

NEWBURYPORT  
DEVELOPMENT

Newburyport  
Massachusetts

# Newburyport





**\$196,427**

Average Household  
Income in Newburyport



**1.3 Million  
Residents**

Live within a 25 mile  
trade area



**\$1 Million**

Median Home  
Sale Price in 2024

# Opportunity

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.

- » Numerous festivals fill the city with consumers year-round. These include the 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.
- » 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.



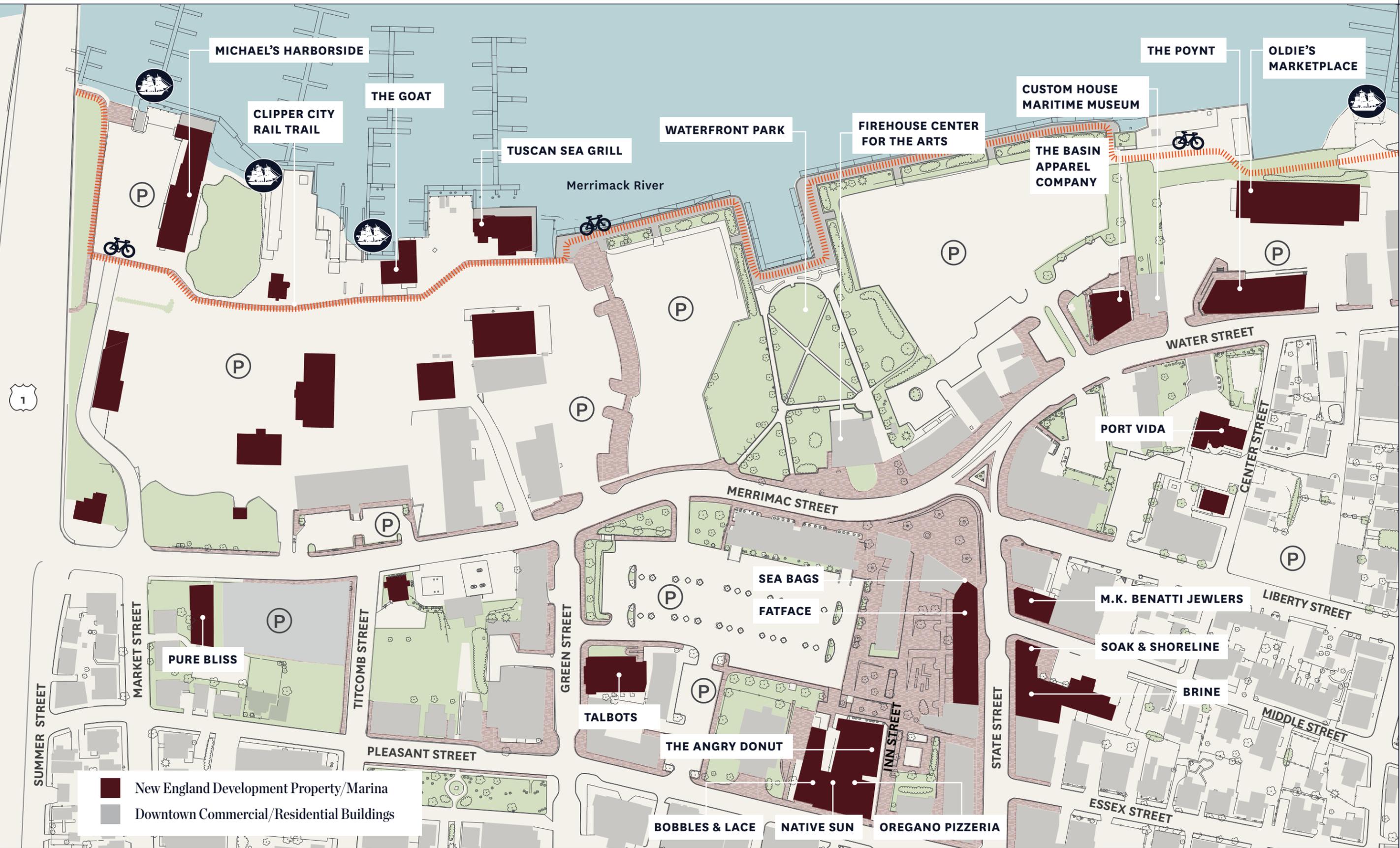


## Access

- » There is excellent regional and local access via Routes 1 and 1A, Interstates 95 & 495 and by the commuter rail service directly from North Station in nearby Boston
- » Located 35 miles away, Boston Logan International Airport is less than an hour drive from downtown Newburyport
- » Manchester Regional Airport is 50 miles north and an estimated 58 minute drive

# Location







TRADE AREA

# Market

## Strong Retail, Residential, Office & Tourism Markets

- » Greater Newburyport has more than 30,000 year-round residents
- » 13,083 people work in the city of Newburyport
- » More than 1.3 million people live within 25 miles of Newburyport
- » Annual visitors exceed 500,000 and add to the strong, year-round customer base





## Demographic Analysis

POPULATION	15 MILES	20 MILES	25 MILES
2024 Estimated Population	317,191	791,006	1.3 M
2029 Projected Population	325,448	813,943	1.34 M
2024 Adj. Daytime Population (Age 16 Years+)	206,650	583,594	934,339
2024 Median Age	45.8	43.1	42.1

### INCOME (2024)

Estimated Average Household Income	\$162,672	\$153,273	\$151,239
Estimated Median Household Income	\$126,112	\$117,823	\$117,397

### HOUSEHOLDS

2024 Estimated Households	129,971	316,296	510,486
2029 Projected Households	132,816	324,417	524,153

### EDUCATION AGE 25+ (2024)

Some College	15.2%	15.0%	14.6%
Associates Degree Only	9.3%	8.6%	8.5%
Bachelors Degree Only	28.1%	27.0%	26.5%
Graduate Degree	20.2%	18.7%	18.9%

### BUSINESS (2024)

Total Businesses	14,931	39,062	60,706
Total Employees	120,235	368,707	582,564

# Demographics



NEWBURYPORT DEVELOPMENT

# Charming





# Destination



# NEWBURYPORT --- DEVELOPMENT