

38 Swampscott Road

Salem, MA



Turnkey Fitness Facility
19,250 SF Available | FOR LEASE



38 Swampscott Road

Property Overview

A former full-service gym now available for lease, this 19,250 SF space is perfectly suited for a fitness, wellness, or training concept.

Located on Swampscott Road near the roundabout, the building offers excellent visibility, access, and synergy with a self-storage facility on-site. The space features open gym areas, training rooms, locker rooms, and ample parking.



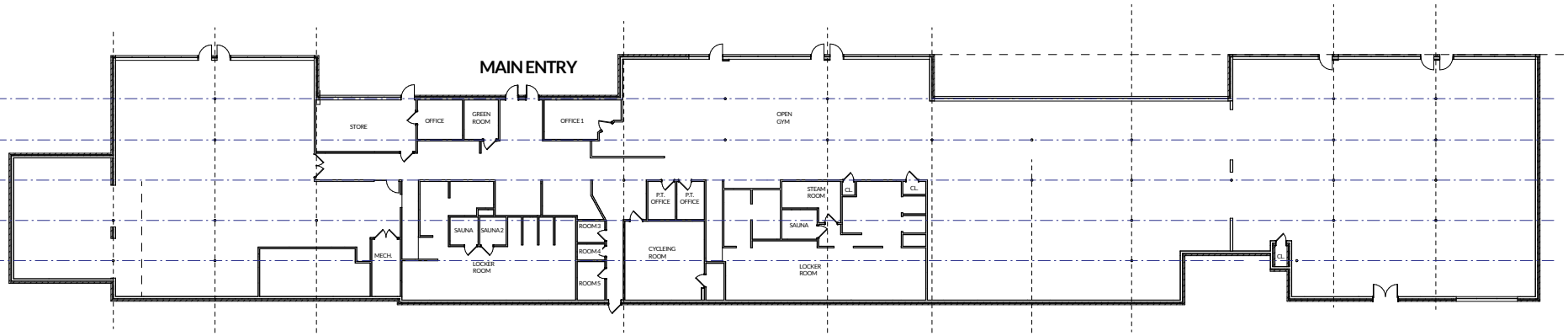


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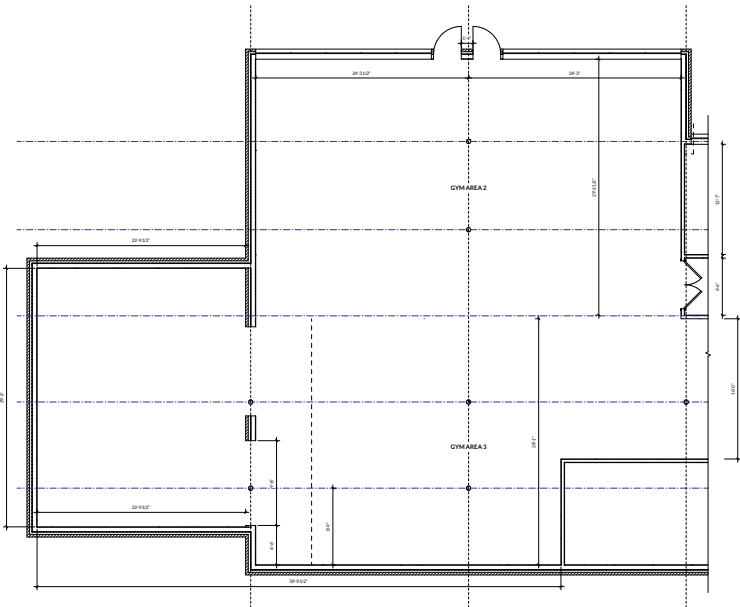
Property Highlights:

- 19,250 SF contiguous space (divisible to ~3,000 SF)
- Fully built out with open training floor, locker rooms, and private studios
- High ceilings and natural light
- Ample parking and excellent signage
- Easy access to Route 1, I-95, and Route 128
- Zoning supports flex, retail, or fitness/wellness use
- Ready for immediate occupancy

