

Newburyport  
Massachusetts

# Newburyport

**PROJECT DETAILS**

**Project Type:**  
Retail

**GLA:**  
116,731 SF

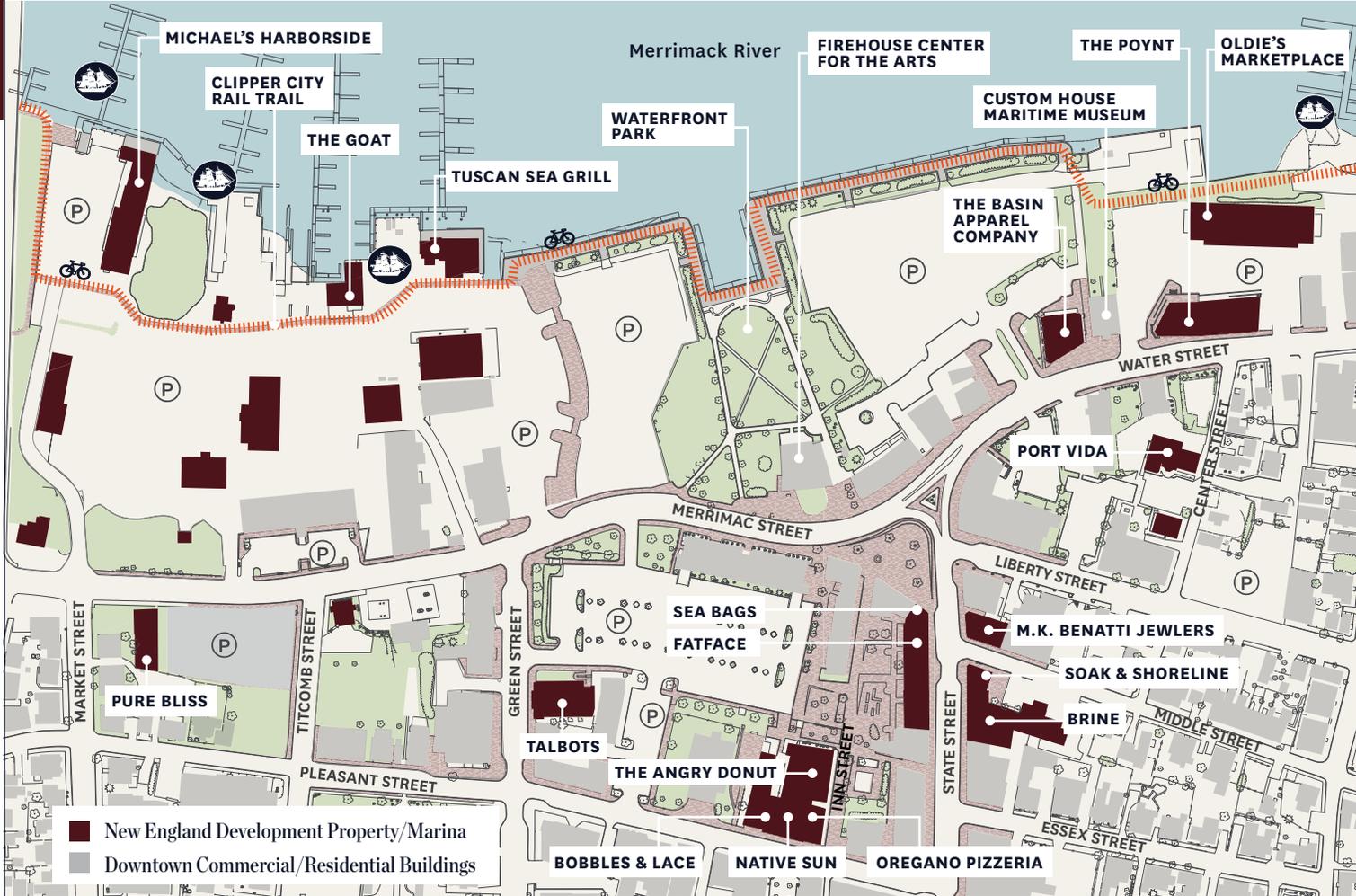
**Address:**  
54 Inn Street  
Newburyport  
Massachusetts 01950

**KEY TENANTS**

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



# Location & Access



## RETAIL OPPORTUNITIES IN A VIBRANT DOWNTOWN

### Newburyport

Newburyport's vibrant waterside setting offers some of New England's best fishing, boating, dining, and shopping.

Located 35 miles north of Boston, Newburyport is just minutes from I-95, I-495 and Route 1 and easily accessible for both Massachusetts and New Hampshire residents. MBTA access is also available via Commuter Rail service.

