

## NEW CONSTRUCTION RETAIL/ OFFICE

41 Hillside Ave, Amesbury, MA 01913



### PROPERTY DESCRIPTION

New first-class retail or professional office space to be built at one of the primary routes into Amesbury. Situated at the intersection of MA Route 110 and MA Route 150, the traffic, demographics & exposure are phenomenal. Busy retail artery benefits from the new Maples Crossing sports, office & entertainment complex, The Heights Amesbury apartment complex, and more housing proposed nearby.

The retail/ office space will be on the ground floor of this new mixed-use building, and can be demised into two 1,000sf spaces or one 2,000sf space. The spaces will lease for \$3,000/ month for each space (1,000sf +/-), or \$5,800/ month for both spaces (2,000sf +/-), NNN. Ample on-site parking is available.

All information was obtained from the property owner and public records, prospective tenants are encouraged to perform due diligence regarding suitability for their purpose. The estimated completion of this project is Q4 2023. Five-year lease minimum. Tenant improvement allowance is negotiable.

### PROPERTY HIGHLIGHTS

### PROPERTY HIGHLIGHTS

- New Construction Commercial Space
- High Traffic Location
- High Visibility, Excellent Demographics
- New Commercial & Housing Development in Area

### OFFERING SUMMARY

|                |                            |
|----------------|----------------------------|
| Lease Rate:    | \$3,000.00 per month (NNN) |
| Available SF:  | 1,000 - 2,000 SF           |
| Lot Size:      | 0.56 Acres                 |
| Building Size: | 11,185 SF                  |

| DEMOGRAPHICS      | 3 MILES   | 5 MILES   | 10 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 11,717    | 25,440    | 88,260    |
| Total Population  | 27,826    | 59,280    | 199,333   |
| Average HH Income | \$111,067 | \$116,110 | \$105,048 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

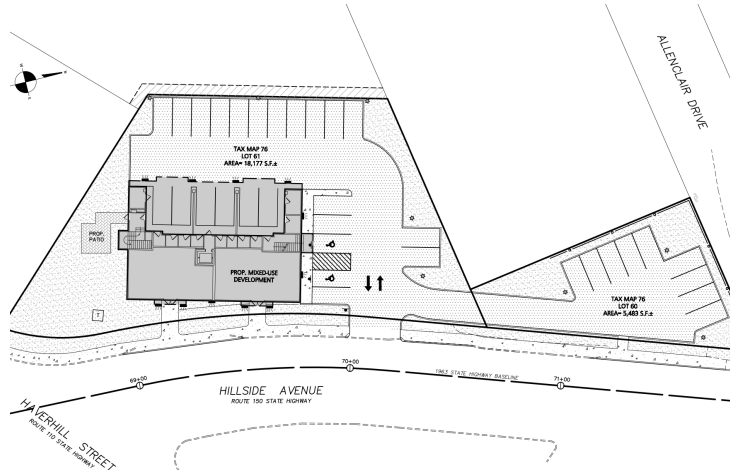
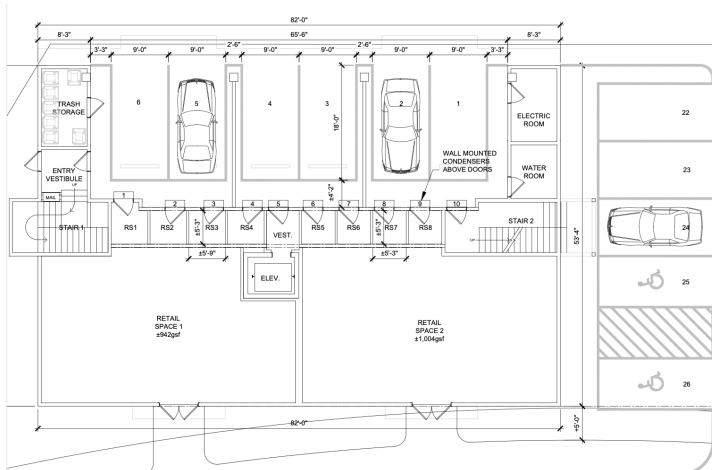
**LAUREN DEFRANCESCO**  
Commercial Advisor  
O: 800.281.1316  
hello@faulknercommercial.com