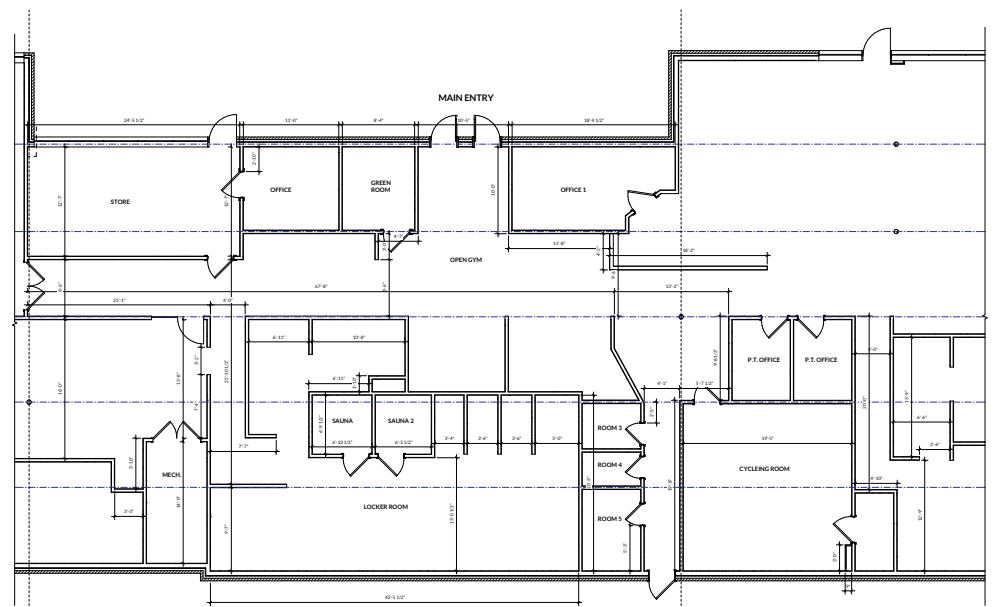




■ First Floor Plan 1



■ First Floor Plan 2

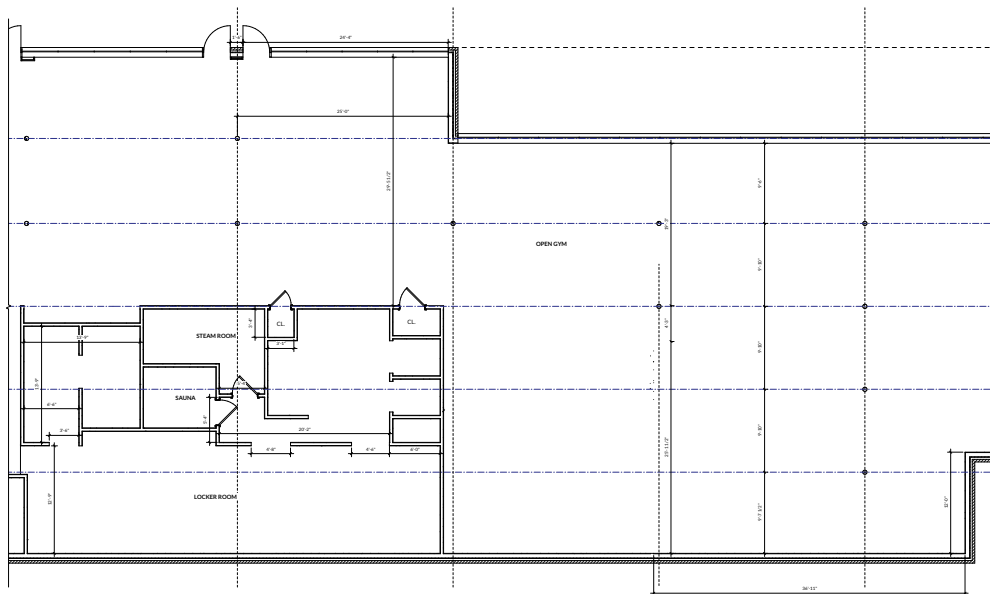




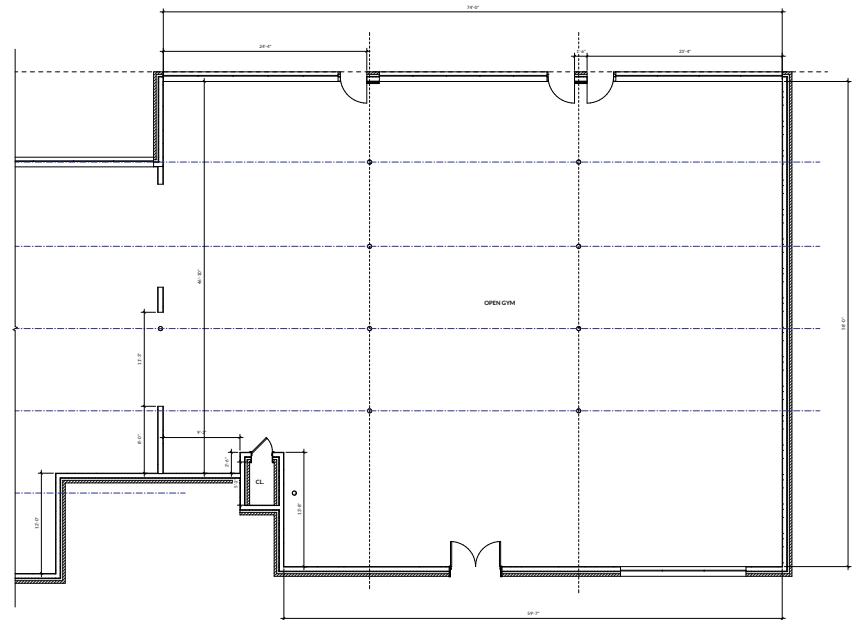
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Floorplan

■ First Floor Plan 3



■ First Floor Plan 4





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Market Demographics & Fitness Demand

Salem, MA Snapshot

- Population: ~44,200 residents
- Median Age: 38.5 years
- Median Household Income: ~\$85,000
- Strong residential density and commuter base
- High education attainment and disposable income
- Located in the North Shore corridor — one of the most affluent submarkets outside Boston

Fitness Industry Context:

- U.S. gym industry valued at \$40.6 billion (2024)
- National membership growth of 5–8% per year
- Increased demand for boutique, training-focused, and wellness-oriented facilities
- Average gym member age 35–49 — matching local demographics
- Regionally, the North Shore has a shortage of large, turnkey gym footprints

Implication: 38 Swampscott Road offers a ready-to-operate fitness layout within an income-rich, health-conscious demographic.





38 Swampscott Road

Amenities

- | | | |
|------------------|-------------------------------|---------------------------------|
| ① Walmart | ⑦ April's II Rstrnt. | ⑬ Olde Salem Greens Golf Course |
| ② Market Basket | ⑧ The Home Depot | ⑭ Far From The Tree |
| ③ Salem Hospital | ⑨ Caslte Creek Adventure Land | ⑮ Tin Whistle |
| ④ Stop & Shop | ⑩ DiLisio Golf Range | ⑯ Dube's Seafood |
| ⑤ Marshalls | ⑪ Planet Fitness | ⑰ Bagel World |
