



~ FOR SALE or LEASE ~
4,620 SF Retail Building
15,000 SF Lot
1783-1785 Revere Beach Parkway
Everett, MA 02149
Price \$1,995,000 - \$25 NNN



Offering Memorandum

Exclusively Listed By:
Denenberg Realty Advisors

DISCLAIMER:

This Offering Memorandum has been prepared by Denenberg Realty Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Denenberg Realty Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by Denenberg Realty Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, Denenberg Realty Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. Denenberg Realty Advisors has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since Denenberg Realty Advisors has no specific information relating to this issue nor is Denenberg Realty Advisors qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and (v) to return it to Denenberg Realty Advisors.

If you have no further interest in the Property, please return the Offering Memorandum forthwith.

For further information please contact:

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Investment Summary

Denenberg Realty Advisors has been retained to market for sale or lease, the fee simple interest in this 4,620 +/- SF retail building on a 15,000 SF Lot at 1783-1782 Revere Beach Parkway, Everett, MA 02149. This freestanding brick/concrete building was built in 1957. Currently **ABC Window Shade Company** is occupying the space but the space will be delivered vacant when it is leased or sold.

This retail building is in an ideal location with 17+/- parking spaces. It is conveniently located near public transportation and Routes 1, 93 and 90 and Logan Airport. The site has excellent street frontage and visibility. There are many possible uses on this highly desired location. This is an excellent investment for an owner user or investor.

Property Location:	1783-1785 Revere Beach Parkway, Everett, MA
Building Size:	4,620 +/- SF (Building is Sub-Dividable)
Lot Size:	15,000 +/- SF
Property Type:	Brick/Concrete Block Building
Features:	Two Curb-Cuts on Revere Beach Parkway
Street Frontage:	142 Feet
Parking:	17 +/- Spaces
Zoning:	Local Retail
Traffic Count:	40,200 ADT
Year Built:	1957
Insurance:	\$1,730
2011 Taxes:	\$27,665.55 \$17,185.45 (1783 Revere Beach Pkwy) \$10,480.10 (1785 Revere Beach Pkwy)
Sale Price:	\$1,995,000
Lease Price:	\$25 NNN