**KW COMMERCIAL**  
138 River Road  
Suite 107  
Andover, MA 01810

## RETAIL/ PROFESSIONAL OFFICE FOR LEASE

# NEW CONSTRUCTION RETAIL/ OFFICE

41 Hillside Ave, Amesbury, MA 01913



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**LAUREN DEFRANCESCO**  
Commercial Advisor  
O: 800.281.1316  
hello@faulknercommercial.com

**KW COMMERCIAL**  
138 River Road  
Suite 107  
Andover, MA 01810

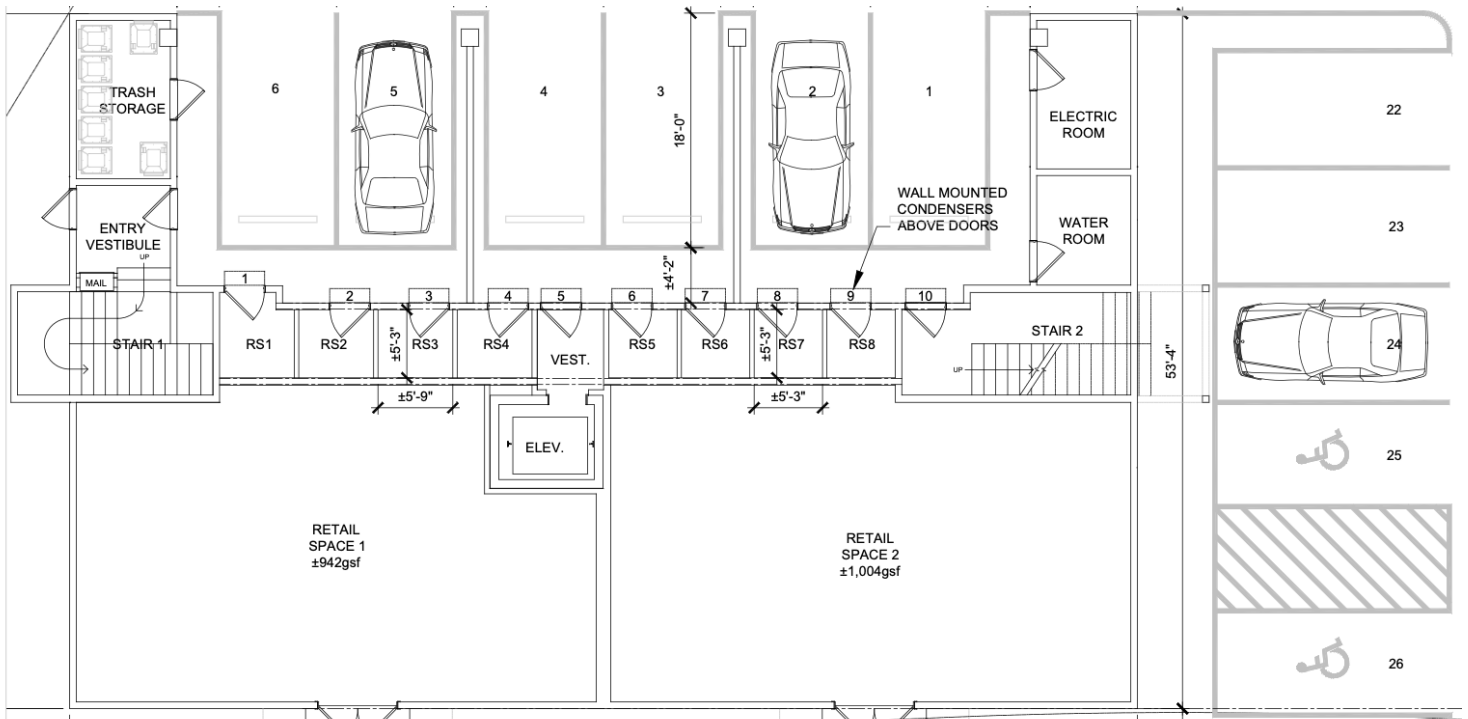
Each Office Independently Owned and Operated [faulknercommercial.com](http://faulknercommercial.com)



