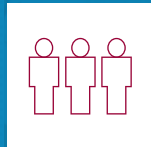


NEWBURYPORT MASSACHUSETTS



NEW ENGLAND
DEVELOPMENT



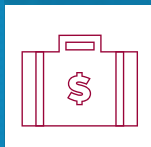
1.3 MILLION
RESIDENTS

*Live within a 25
mile trade area*



\$146,000
ANNUALLY

*Average household
income in
Newburyport*



60
MILLION

*Newburyport
visitors spent nearly
60 Million in 2021*



I-95 AND
ROUTE 1

*Excellent regional
and local access*

*Newburyport is widely known
for its charming streetside
shopping and beautiful floral
window boxes.*

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 **13,559 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**, sweeping water 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 1,525 businesses.**

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
NEWBURYPORT, MA

LOCATION

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



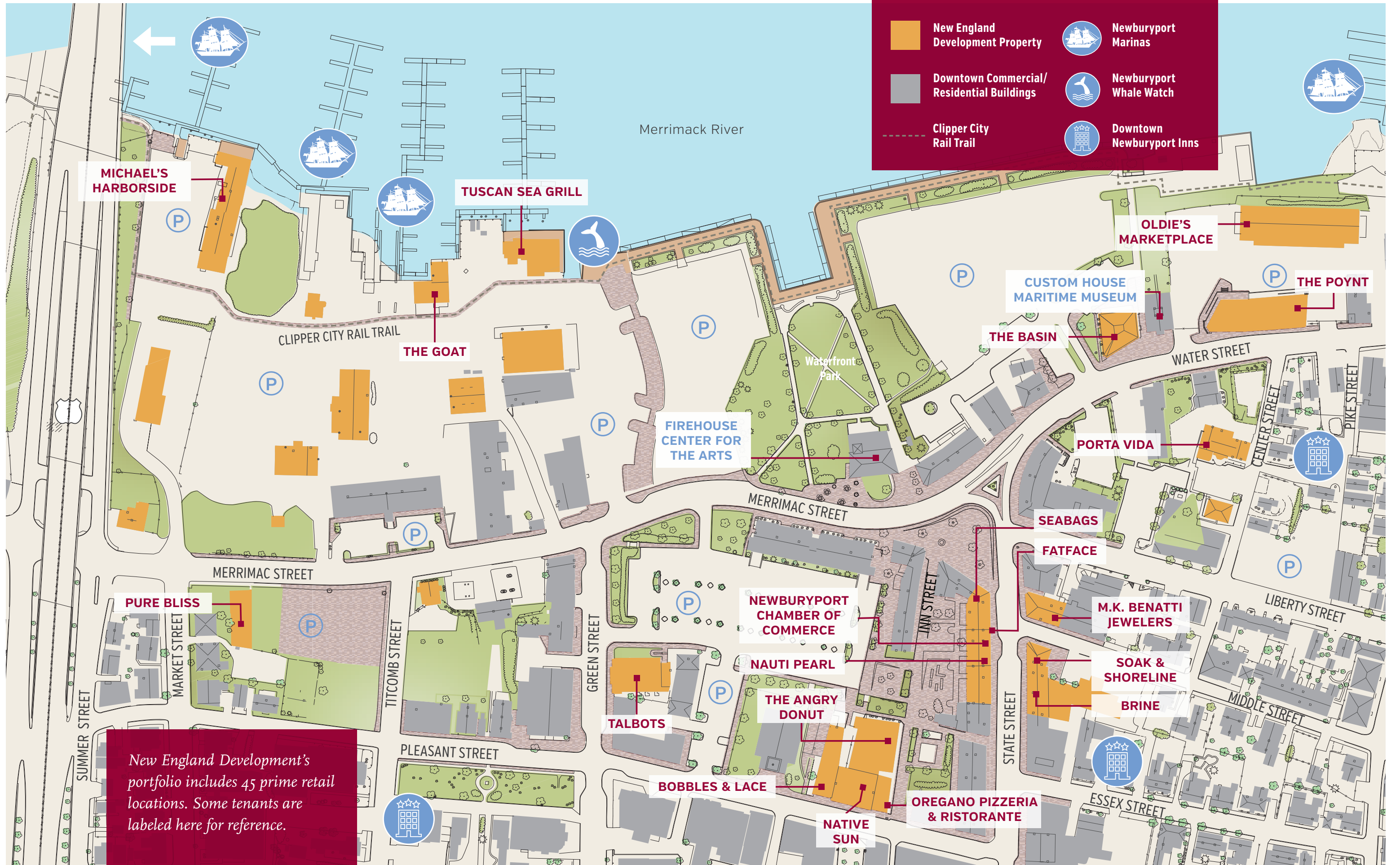
Retail opportunities in a vibrant downtown

- Vibrant and walkable downtown area for shoppers, residents and office workers.
- Some of Massachusetts' best beaches are nearby and draw thousands of visitors to the area annually.
- The Newburyport Art Festival, Yankee Homecoming and other popular outside events draw large crowds from all over New England each year.
- Numerous Newburyport marinas with more than 1,500 slips draw yachts and boaters along the East Coast and beyond.



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

Northshore Magazine



New England Development's portfolio includes 45 prime retail locations. Some tenants are labeled here for reference.

MARKET



Strong Residential, Office, & Tourism Markets

- 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.
- 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 is an estimated 48 minute drive.
- Manchester Regional Airport is located 50 miles north and is an estimated 58 minute drive.



A Charming New England Town

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

Population	15 Miles	20 Miles	25 Miles
2022 Estimated Population	313,602	785,725	1.30M
2027 Projected Population	322,997	806,888	1.33M
Projected Annual Growth 2022 to 2027	0.6%	0.5%	0.5%
2022 Median Age	44	42.1	41.1
Adj. Daytime Demographics Age 16 Years or Over	216,629	633,076	998,797
Income			
2022 Estimated Average Household Income	\$130,146	\$123,801	\$122,344
2022 Estimated Median Household Income	\$104,232	\$99,132	\$98,895
Households			
2022 Estimated Households	126,453	309,598	501,334
2027 Projected Households	133,097	324,743	523,535
Education (Age 25+)			
2022 Some College	16.2%	15.7%	15.4%
2022 Associates Degree Only	8.8%	8.5%	8.4%
2022 Bachelors Degree Only	27.7%	26.4%	26.1%
2022 Graduate Degree	19.6%	18.3%	18.1%
Business			
2022 Total Businesses	15,333	40,302	62,199
2022 Total Employees	127,280	406,102	632,171



“

WEST NEWBURY AND NEWBURY NAMED TOP SPOTS
TO LIVE IN NORTH OF BOSTON”

The Boston Globe, 2022







NEW ENGLAND DEVELOPMENT

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