



NEW RETAIL CENTER

142 Canal Street, Salem, MA 01970

FOR LEASE

47,800 SF CENTER
Sub-Dividable to 1,225 SF



47,800 SF Retail Development Center. Prime Retail Space. Spaces may be sub-divided to 1,225 SF plus. Excellent Location. Ample Parking with 120 +/- Parking Spaces. Join the brand new *Family Dollar Store & Little Caesar's Pizza* in Building "B". This new center is across the street from *Crosby's Marketplace Center*.

DEMOGRAPHICS:

2009	1 Mile	3 Mile	5 Mile
Population	21,030	113,727	238,211
# of Households	9,002	47,879	95,278
Median Household Income	\$55,674	\$68,365	\$64,551

HIGHLIGHTS:

- Prime Location
- Pylon Sign
- 120 +/- Parking Spaces
- In close proximity to *Salem State College* with over 11,000 Students & Faculty



FOR INFORMATION CONTACT:

Neil Denenberg 617-720-5656
230 Commercial Street, Boston, MA 02109
www.DenenbergRA.com

Site Photos



Building "D"
2,450 SF Available Sub-Dividable



Building "D"
2,450 SF Available Sub-Dividable

Denenberg Realty Advisors – 617-720-5656 – www.DenenbergRA.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.



Right Side of Building "B"
New 9,180 SF *Family Dollar* Store Opened September 2009



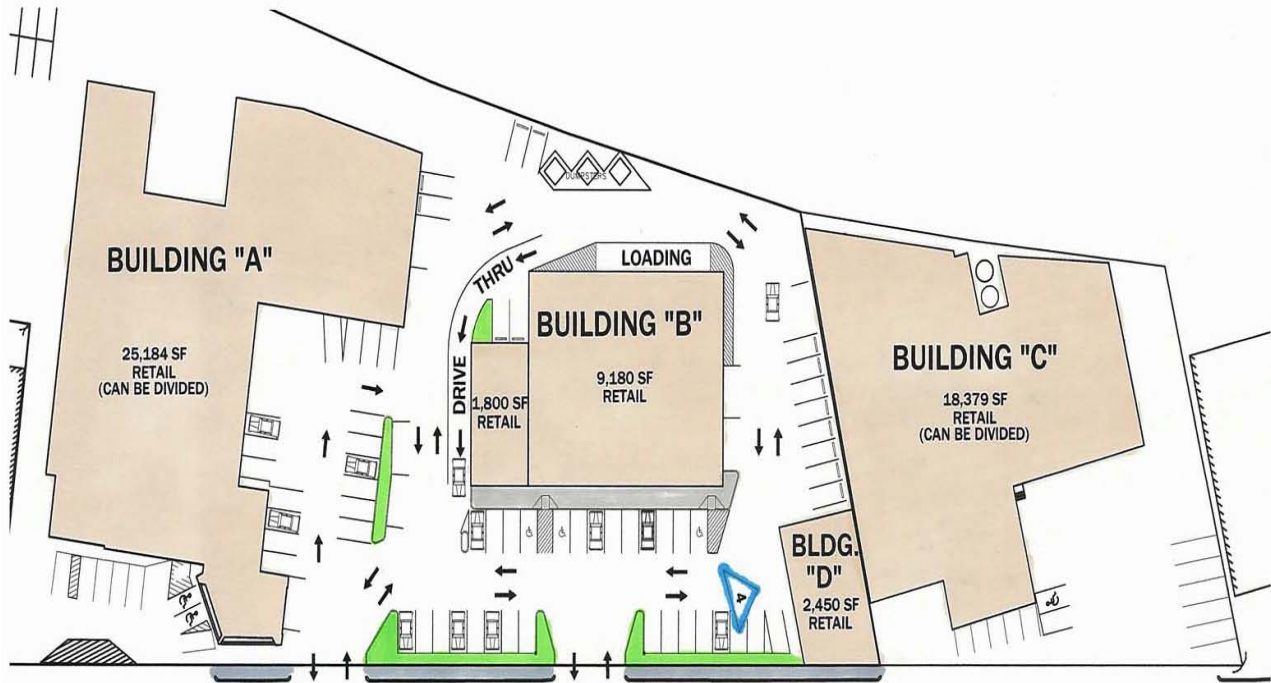
Left Side of Building "B"
New 1,800 SF *Little Caesar's Pizza* with Drive-Thru Opening Spring 2010

Denenberg Realty Advisors – 617-720-5656 – www.DenenbergRA.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.



Pylon Sign



1 CANAL STREET 2 3
 RETAIL DEVELOPMENT
 CANAL STREET
 SALEM, MASS



Building Site Plan

Denenberg Realty Advisors – 617-720-5656 – www.DenenbergRA.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

Demographics (Costar):

Radius	1 Mile	3 Mile	5 Mile
Population:			
2014 Projection	20,994	113,379	238,160
2009 Estimate	21,030	113,727	238,211
2000 Census	20,979	113,643	235,241
Growth 2009-2014	(0.20%)	(0.30%)	0.00%
Growth 2000-2009	0.20%	0.10%	1.30%
2009 Population By Hispanic Origin:	4,766	10,853	31,455
2009 Population by Race:			
White	15,477	99,123	190,880
Black or African American	932	2,888	12,403
American Indian and Alaska Native	56	227	594
Asian	686	2,488	9,599
Native Hawaiian and Pacific Islanders	12	58	135
Other Race	3,044	5,995	16,822
Two or More Races	824	2,948	7,778
2009 Households:			
2014 Projection	9,003	47,879	95,510
2009 Estimate	9,002	47,879	95,278
2000 Census	8,985	47,721	94,239
Growth 2009-2014	0.00%	0.00%	0.20%
Growth 2000-2009	0.20%	0.30%	1.10%
Owner Occupied	3,816	28,023	53,904
Renter Occupied	5,187	19,856	41,374
2009 Avg Household Income	\$67,637	\$86,839	\$79,539
2009 Med Household Income	\$55,674	\$68,365	\$64,551
2009 Per Capita Income	\$29,372	\$36,911	\$32,256
2009 Households by Household Inc:			
Income Less than \$15,000	1,138	4,336	10,437
Income \$15,000 - \$24,999	776	3,350	7,361
Income \$25,000 - \$34,999	925	3,626	7,809
Income \$35,000 - \$49,999	1,315	5,857	11,738
Income \$50,000 - \$74,999	1,931	9,347	18,622
Income \$75,000 - \$99,999	1,094	6,765	13,058
Income \$100,000 - \$149,999	1,261	8,733	16,976
Income \$150,000 - \$249,999	444	4,581	7,439
Income \$250,000 - \$499,999	106	1,031	1,497
Income \$500,000 or more	12	253	341

Denenberg Realty Advisors – 617-720-5656 – www.DenenbergRA.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.



Street View



State View

Denenberg Realty Advisors – 617-720-5656 – www.DenbergRA.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.