



**National Commercial Brokers, Inc.**  
Retail & Restaurant Real Estate Advisors

## **AVAILABLE FOR LEASE IN FALL 2024** **450 BROADWAY, METHUEN, MA**




**3,477 SF & Drive-Thru**  
**2,000 SF Mezzanine / 2nd Floor Office Space**



### **CONTACT US**

 [nationalcommercial.com](http://nationalcommercial.com)

 381 Elliot Street,  
Suite 185L,  
Newton, MA 02464

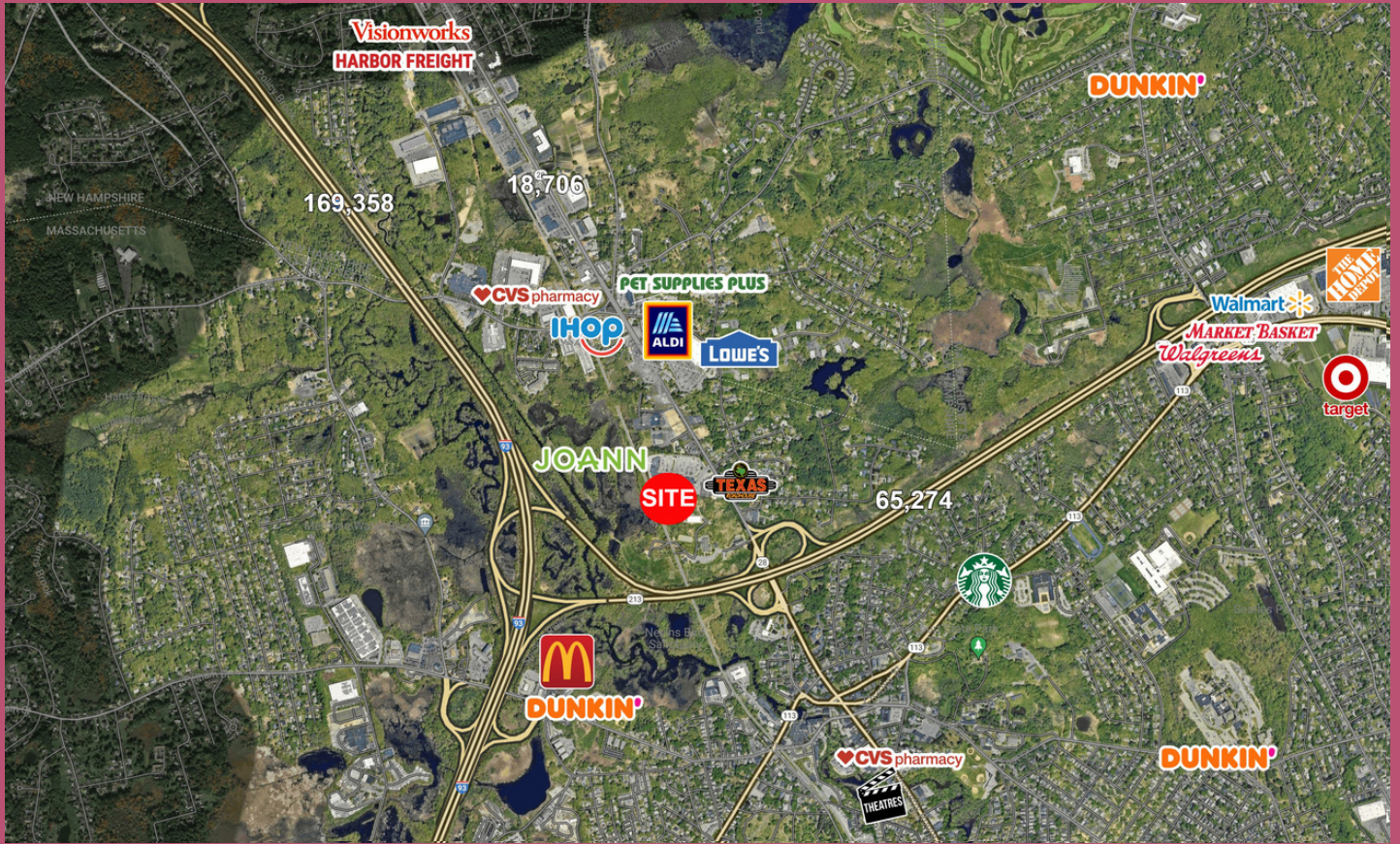
**Andy White**

 [andy@nationalcommercial.com](mailto:andy@nationalcommercial.com)

 (617) 618-0438



450 Broadway, Methuen, MA 01844



ABOUT THE SPACE

- **Market Retail Draw:**
  - JOANN, Texas Roadhouse, Dollar Tree, ALDI, and Lowe's
- **Total GLA:** 3,477 SF
- **Space Available:** 3,477 SF with Drive-Thru
- **Availability:** Fall 2024

DEMOGRAPHICS

RADIUS	POP	DAY POP	MHHI
1 mi	7,131	6,798	\$76,953
3 mi	113,758	43,701	\$70,467
5 mi	201,011	109,754	\$80,536
7 mi	302,119	150,633	\$88,211

PARKING

30 Surface Spaces

TRAFFIC COUNT

22,592 ADT

LAT & LONG

42.7372  
-71.1952

CONTACT US

nationalcommercial.com

381 Elliot Street,  
Suite 185L,  
Newton, MA 02464

**Andy White**

andy@nationalcommercial.com

(617) 618-0438