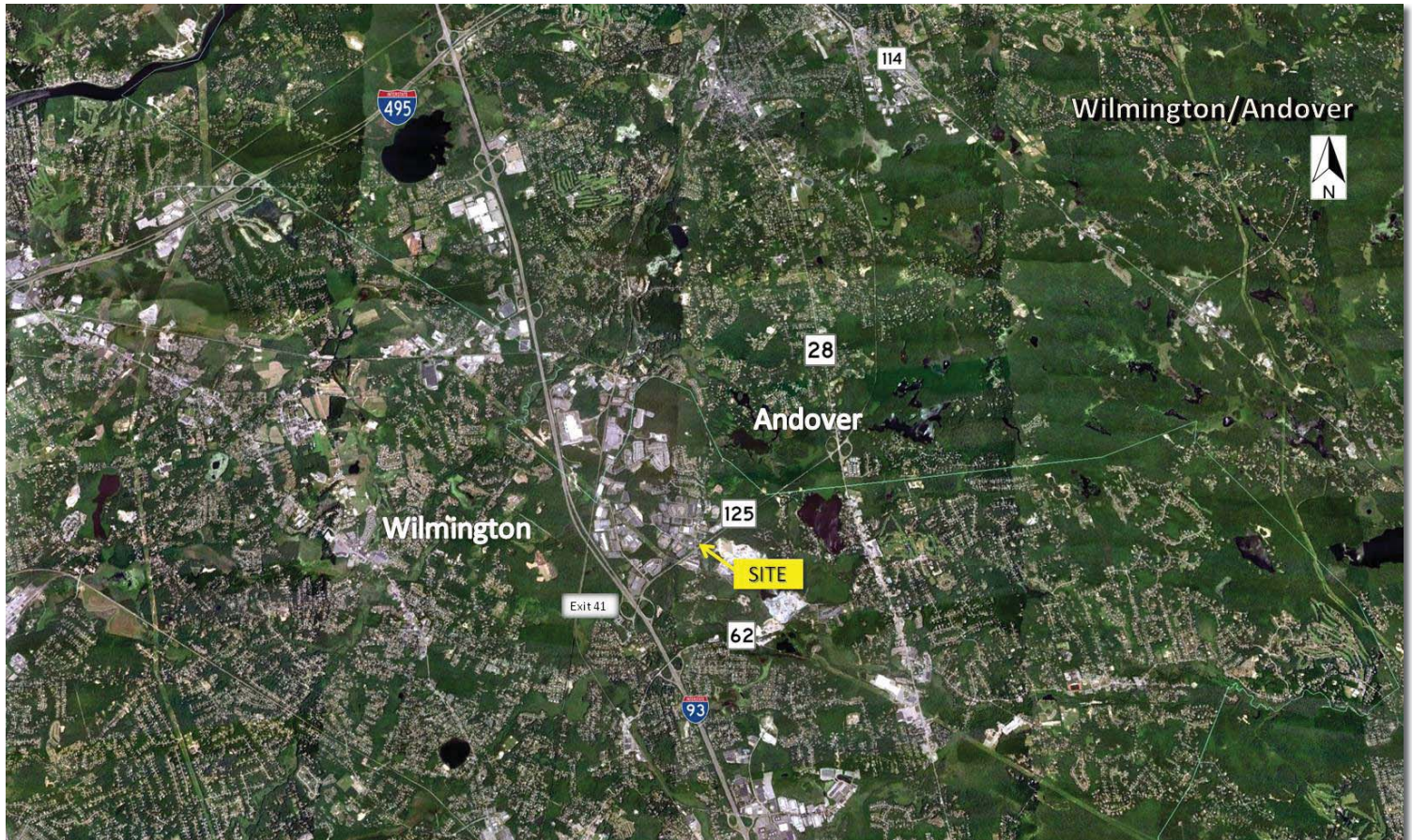


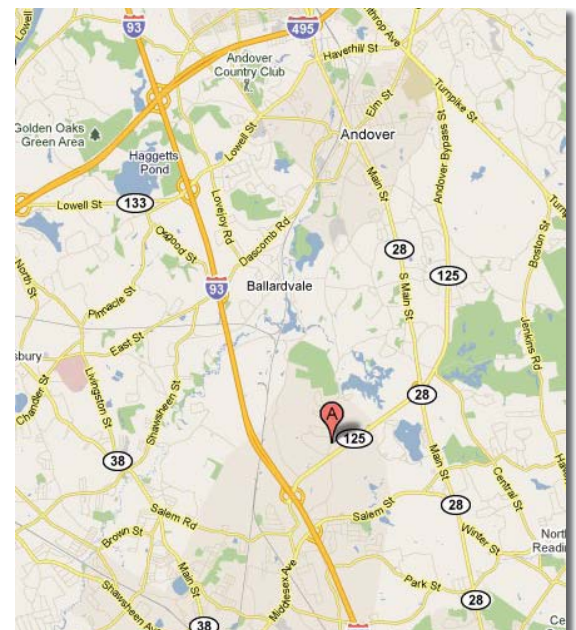
225 ANDOVER ST. - WILMINGTON, MA 01887

2+ ACRES



Property Information

- 2.08 acres, with 13,200 square foot foundation
- Ideally located at signalized intersection of Route 125 and Andover Street; just over 1/2 mile from I-93
- Route 125 ADT = 26,400 - Andover St. ADT = 6,000
- I-93 ADT = 146,609
- Zoned General Industrial
- Allowed uses include educational, commercial/trade school, business/professional office, bank, amusement facility, light industrial, warehouse, bulk material storage/sales, lodge & club, parking facility



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2+ ACRES



DEMOGRAPHICS - DRIVE TIME

Drive Time	Population	Households	Med HH Income
5 min	8,237	2,982	\$101,810
10 min	98,921	35,061	99,404
15 min	439,341	161,684	77,500

Additional Property Information:

Minimum lot size: 20,000 square feet

Minimum lot frontage: 125 feet

Maximum building coverage: 35%

Maximum height: 40 ft. - Stories: 3

Special permit uses: wireless communication, retail store under 30k sf, limited services restaurant, hotel/motel, veterinary care, auto repair, limited and general mfg.



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