Two Curb Cuts



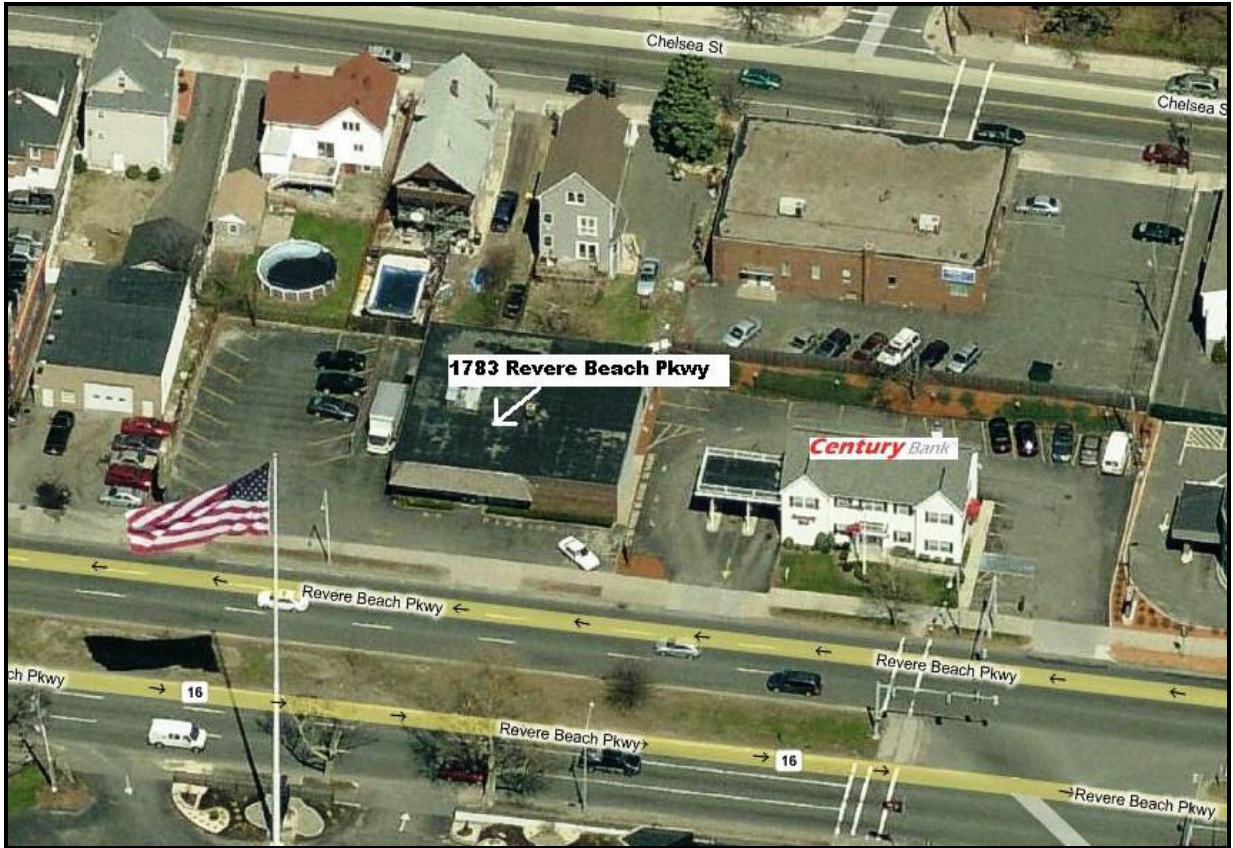
Side of the Building & Parking Lot



Parking Lot & Pylon Sign (left side of photo)



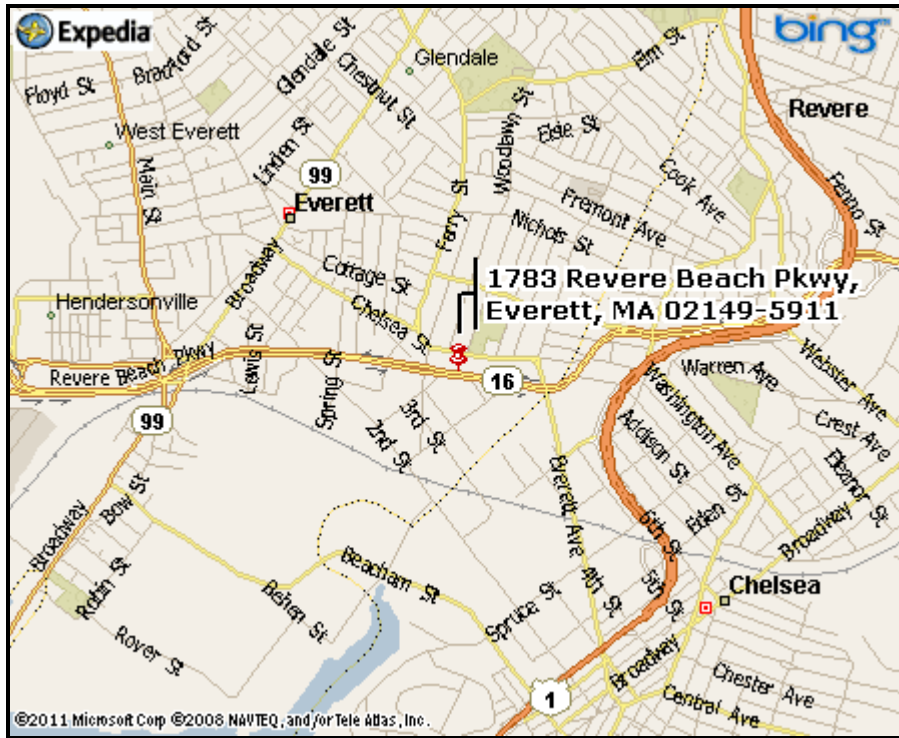
**Revere Beach Parkway is a busy six lane divided highway
Century Bank is located to the right of the Building**



