

PAD SITE FOR LEASE **159 PELHAM STREET** **METHUEN, MASSACHUSETTS**



- Pad Site at existing 128 room Guest House Hotel which is scheduled to be refurbished and reflagged.
- Excellent access and visibility from I-93 Northbound and Southbound.
- Opportunity for large pylon signage visible to the Highway as well as highway directional signs. Over 100,000 ADT at the Int. 93/Pelham Street interchange. History of strong restaurant sales at the interchange.
- ♦ Excellent location for fast food, casual dining, bank or other quality retailers.

CRA Corporate
Realty
Advisors

92 High Street, Suite One
Medford, Massachusetts 02155
Tel. 781.396.5400
Fax 781.396.0888

FOR MORE INFORMATION CONTACT:

JOHN DENNIS
jd@cra-boston.com

www.cra-boston.com

Information set forth is from sources we deem reliable and is subject to prior sales, lease, withdrawal without notice or change in prices and conditions.
No representation is made as to the accuracy of any information furnished.



DEMOGRAPHICS:

Population

1 mile	8,270
2 mile	40,377
3 mile	90,392
5 mile	166,116
7 mile	255,326
10 mile	475,221

Median HH Income

1 mile	\$53,045
2 mile	\$45,242
3 mile	\$40,616
5 mile	\$47,735
7 mile	\$55,086
10 mile	\$57,908

Daytime Work Population

1 mile	3,604
2 mile	13,147
3 mile	35,740
5 mile	75,730
7 mile	111,956
10 mile	195,016

INTERSTATE 93

PELHAM ST