

**OLD MOVIE GALLERY LOCATION  
201 BROADWAY  
METHUEN, MA 01844**

**FOR SALE  
RETAIL BUILDING**

*9,966 sq ft*

*Plus 5,800 sq ft of Basement Storage*

*\$1,800,000*

*Price Reduced \$1,700,000*



This vacant 9,966 sq ft building was originally leased to *Walgreen's*. In 2006 *Movie Gallery* sub-leased the space from *Walgreen's*. *Movie Gallery* vacated the building in 2008 but *Walgreen's* still has over a year left on their lease at \$18,405 per month NNN with the lease ending on March 31, 2011. This provides an excellent opportunity for a new owner to lease the space with ample time to find the ideal tenant. This is a great opportunity for an owner/user or as an investment property.

**DEMOGRAPHICS:**

2007	1 Mile	3 Mile	5 Mile
<b>Population</b>	23,370	115,876	173,718
<b># of Households</b>	7,938	41,216	63,838
<b>Medium Household Income</b>	\$36,781	\$40,203	\$49,106

**HIGHLIGHTS:**

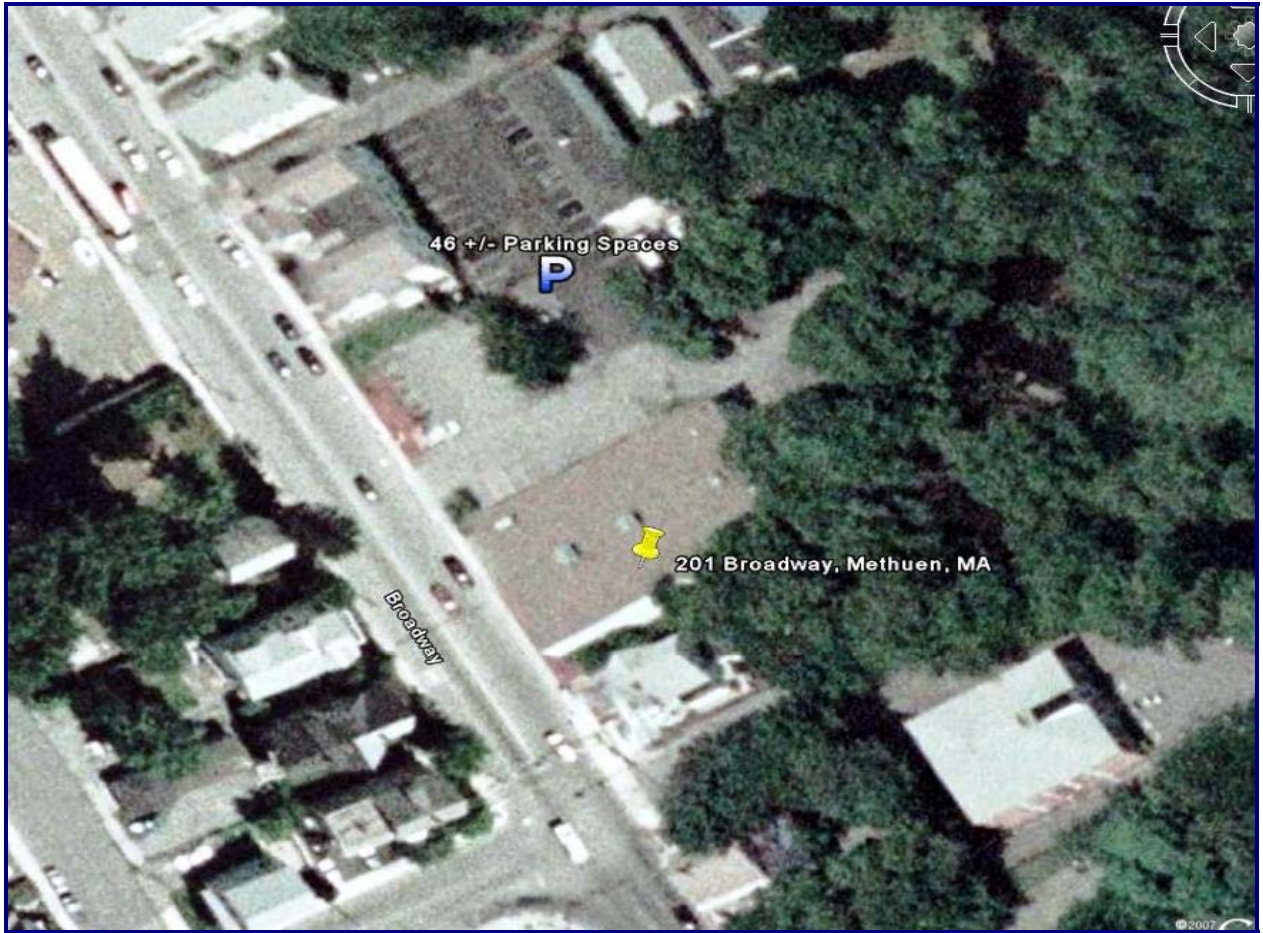
- Prime Location
- 46 +/- Onsite Parking
- Pylon Sign & Excellent Visibility
- Land Area 36,721 sq ft / .843 Acres
- Taxes \$25,315.47
- Zoned: Central Business District
- Located on East side of Route 28



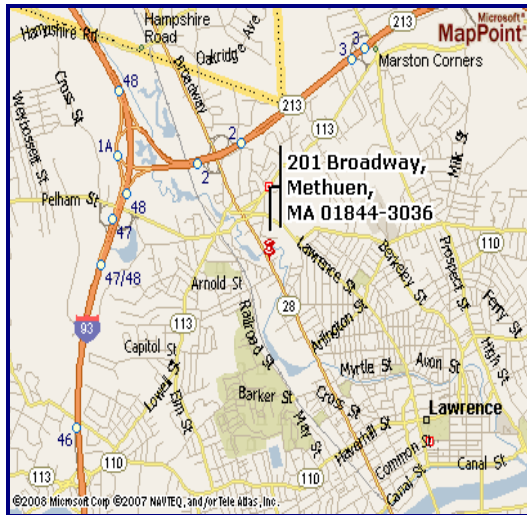
**FOR INFORMATION CONTACT:**

Neil Denenberg 617-720-5656  
230 Commercial Street, Boston, MA 02109  
[www.DenenbergRA.com](http://www.DenenbergRA.com)

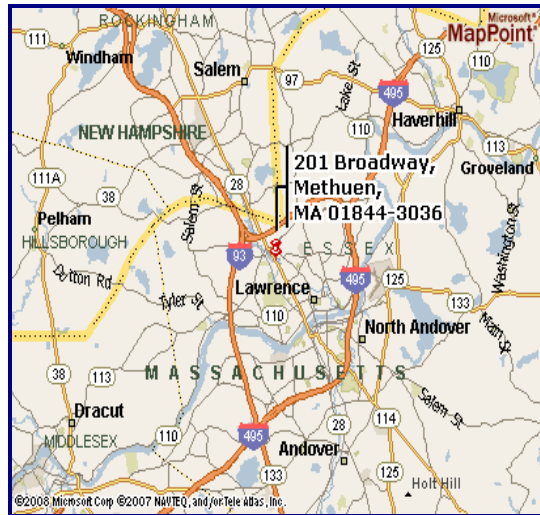
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**Aerial Map**



**Street View**



**State View**



**Neil Denenberg**

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