



NEWBURYPORT
DEVELOPMENT

Newburyport
Massachusetts

Newburyport



\$198,572

Average Household
Income in the city of
Newburyport



**1.32 Million
Residents**

Live within a 25 mile
trade area



\$1.2 Million

Median Home
Sale Price in 2025



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.



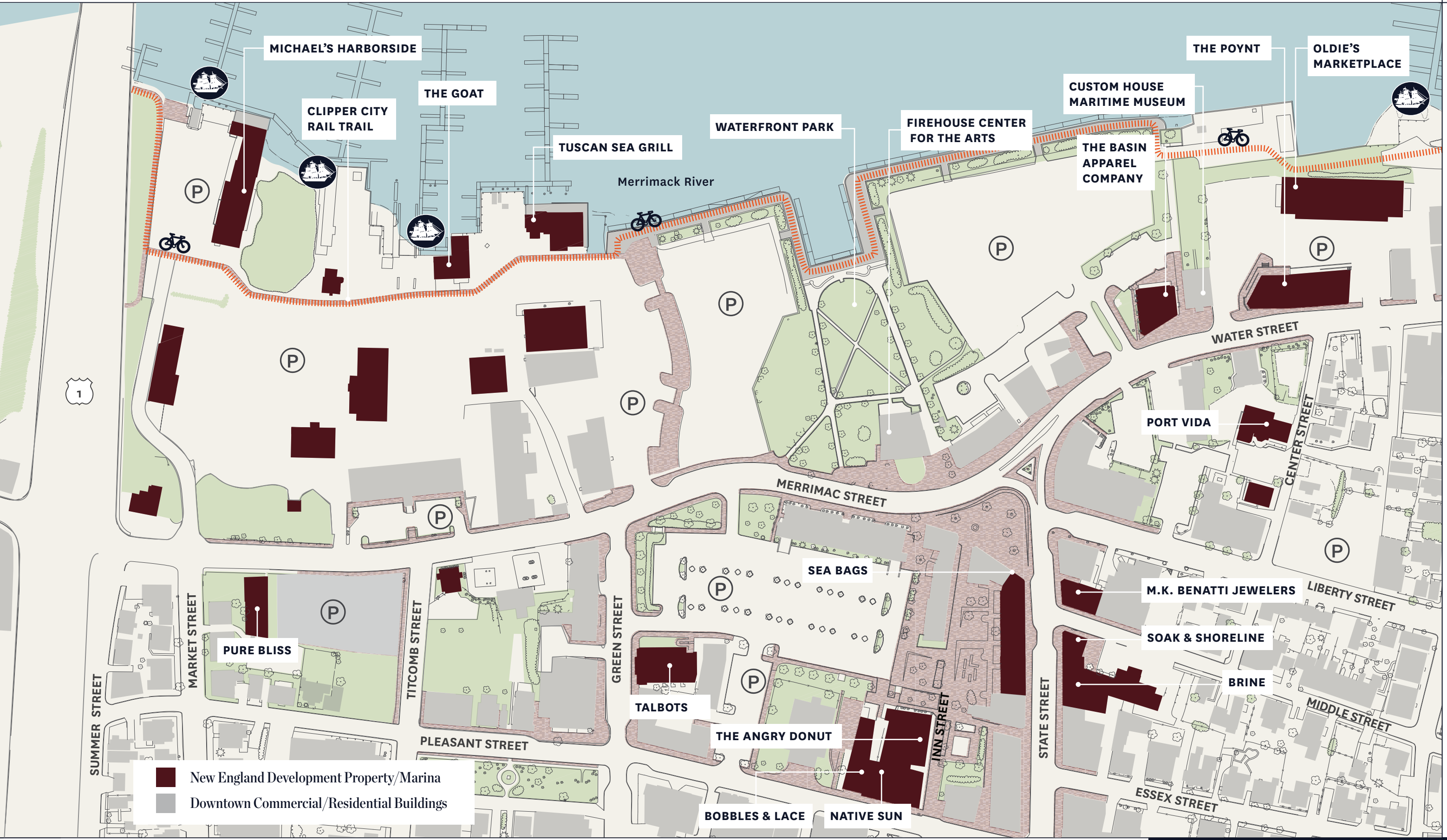


Access

- » 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

- » The city of Newburyport has more than 19,000 year-round residents
- » 13,167 people work in the city of Newburyport
- » More than 1.32 million people live within 25 miles of Newburyport
- » Annual visitors exceed 500,000 and add to the strong, year-round customer base





Demographics

Demographic Analysis

POPULATION	15 MILES	20 MILES	25 MILES
2025 Estimated Population	321,523	802,104	1.32 M
2025 Adj. Daytime Population (Age 16 Years+)	209,986	594,621	946,932
2025 Median Age	45.7	43.0	42.0

INCOME (2025)			
Estimated Average Household Income	\$163,542	\$153,950	\$153,120
Estimated Median Household Income	\$129,233	\$120,690	\$122,120

HOUSEHOLDS			
2025 Estimated Households	130,574	318,587	514,968
2030 Projected Households	132,195	323,973	523,997

EDUCATION AGE 25+ (2025)			
Some College	15.2%	14.9%	14.6%
Associates Degree Only	9.2%	8.5%	8.3%
Bachelors Degree Only	28.3%	26.9%	26.5%
Graduate Degree	20.2%	18.7%	18.7%

BUSINESS (2025)			
Total Businesses	15,265	40,013	61,964
Total Employees	122,371	374,208	586,720



Charming





Destination



NEWBURYPORT DEVELOPMENT