



## 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 13,559 workers.

With more than 45 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, water views from Waterfront Park, and dazzling historic mansions make Newburyport a premier hub for shopping and dining.

### KEY TENANTS

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

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



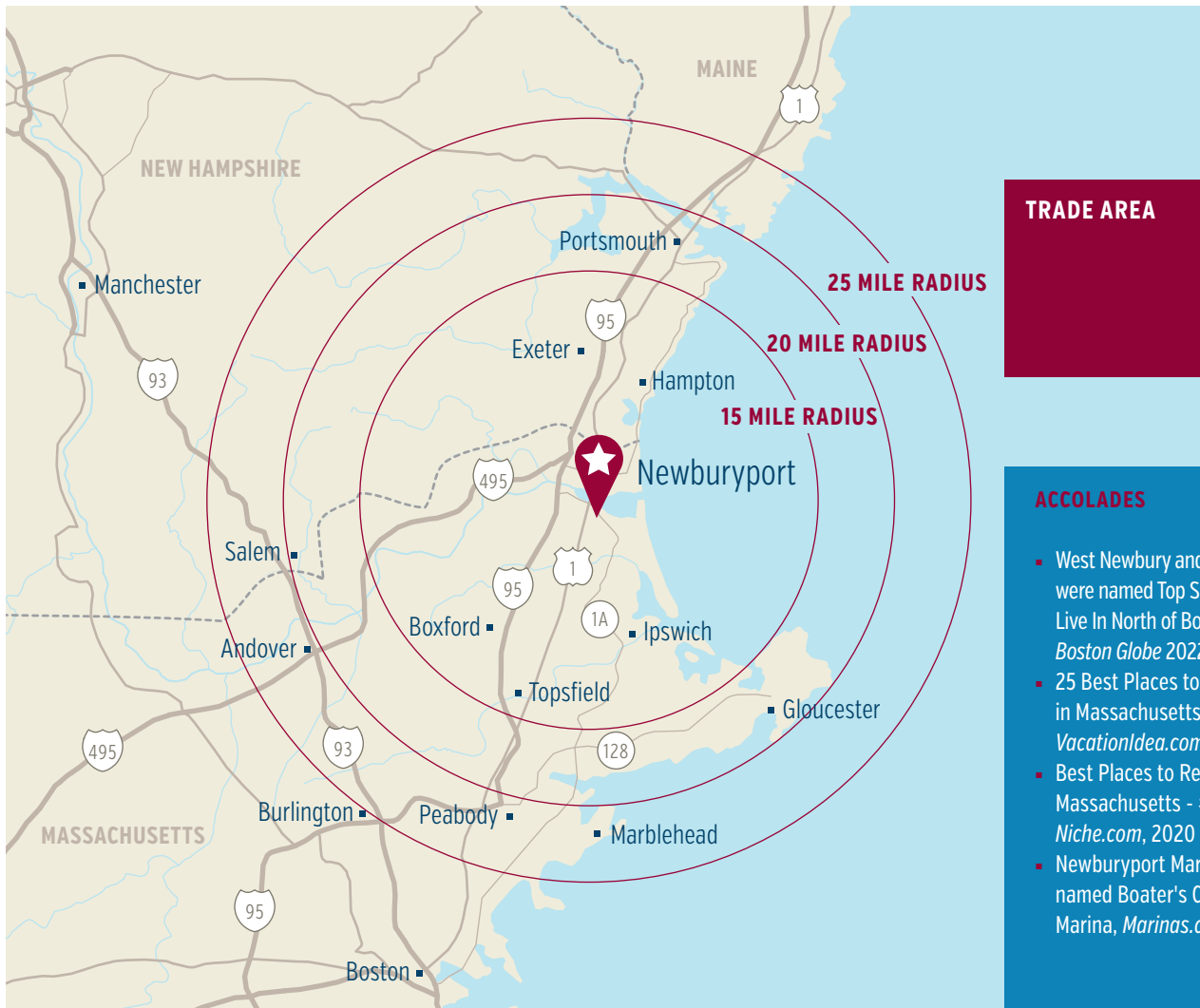


## Retail opportunities in a vibrant downtown

### LOCATION

- Historic waterfront downtown.
- Close proximity and walking distance to office and residential space.
- 1,500 slips at numerous Newburyport marinas attract boaters from East Coast and beyond.
- Boston Logan International Airport is located 35 miles away and is an estimated 48 minutes drive away.
- 50 Miles North is Manchester Regional Airport and it is an estimated 58 minutes drive away.
- Some of Massachusetts' best beaches are nearby and draw thousands of visitors to the area annually.





**TRADE AREA**

- ACCOLADES**
- West Newbury and Newbury were named Top Spots to Live In North of Boston, *The Boston Globe* 2022
  - 25 Best Places to Visit in Massachusetts, *VacationIdea.com*, 2021
  - Best Places to Retire in Massachusetts - #15, *Niche.com*, 2020
  - Newburyport Marinas named Boater's Choice Marina, *Marinas.com*, 2019

# Demographics

## DEMOGRAPHICS

- Newburyport has more than 18,000 residents; the Average Household Income exceeds \$146,000.
- More than 13,559 people work in Newburyport.
- 1.3 million people live within 25 miles of Newburyport.

## 2022 TRADE AREA DEMOGRAPHICS

	15 miles	20 miles	25 miles
Estimated Population	313,602	785,725	1.30M
Estimated Households	126,453	309,598	501,334
Estimated Average Household Income	\$130,146	\$123,801	\$122,344
Daytime Population	216,629	633,076	998,797





## TOURISM

- In 2021, visitors to Newburyport directly spent nearly 60 million dollars.
- Newburyport is home to some of the best beaches in Massachusetts.
- The marinas in Newburyport, with more than 1,500 slips in total, draw yachts and boaters from along the East Coast and beyond.
- The vibrant and walkable downtown area in Newburyport attracts shoppers, residents and office workers.
- Massachusetts Audubon's wildlife sanctuary, Joppa Flats Education Center, Parker River National Wildlife Refuge, and the Plum Island Estuary attract thousands of 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 45 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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