## RETAIL/ PROFESSIONAL OFFICE FOR LEASE

# NEW CONSTRUCTION RETAIL/ OFFICE

41 Hillside Ave, Amesbury, MA 01913



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**LAUREN DEFRANCESCO**  
Commercial Advisor  
O: 800.281.1316  
hello@faulknercommercial.com

**KW COMMERCIAL**  
138 River Road  
Suite 107  
Andover, MA 01810

Each Office Independently Owned and Operated [faulknercommercial.com](http://faulknercommercial.com)

# NEW CONSTRUCTION RETAIL/ OFFICE

41 Hillside Ave, Amesbury, MA 01913



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

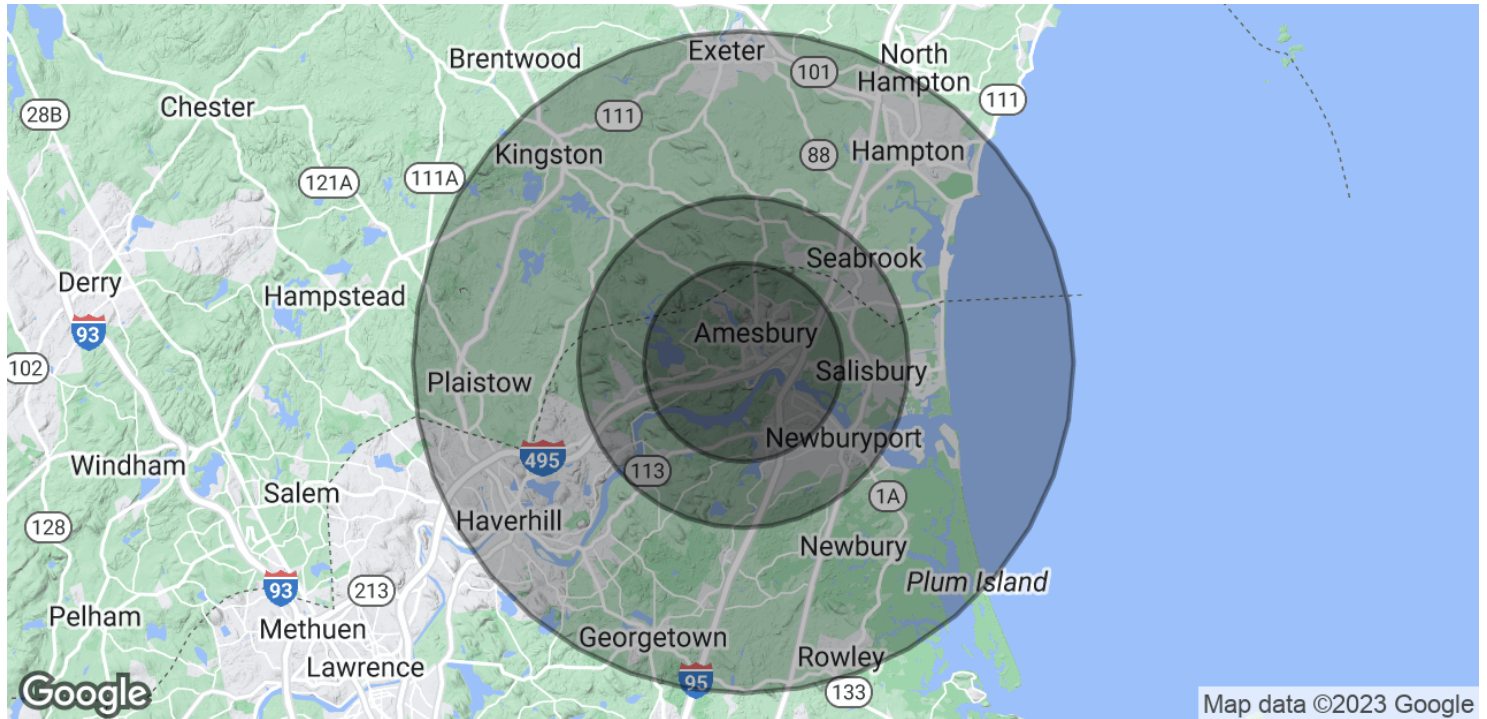
**LAUREN DEFRANCESCO**  
Commercial Advisor  
O: 800.281.1316  
hello@faulknercommercial.com

