

## NEW ENGLAND DEVELOPMENT

# NEWBURYPORT

## *Newburyport, Massachusetts*

### PROJECT DETAILS

**Project Type:**  
Street-front retail

**GLA:**  
116,731 sf

**Address:**  
54 Inn Street  
Newburyport  
Massachusetts 01950  
Essex County

Newburyport is a classic New England town center with more than 250 irresistible shops, galleries and restaurants. Historic Federalist and Georgian red brick buildings, waterfront walkways and salt air make this city's downtown district a captivating destination for residents and visitors, as well as the 13,900 people working at the 1,533 businesses.

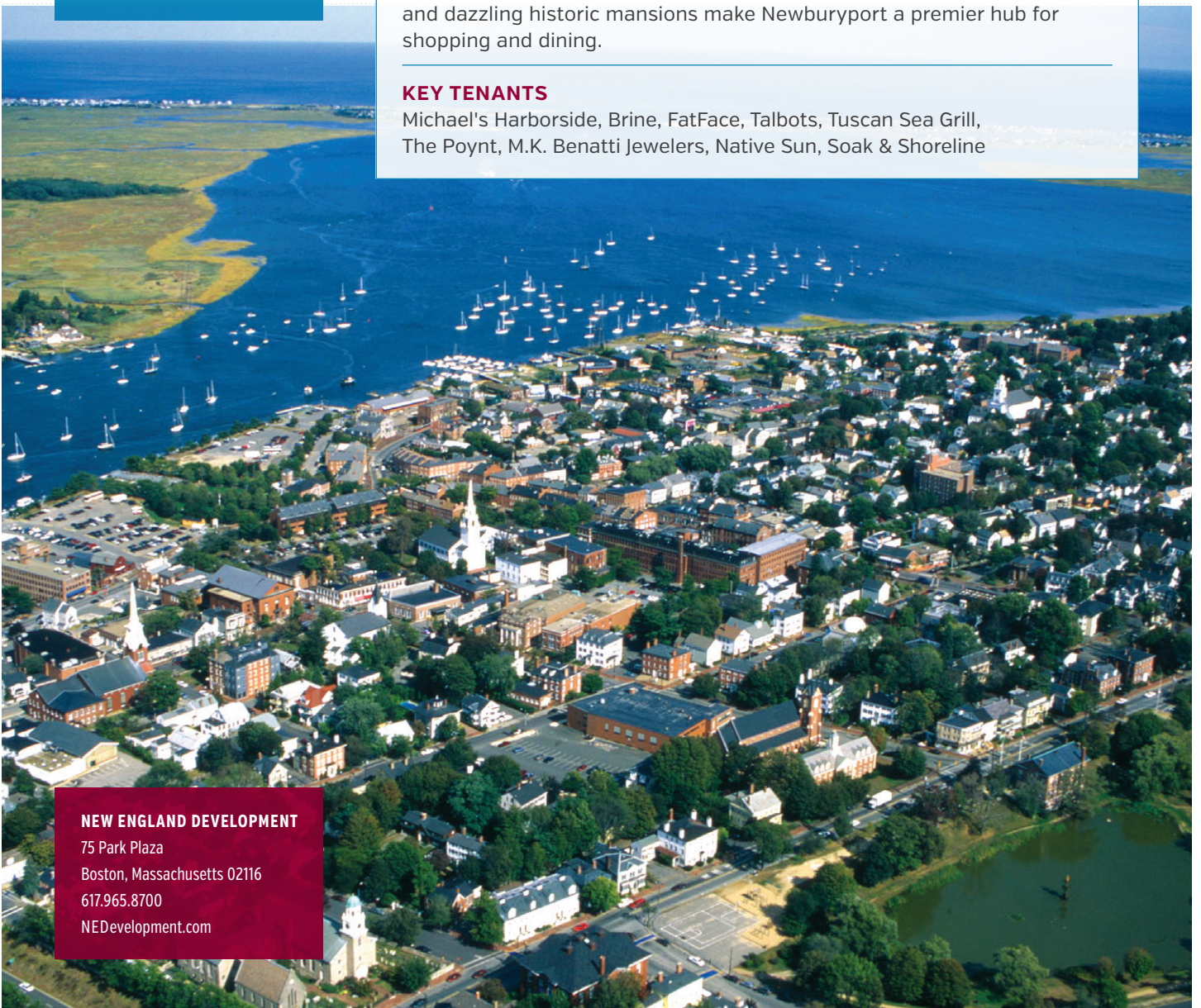
With more than 50 of the prime retail locations throughout the downtown area in our portfolio, New England Development is always looking for great retailers and new concepts to create one of the best shopping offerings in the region. Located 35 miles north of Boston, Newburyport is a desirable suburb 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.

