

Downtown Newburyport | Newburyport, MA



New England Development owns more than 50 prime retail locations throughout downtown Newburyport. Our goal is to create one of the best shopping experiences in the region.

Newburyport is a premier shopping hub fulfilling the shopping and dining needs of local and regional residents. Located 30 miles north of Boston, Newburyport is a desirable suburb served by the commuter rail line. A visionary urban renewal in the 1970's turned this picturesque city into a most-wanted attraction, drawing upscale local residents and worldwide travelers. A rich setting for shopping and dining is provided by the city's 200-year history as a thriving seaport, scenic views of the Merrimack River from Waterfront Park, and dazzling historic mansions. For retailers, Newburyport's many festivals fill the town with shoppers all year long from the seasonal Art Walks and the summer Yankee Homecoming to the annual Christmas shopping events in December and everything in between. More than 600 boat slips in the downtown area draw both seasonal and transient boaters.

KEY TENANTS

Talbots, French Lessons, Black Dog, Life is Good, John Farley's Clothiers, Michael's Harborside, and 10 Center Street

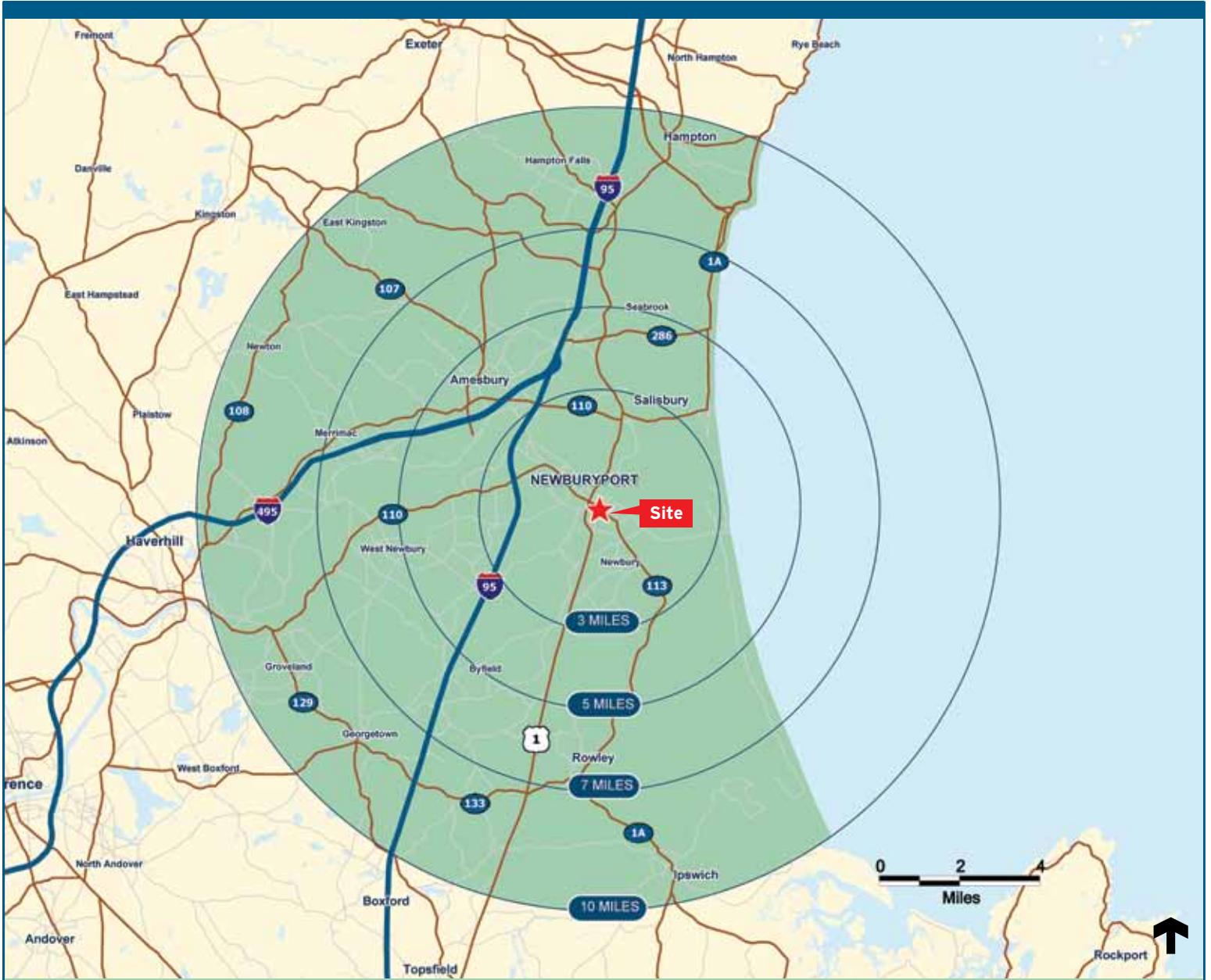
GLA:
200,300 sf
(8 acres)

ADDRESS:
Newburyport
Massachusetts 01950
Essex County

NewEngland
DEVELOPMENT

New England Development
One Wells Avenue
Newton, Massachusetts 02459
617-965-8700

