a 92,646 +/- SF shopping center located within a heavily traveled retail corridor in the community of Methuen, MA. The center is anchored by a diverse tenant mix including Jo-Ann Fabrics, Ellie's Farmhouse Restaurant and Dollar Tree. Adjacent to the Texas Roadhouse Restaurant, the property boasts excellent visibility and access with a fully lighted intersection that sees over 50,000 vehicles per day. Centrally located at the intersection of Routes 28, 93 and 213, the shopping center borders Salem, New Hampshire's primary shopping area. Village Mall is neighbor to the Mall at Rockingham Park, the new Tuscan Village Development, Lowe's, Home Depot, Market Basket, Best Buy, Target and a variety of other top tier retailers. Landlord is in possession of a fully permitted 2,200 sf pad site with drive-thru.

For More Information:

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Space	Tenant	Size (+/-)
A-1	Ellie's Farmhouse Restaurant	6,635
A-2	Dollar Tree	11,482
A-2B	American Cabinet Warehouse	2,667
A-3A	Family Rentals	2,719
A-3B1	Beautacious Nails	1,915
A-3B	Harrows Chicken Pies	1,867
A4-A6	China Buffet	7,514
A7-A10	Available	21,361
A-11	American Cabinet	4,000
A-12	Bay State Eye	2,000
A-13	Amazing Family Dental	2,000
A-14	Maya Gourmet	1,571
A-14C2	Blush Spa	784
A-14C3	American Cabinet Office	400
A-14A	Blush Spa	1,350
A-15	Lacey Michael PMU	1,302
B-1B	Baraka Market	3,913
B-1C	Merrimack Valley Credit Union	4,000
B-1A	Jo-Ann Fabrics	14,600
C	Available Pad	2,200



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