**KW COMMERCIAL**  
138 River Road  
Suite 107  
Andover, MA 01810



## NEW CONSTRUCTION RETAIL/ OFFICE

41 Hillside Ave, Amesbury, MA 01913



| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 27,826  | 59,280  | 199,333  |
| Average Age          | 44.3    | 46.1    | 44.9     |
| Average Age (Male)   | 41.6    | 43.4    | 43.2     |
| Average Age (Female) | 46.8    | 47.9    | 46.2     |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 11,717    | 25,440    | 88,260    |
| # of Persons per HH | 2.4       | 2.3       | 2.3       |
| Average HH Income   | \$111,067 | \$116,110 | \$105,048 |
| Average House Value | \$391,504 | \$430,468 | \$385,913 |

\* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**LAUREN DEFRANCESCO**  
Commercial Advisor  
O: 800.281.1316  
hello@faulknercommercial.com

**KW COMMERCIAL**  
138 River Road  
Suite 107  
Andover, MA 01810

## Demographic Detail Report

41 Hillside Ave, Amesbury, MA 01913

Building Type: Mixed Use  
 Secondary: Retail/ Office  
 GLA: 2,000 SF  
 Year Built: 2023

Total Available: 2,000 SF

| Radius                 | 1 Mile |        | 5 Mile |        | 10 Mile |        |
|------------------------|--------|--------|--------|--------|---------|--------|
| Population             |        |        |        |        |         |        |
| 2025 Projection        | 7,068  |        | 63,300 |        | 211,531 |        |
| 2020 Estimate          | 6,869  |        | 61,760 |        | 206,169 |        |
| 2010 Census            | 6,220  |        | 57,684 |        | 192,918 |        |
| Growth 2020 - 2025     | 2.90%  |        | 2.49%  |        | 2.60%   |        |
| Growth 2010 - 2020     | 10.43% |        | 7.07%  |        | 6.87%   |        |
| 2020 Population by Age | 6,869  |        | 61,760 |        | 206,169 |        |
| Age 0 - 4              | 378    | 5.50%  | 3,000  | 4.86%  | 10,185  | 4.94%  |
| Age 5 - 9              | 403    | 5.87%  | 3,251  | 5.26%  | 10,964  | 5.32%  |
| Age 10 - 14            | 423    | 6.16%  | 3,571  | 5.78%  | 12,016  | 5.83%  |
| Age 15 - 19            | 430    | 6.26%  | 3,824  | 6.19%  | 12,504  | 6.06%  |
| Age 20 - 24            | 396    | 5.77%  | 3,598  | 5.83%  | 11,916  | 5.78%  |
| Age 25 - 29            | 381    | 5.55%  | 3,319  | 5.37%  | 11,613  | 5.63%  |
| Age 30 - 34            | 410    | 5.97%  | 3,258  | 5.28%  | 11,692  | 5.67%  |
| Age 35 - 39            | 452    | 6.58%  | 3,412  | 5.52%  | 11,862  | 5.75%  |
| Age 40 - 44            | 448    | 6.52%  | 3,518  | 5.70%  | 11,651  | 5.65%  |
| Age 45 - 49            | 505    | 7.35%  | 4,379  | 7.09%  | 14,299  | 6.94%  |
| Age 50 - 54            | 547    | 7.96%  | 5,044  | 8.17%  | 16,304  | 7.91%  |
| Age 55 - 59            | 551    | 8.02%  | 5,353  | 8.67%  | 17,454  | 8.47%  |
| Age 60 - 64            | 468    | 6.81%  | 4,842  | 7.84%  | 15,693  | 7.61%  |
| Age 65 - 69            | 359    | 5.23%  | 3,927  | 6.36%  | 12,792  | 6.20%  |
| Age 70 - 74            | 265    | 3.86%  | 2,966  | 4.80%  | 9,846   | 4.78%  |
| Age 75 - 79            | 172    | 2.50%  | 1,877  | 3.04%  | 6,329   | 3.07%  |
| Age 80 - 84            | 122    | 1.78%  | 1,232  | 1.99%  | 4,184   | 2.03%  |
| Age 85+                | 160    | 2.33%  | 1,386  | 2.24%  | 4,866   | 2.36%  |
| Age 65+                | 1,078  | 15.69% | 11,388 | 18.44% | 38,017  | 18.44% |
| Median Age             | 41.80  |        | 45.10  |        | 44.40   |        |
| Average Age            | 40.30  |        | 42.10  |        | 42.00   |        |