### KEY TENANTS

Michael's Harborside, Brine, FatFace, Talbots, Tuscan Sea Grill, The Poynt, M.K. Benatti Jewelers, Native Sun, Soak & Shoreline

### NEW ENGLAND DEVELOPMENT

75 Park Plaza  
Boston, Massachusetts 02116  
617.965.8700  
[NEDevelopment.com](http://NEDevelopment.com)





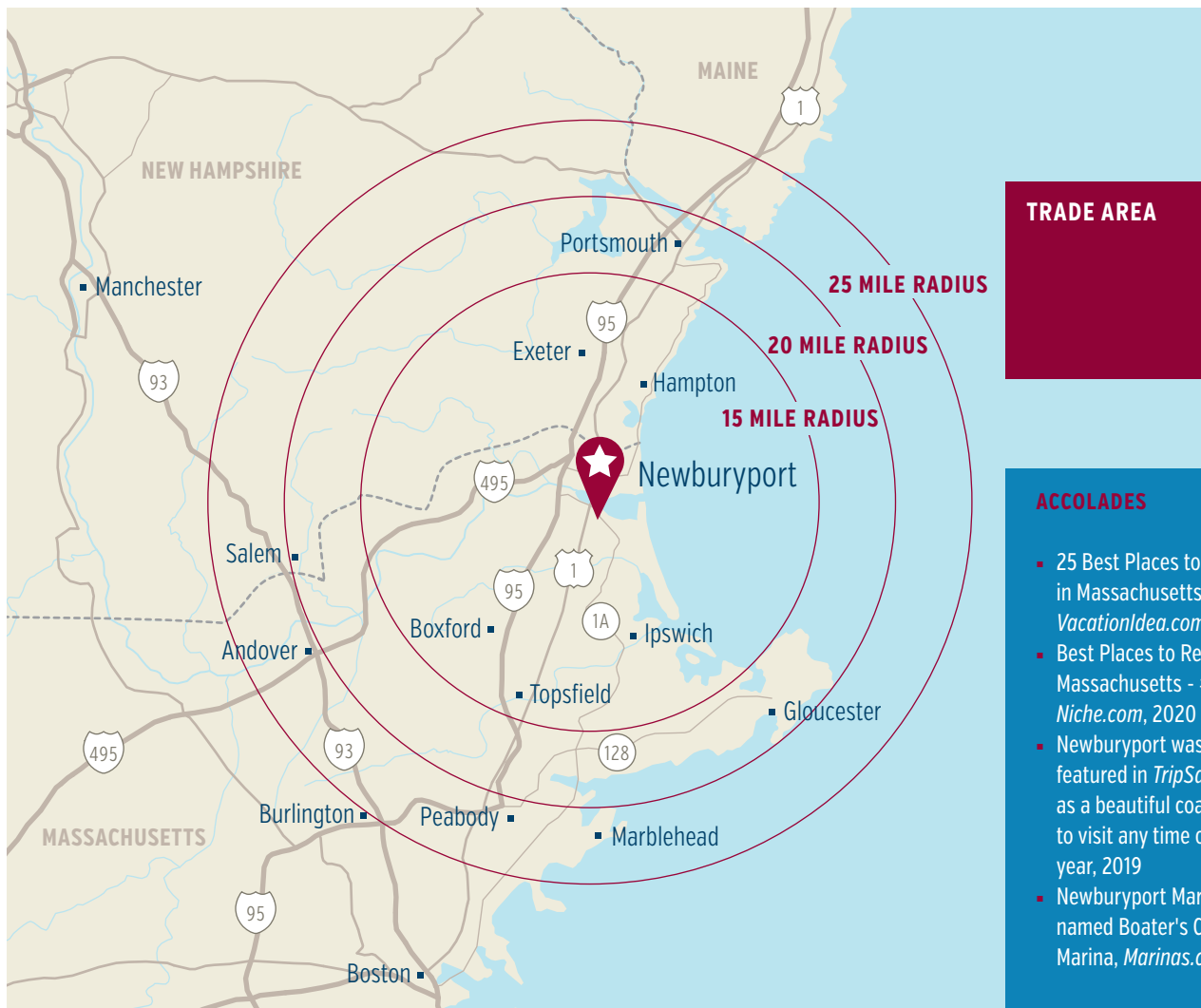


## Retail opportunities in a vibrant downtown

### LOCATION

- Waterfront downtown situated along the picturesque Merrimack River
- Close proximity and walking distance to office and residential space.
- 1,500 slips at numerous Newburyport marinas attract boaters from around the world.
- 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

- 25 Best Places to Visit in Massachusetts, *VacationIdea.com*, 2021
- Best Places to Retire in Massachusetts - #15, *Niche.com*, 2020
- Newburyport was featured in *TripSavvy.com* as a beautiful coastal city to visit any time of the year, 2019
- Newburyport Marinas named Boater's Choice Marina, *Marinas.com*, 2019

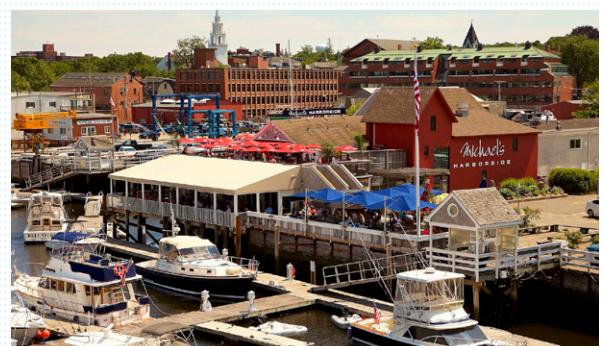
## Demographics

#### DEMOGRAPHICS

- Newburyport has 18,700 residents; the Average Household Income exceeds \$161,030.
- More than 13,000 people work in downtown Newburyport at 1,533 businesses.
- The Newburyport trade area exceeds 1.2 million people

#### 2021 TRADE AREA DEMOGRAPHICS

	15 miles	20 miles	25 miles
Estimated Population	314,880	782,705	1.29M
Estimated Households	122,921	300,985	490,345
Estimated Average Household Income	\$131,814	\$124,311	\$122,003
Daytime Population	224,803	645,856	1.03M





## 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 of residents and office workers.**



**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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