Downtown Newburyport | Newburyport, MA



DEMOGRAPHICS

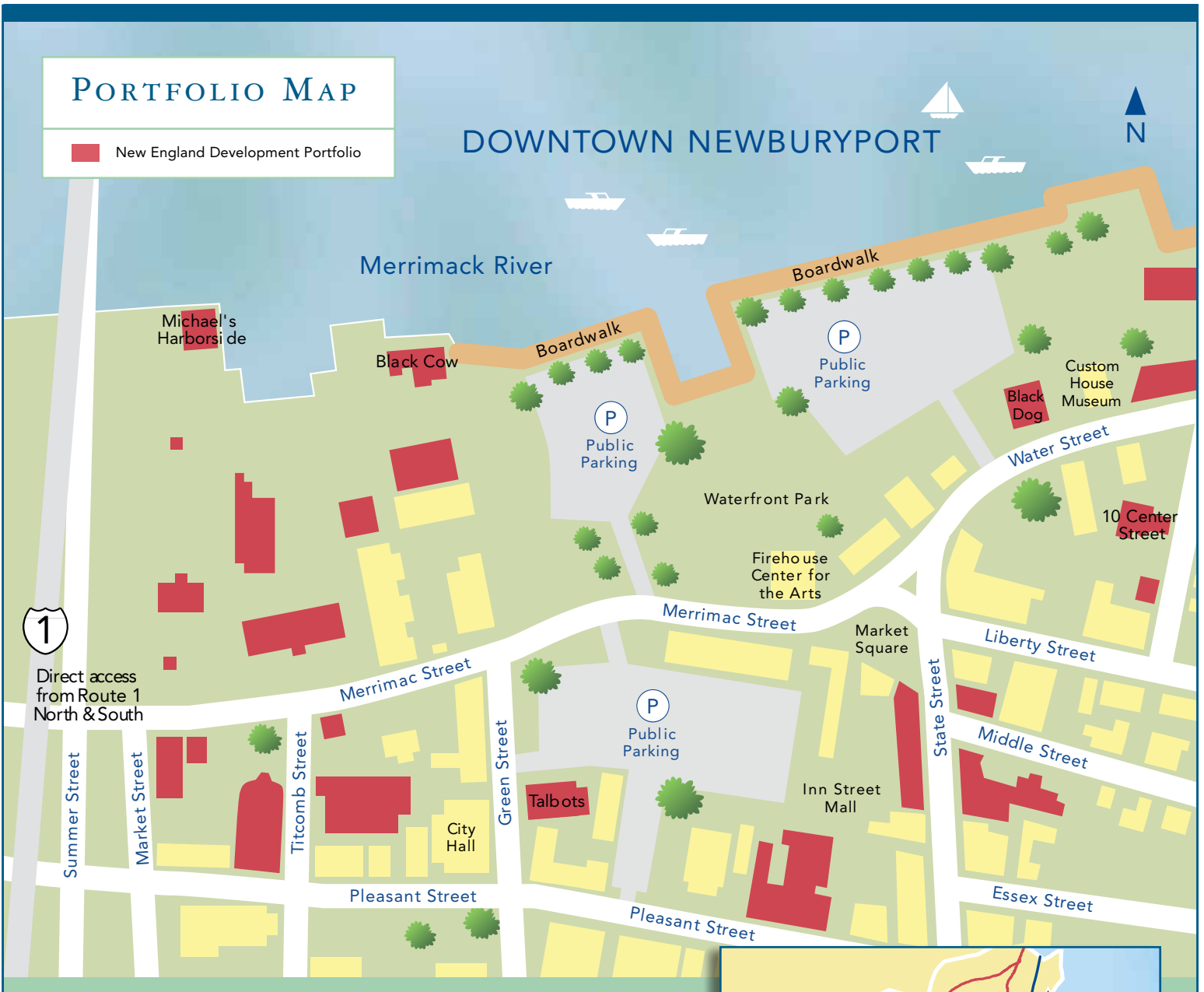
- More than 500,000 annual visitors swell the year-round customer base.
- Marinas with more than 600 slips draw yachts and motorcraft from all along the New England coast.
- The best bird sanctuary in North America, the Parker Wildlife Refuge on nearby Plum Island, attracts visitors from throughout the world.

TRADE AREA DEMOGRAPHICS	3 MILES	5 MILES	7 MILES	10 MILES
Population (2010)	24,436	49,042	74,667	131,370
Households (2010)	10,139	19,577	29,228	50,823
Average Household Income (2010)	\$95,288	\$87,759	\$86,867	\$90,363
Daytime Employment (2010)	17,070	26,483	35,583	56,424

Downtown Newburyport | Newburyport, MA

PORTFOLIO MAP

 New England Development Portfolio



1

Direct access
from Route 1
North & South

LOCATION

- Approximately 30 miles north of Boston
- Nestled at the intersection of three major transportation corridors: I-495, I-95 and Route 1
- Direct access to downtown Newburyport from Route 1
- Commuter rail service from Boston



Downtown Newburyport | Newburyport, MA



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



New England Development

One Wells Avenue, Newton, Massachusetts 02459 | 617-965-8700 | www.nedevdevelopment.com

Newburyport Development

54 Inn Street, Newburyport, Massachusetts 01950 | 978-465-8571 | www.newburyportdevelopment.com