## Demographic Detail Report

41 Hillside Ave, Amesbury, MA 01913

| Radius  | 1 Mile       |        | 5 Mile        |        | 10 Mile        |        |
|---|--------------|--------|---------------|--------|----------------|--------|
| <b>2020 Population By Race</b>                      | <b>6,869</b> |        | <b>61,760</b> |        | <b>206,169</b> |        |
| White   | 6,567        | 95.60% | 59,031        | 95.58% | 193,620        | 93.91% |
| Black   | 93           | 1.35%  | 669           | 1.08%  | 4,759          | 2.31%  |
| Am. Indian & Alaskan                                | 25           | 0.36%  | 155           | 0.25%  | 703            | 0.34%  |
| Asian   | 54           | 0.79%  | 858           | 1.39%  | 3,180          | 1.54%  |
| Hawaiian & Pacific Island                           | 9            | 0.13%  | 19            | 0.03%  | 124            | 0.06%  |
| Other   | 122          | 1.78%  | 1,027         | 1.66%  | 3,783          | 1.83%  |
| <b>Population by Hispanic Origin</b>                | <b>6,869</b> |        | <b>61,760</b> |        | <b>206,169</b> |        |
| Non-Hispanic Origin                                 | 6,617        | 96.33% | 59,798        | 96.82% | 189,550        | 91.94% |
| Hispanic Origin                                     | 251          | 3.65%  | 1,961         | 3.18%  | 16,619         | 8.06%  |
| <b>2020 Median Age, Male</b>                        | <b>39.70</b> |        | <b>43.20</b>  |        | <b>42.60</b>   |        |
| <b>2020 Average Age, Male</b>                       | <b>38.80</b> |        | <b>40.90</b>  |        | <b>40.70</b>   |        |
| <b>2020 Median Age, Female</b>                      | <b>43.80</b> |        | <b>46.60</b>  |        | <b>45.90</b>   |        |
| <b>2020 Average Age, Female</b>                     | <b>41.80</b> |        | <b>43.30</b>  |        | <b>43.10</b>   |        |
| <b>2020 Population by Occupation Classification</b> | <b>5,579</b> |        | <b>51,175</b> |        | <b>170,499</b> |        |
| Civilian Employed                                   | 3,820        | 68.47% | 34,304        | 67.03% | 114,306        | 67.04% |
| Civilian Unemployed                                 | 103          | 1.85%  | 1,067         | 2.09%  | 3,326          | 1.95%  |
| Civilian Non-Labor Force                            | 1,656        | 29.68% | 15,791        | 30.86% | 52,816         | 30.98% |
| Armed Forces  | 0            | 0.00%  | 13            | 0.03%  | 51             | 0.03%  |
| <b>Households by Marital Status</b>                 |              |        |               |        |                |        |
| Married   | 1,290        |        | 12,674        |        | 41,750         |        |
| Married No Children                                 | 699          |        | 7,346         |        | 24,745         |        |
| Married w/Children                                  | 591          |        | 5,328         |        | 17,005         |        |
| <b>2020 Population by Education</b>                 | <b>5,266</b> |        | <b>47,578</b> |        | <b>158,897</b> |        |
| Some High School, No Diploma                        | 382          | 7.25%  | 2,502         | 5.26%  | 9,588          | 6.03%  |
| High School Grad (Incl Equivalency)                 | 1,081        | 20.53% | 10,379        | 21.81% | 37,797         | 23.79% |
| Some College, No Degree                             | 1,388        | 26.36% | 12,276        | 25.80% | 43,033         | 27.08% |
| Associate Degree                                    | 427          | 8.11%  | 3,064         | 6.44%  | 10,312         | 6.49%  |
| Bachelor Degree                                     | 1,166        | 22.14% | 11,545        | 24.27% | 35,241         | 22.18% |
| Advanced Degree                                     | 822          | 15.61% | 7,812         | 16.42% | 22,926         | 14.43% |

