

**NEW ENGLAND
DEVELOPMENT**

NEWBURYPORT

Newburyport, Massachusetts

PROJECT DETAILS

Project Type:
Street-front retail

GLA:
200,225 sf

Address:
54 Inn Street
Newburyport,
Massachusetts 01950
Essex County

Newburyport is a classic New England town center with more than 240 irresistible shops, galleries and restaurants. Historic Federalist and Georgian red brick buildings, waterfront walkways and salt air make this city a captivating destination for residents and visitors alike.

With more than 50 of the prime retail locations throughout the downtown area in our portfolio, New England Development is always looking for great retailers and new concepts to create one of the best shopping offerings in the region. Located 35 miles north of Boston, Newburyport is a desirable suburb served by the commuter rail line. The city's 250-year history as a thriving seaport, sweeping ocean views from Waterfront Park, and dazzling historic mansions make Newburyport a premier hub for shopping and dining. A visionary urban renewal in the 1970's turned this picturesque city into a popular attraction, drawing upscale, local and regional residents and world travelers alike.

For retailers, Newburyport's many festivals fill the city with consumers year-round, from the seasonal Art Walks and the summer Yankee Homecoming, to the annual shopping Invitation Nights in December and everything in between. We invite you to explore the exceptional retail opportunities in this vibrant locale that can only be Newburyport.