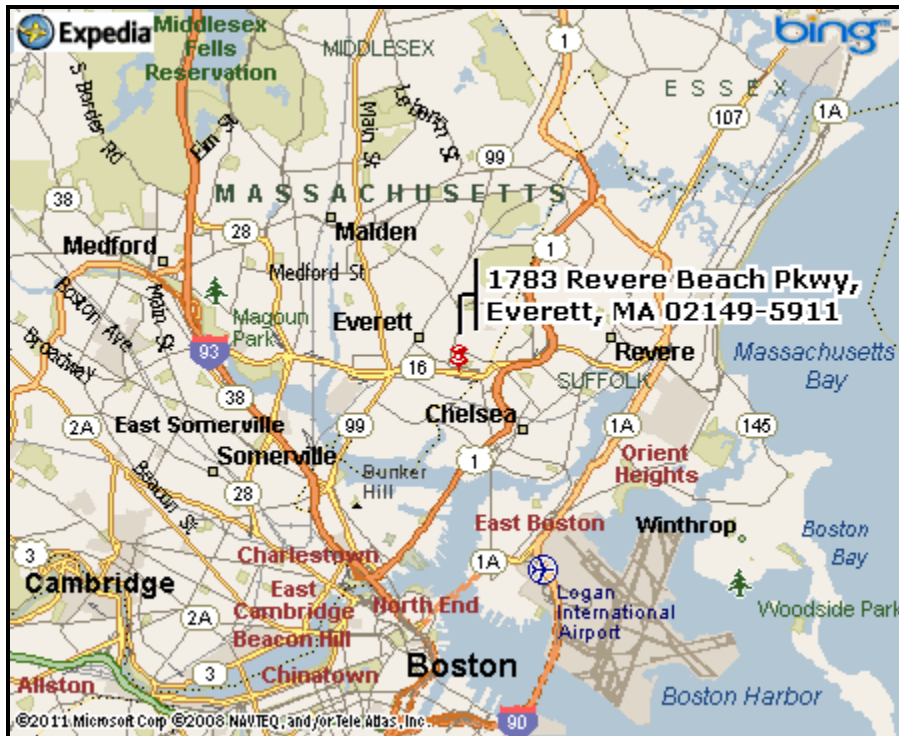
Aerial View

Demographics:

Radius	1 Mile	3 Mile	5 Mile
Population:			
2015 Projection	47,221	313,945	713,468
2010 Estimate	46,620	306,511	699,080
2000 Census	45,834	292,087	670,208
Growth 2010-2015	1.30%	2.40%	2.10%
Growth 2000-2010	1.70%	4.90%	4.30%
2010 Population By Hispanic Origin:	13,855	65,205	96,165
2010 Population by Race:			
White	30,757	211,996	501,891
Black or African American	3,601	20,507	52,061
American Indian and Alaska Native	229	952	1,968
Asian	2,336	25,878	69,200
Native Hawaiian and Pacific Islanders	55	225	535
Other Race	6,530	29,826	42,896
Two or More Races	3,111	17,125	30,528
2010 Households:			
2015 Projection	17,996	125,645	298,236
2010 Estimate	17,812	122,795	291,955
2000 Census	17,812	118,660	283,099
Growth 2010-2015	1.00%	2.30%	2.20%
Growth 2000-2010	0.00%	3.50%	3.10%
Owner Occupied	6,445	47,991	113,545
Renter Occupied	11,367	74,804	178,411
2010 Avg Household Income	\$62,199	\$73,572	\$84,403
2010 Med Household Income	\$50,040	\$56,055	\$62,162
2010 Per Capita Income	\$23,958	\$29,724	\$36,200
2010 Households by Household Inc:			
Income Less than \$15,000	2,626	15,470	35,647
Income \$15,000 - \$24,999	1,813	11,231	23,373
Income \$25,000 - \$34,999	1,690	9,913	21,178
Income \$35,000 - \$49,999	2,769	17,652	36,815
Income \$50,000 - \$74,999	3,466	24,016	53,050
Income \$75,000 - \$99,999	2,486	16,728	39,293
Income \$100,000 - \$149,999	2,110	18,074	50,267
Income \$150,000 - \$249,999	731	7,322	22,937
Income \$250,000 - \$499,999	95	1,899	7,126



Street View



State View