| ⑥ Whole Foods | ⑫ Target | ⑱ Fantasy Island |



The property lies in a high-traffic corridor near Salem's commercial belt, providing strong visibility and easy access for regional customers.

Proximity to residential areas, Route 1, and the broader North Shore region supports both membership and destination-based businesses.

Access & Connectivity:

- 5 minutes to downtown Salem
- 10 minutes to Peabody and Lynn
- 25 minutes to Boston's northern suburbs
- Surrounded by national retailers, fitness centers, and residential developments

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This former full-service gym offers 19,250 SF of flexible space ideal for fitness, wellness, or training concepts. Perfectly positioned on Swampscott Road near the roundabout, the property enjoys high visibility, easy access, and strong co-tenancy with an on-site self-storage facility.

The space includes expansive open gym areas, private training rooms, locker rooms, and ample on-site parking. Surrounded by major retailers such as Target, Market Basket, TJ Maxx, and Shaw's, and minutes from popular dining options like Bagel World, Sideline Sports Bar & Grill, and Tin Whistle, this is a prime opportunity in a high-traffic Salem corridor.

Conveniently located just 2.1 miles from Swampscott Station and 2.8 miles from Salem Station, the property offers excellent commuter access and visibility—making it an ideal location for any business looking to establish or expand in the North Shore market.



For leasing information

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