NEW ENGLAND DEVELOPMENT

75 Park Plaza
Boston, Massachusetts 02116
617.965.8700
NEDevelopment.com



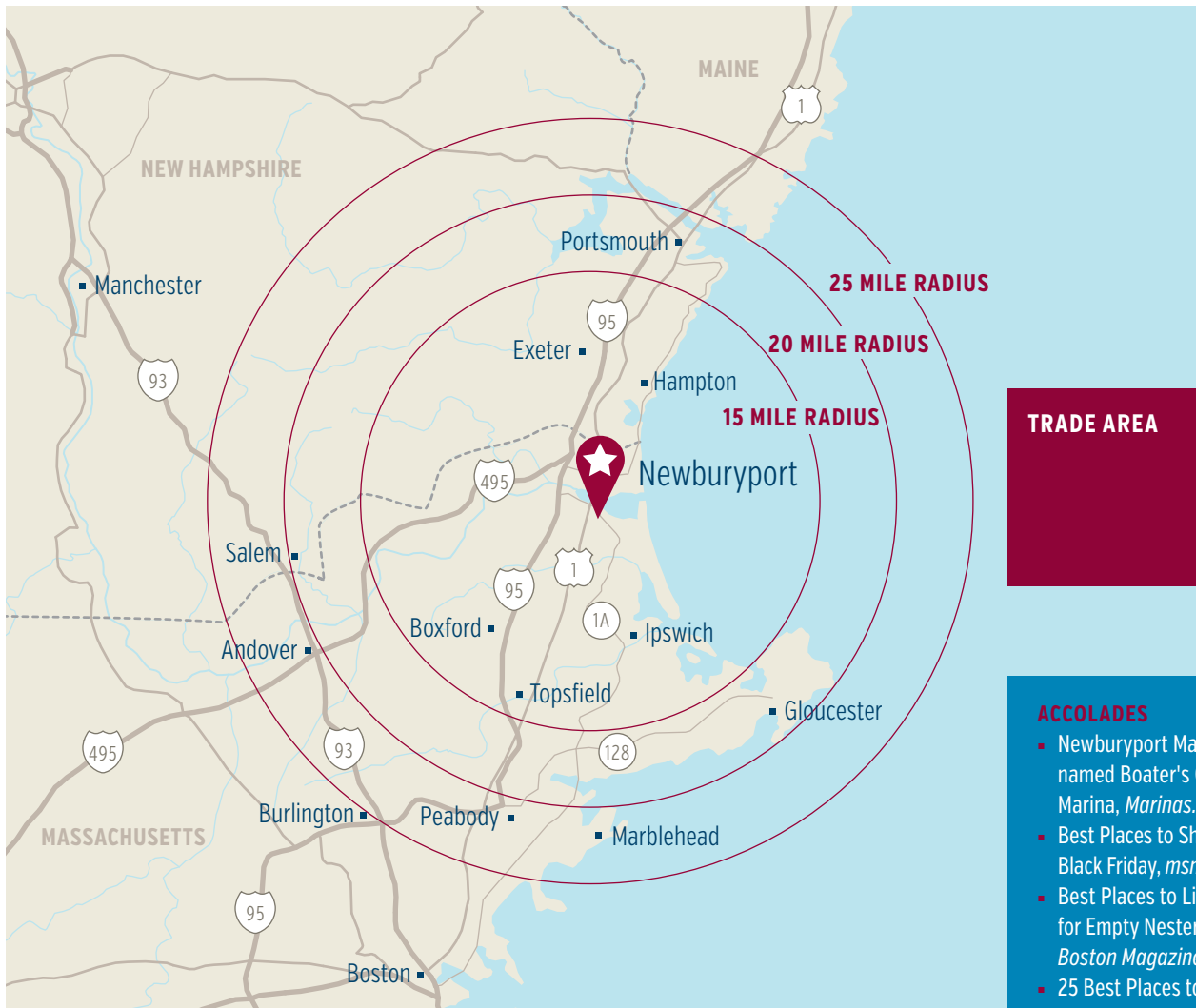


Retail opportunities in a vibrant downtown



LOCATION

- Close proximity and walking distance to office and residential space.
- Excellent regional and local access provided by Routes 1 and 1A, Interstates 95 & 495, and by swift commuter rail service to and from Boston.
- Boston Logan International Airport is located 35 miles and an estimated 48 minutes away. Manchester Regional Airport is located 50 miles north and an estimated 58 minutes away.
- Some of Massachusetts' best beaches draw thousands of visitors to the area annually.



TRADE AREA

- ACCOLADES**
- Newburyport Marinas named Boater's Choice Marina, *Marinas.com*, 2017
 - Best Places to Shop on Black Friday, *msn.com*, 2017
 - Best Places to Live for Empty Nesters, *Boston Magazine*, 2014
 - 25 Best Places to Visit in Massachusetts, *VacationIdea.com*, 2017
 - Best of the North Shore, Newburyport Marinas, BONS Award 2015
 - Best Places to Live for Empty Nesters, *Boston Magazine*, 2014
 - Top 25 Places to Live in Massachusetts, *Boston.com*, 2014

Demographics

DEMOGRAPHICS

- Newburyport average household income tops \$147,000.
- Trade area includes more than 1.2 million residents.
- Newburyport Industrial Park houses 70 businesses, employs over 3,000 people, and boasts a payroll in excess of \$95 million.
- 46% of Newburyport homes valued over \$500,000.
- More than 500,000 visitors annually add to the strong, year-round customer base.

2018 TRADE AREA DEMOGRAPHICS

	15 miles	20 miles	25 miles
Population	308,138	765,286	1,266,796
Households	122,374	299,213	487,743
Average Household Income	\$127,105	\$119,292	\$117,780
Daytime Population	219,045	617,354	970,578



TOURISM

- Newburyport is home to some of the best beaches in Massachusetts, which draw thousands of visitors annually.
- Numerous Newburyport marinas with more than 1,500 slips draw yachts and boaters from around the globe.
- Downtown Newburyport draws visitors year-round to its restaurants and shops.
- Massachusetts Audubon's wildlife sanctuary, Joppa Flats Education Center, Parker River National Wildlife Refuge, and the Plum Island Estuary attract more than 500,000 visitors every year.



New thinking. Forward looking. New vitality in a city with fascinating history. That's what New England Development brings to its portfolio of **more than 50 premier retail and restaurant locations** throughout the downtown area, featuring specialty shops, boutiques, restaurants and galleries. Newburyport draws on its historic wealth and benefits from **strong annual tourism and a year-round customer base.**



Newburyport's many festivals attract shoppers during every season. Special retail events—all widely attended—include everything from shopping Invitation Nights in the spring, Yankee Homecoming in the summer, and Holiday Invitation Nights in the winter.



New England Development is always open to new retailers and new concepts that will complement the merchants already thriving in the area. We invite you to explore the excellent retail opportunities available in the city of Newburyport.

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