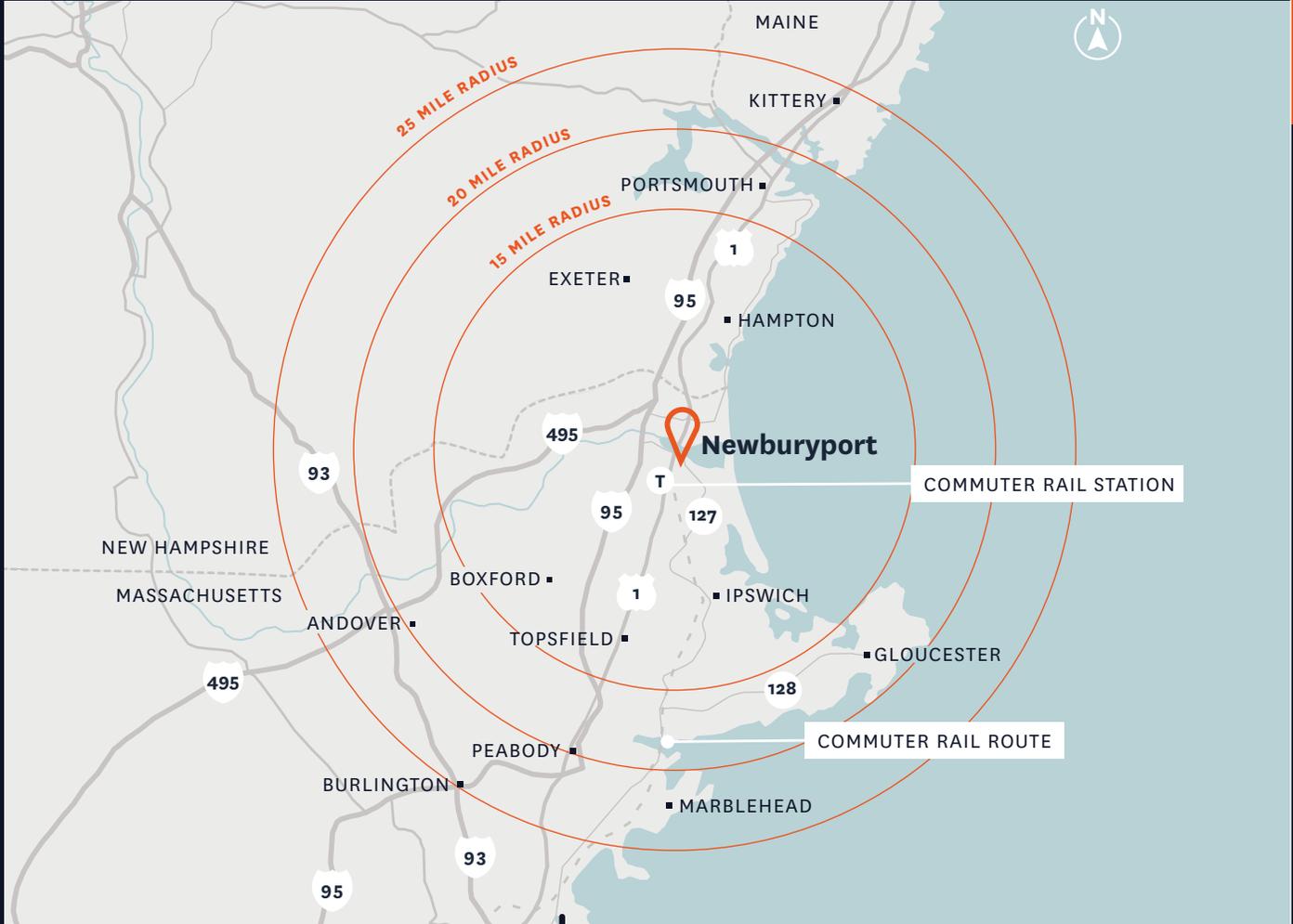
As one of Newburyport's leading property owners and property managers, Newburyport Development owns more than 50 prime retail locations throughout downtown Newburyport, over 60 offices, 34 residential units, Michael's Harborside Restaurant and four marinas.

The Newburyport Development portfolio includes Lively Kids, Best of British, Talbots, M.K. Benatti Jewelers, SOAK & Shoreline and many more. Dining selections feature Michael's Harborside, Tuscan Sea Grill & Bar, BRINE Oyster Bar, The Poynt, Port Vida, The Angry Donut and The Goat.

### LOCATION

- » Numerous festivals fill the city with consumers year-round. These include, Newburyport Art Festival, Art Walks, Yankee Homecoming, Invitation Nights and more
- » Ideally located in a desirable suburb with plenty of parking and commuter rail access to nearby Boston's North Station
- » New England Development has 50 of the prime retail locations in the Downtown area
- » Nearby beaches, some of Massachusetts' best, draw thousands of visitors to the area each year

# Trade Area & Demographics



## 2024 Trade Area Demographics

	15 MILE	20 MILES	25 MILES
Estimated Population	317,191	791,006	1.3 M
Estimated Households	129,971	316,296	510,486
Average Household Income	\$162,672	\$153,273	\$151,239
Daytime Population	206,650	583,594	934,339



**1 hour**

Train ride to Boston's North Station



**13,083**

People work in the city of Newburyport



**1.3 Million**

People live within 25 miles of Newburyport

# Strong Retail, Residential, Office & Tourism Markets

- » Greater Newburyport has more than 30,000 year-round residents.
- » Annual visitors exceed 500,000 and add to the strong, year-round customer base.
- » The marinas in Newburyport, with more than 1,500 slips in total, draw yachts and boaters from along the East Coast and beyond.
- » 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.

