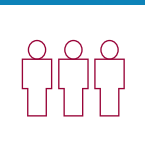


NEWBURYPORT MASSACHUSETTS

NEW ENGLAND
DEVELOPMENT



1.29 MILLION
RESIDENTS

*Live within a 25
mile trade area*



\$161,030
ANNUALLY

*Average household
income in
Newburyport*



500,000
VISITORS

*Annual visitors
to Massachusetts
Audubon Sanctuary
and Plum Island*



I-95 AND
ROUTE 1

*Excellent regional
and local access*



*Newburyport is known
nationally for its charm
and beauty.*

OPPORTUNITY

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 a captivating destination for residents and visitors and an ideal location for the more than **13,900 people working downtown**.

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 as well as more than 1,500 businesses located downtown**.

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**.



Michael's
HARBORSIDE

TALBOTS



FATFACE
UNITED KINGDOM



M.K. BENATTI
JEWELERS

Soak
Shoreline

THE
POYNT

LOCATION

Retail opportunities in a vibrant downtown

- Close proximity and walking distance to office and residential space
- Some of Massachusetts' best beaches draw thousands of visitors to the area annually.
- Numerous Newburyport marinas with more than 1,500 slips draw yachts and boaters from around the globe.

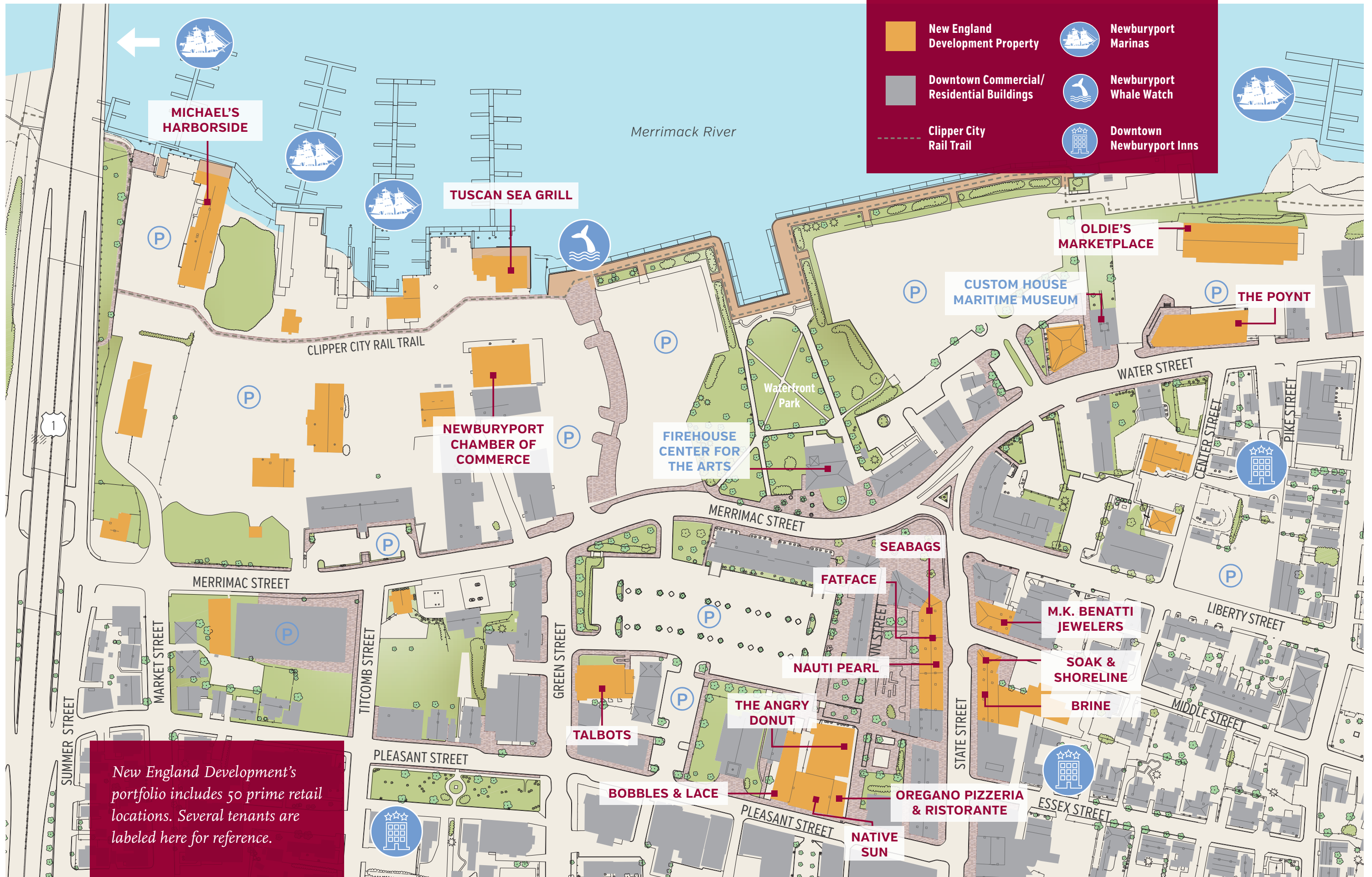


Newburyport is one of 50 Best Yachting Towns, Yachting Magazine.



ONE OF THE BEST PLACES IN MASSACHUSETTS TO RAISE A FAMILY.”

Northshore Magazine



New England Development's portfolio includes 50 prime retail locations. Several tenants are labeled here for reference.

MARKET



Strong Residential, Office, & Tourism Markets

- Newburyport has more than 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.
- More than 500,000 visitors annually add to the strong, year-round customer base.

Access

- Excellent regional and local access are 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 south and an estimated 48 minutes away.
- Manchester Regional Airport is located 50 miles north and an estimated 58 minutes away.



One of New England's most attractive downtowns

New thinking. Forward looking. New vitality in a city with fascinating history. That's how New England Development has come to own **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 year-round 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.



“NEWBURYPORT, MASSACHUSETTS... KNOWN FOR BEING A BEAUTIFUL COASTAL CITY TO VISIT ANY TIME OF THE YEAR BECAUSE OF ITS OLD-TIME CHARM WITH A TWIST”

TripSavvy.com ▪ December 2019

DEMOGRAPHICS

DEMOGRAPHIC ANALYSIS

Population	15 Miles	20 Miles	25 Miles
2021 Estimated Population	314,880	782,705	1.29 M
2026 Projected Population	319,418	793,862	1.31 M
Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.3%
2021 Median Age	44	42.3	41.3
Adj. Daytime Demographics Age 16 Years or Over	224,803	645,856	1.03 M
Income			
2021 Estimated Average Household Income	\$131,814	\$124,311	\$122,003
2021 Estimated Median Household Income	\$101,705	\$96,087	\$95,699
Households			
2021 Estimated Households	122,921	300,985	490,345
2026 Projected Households	127,007	310,929	507,197
Education (Age 25+)			
2021 Some College	16.9%	16.2%	16.2%
2021 Associates Degree Only	9.0%	8.6%	8.6%
2021 Bachelors Degree Only	27.4%	25.5%	25.0%
2021 Graduate Degree	18.2%	17.3%	17.0%
Business			
2021 Total Businesses	14,923	39,516	60,974
2021 Total Employees	129,548	404,076	640,255



“ ONE OF THE TOP 8 NEIGHBORHOODS
TO LIVE IN NORTH OF BOSTON”

Northshore Magazine, September 2021





NEW ENGLAND DEVELOPMENT

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