## Demographic Detail Report

41 Hillside Ave, Amesbury, MA 01913

| Radius                                | 1 Mile       | 5 Mile        | 10 Mile        |
|---------------------------------------|--------------|---------------|----------------|
| <b>2020 Population by Occupation</b>  | <b>7,112</b> | <b>64,495</b> | <b>213,975</b> |
| Real Estate & Finance                 | 246 3.46%    | 2,485 3.85%   | 7,576 3.54%    |
| Professional & Management             | 2,264 31.83% | 20,111 31.18% | 63,891 29.86%  |
| Public Administration                 | 147 2.07%    | 1,505 2.33%   | 4,365 2.04%    |
| Education & Health                    | 1,236 17.38% | 8,774 13.60%  | 29,457 13.77%  |
| Services                              | 742 10.43%   | 5,018 7.78%   | 17,483 8.17%   |
| Information                           | 122 1.72%    | 911 1.41%     | 2,712 1.27%    |
| Sales                                 | 696 9.79%    | 8,335 12.92%  | 28,228 13.19%  |
| Transportation                        | 81 1.14%     | 1,095 1.70%   | 3,013 1.41%    |
| Retail                                | 214 3.01%    | 3,391 5.26%   | 12,430 5.81%   |
| Wholesale                             | 114 1.60%    | 1,047 1.62%   | 3,430 1.60%    |
| Manufacturing                         | 430 6.05%    | 4,101 6.36%   | 13,775 6.44%   |
| Production                            | 337 4.74%    | 2,747 4.26%   | 9,795 4.58%    |
| Construction                          | 226 3.18%    | 2,412 3.74%   | 8,388 3.92%    |
| Utilities                             | 106 1.49%    | 1,126 1.75%   | 4,104 1.92%    |
| Agriculture & Mining                  | 6 0.08%      | 106 0.16%     | 491 0.23%      |
| Farming, Fishing, Forestry            | 35 0.49%     | 86 0.13%      | 270 0.13%      |
| Other Services                        | 110 1.55%    | 1,245 1.93%   | 4,567 2.13%    |
| <b>2020 Worker Travel Time to Job</b> | <b>3,574</b> | <b>31,888</b> | <b>107,465</b> |
| <30 Minutes                           | 1,951 54.59% | 16,858 52.87% | 58,175 54.13%  |
| 30-60 Minutes                         | 1,123 31.42% | 9,833 30.84%  | 33,792 31.44%  |
| 60+ Minutes                           | 500 13.99%   | 5,197 16.30%  | 15,498 14.42%  |
| <b>2010 Households by HH Size</b>     | <b>2,550</b> | <b>23,443</b> | <b>77,250</b>  |
| 1-Person Households                   | 806 31.61%   | 6,710 28.62%  | 21,273 27.54%  |
| 2-Person Households                   | 804 31.53%   | 7,838 33.43%  | 26,122 33.81%  |
| 3-Person Households                   | 405 15.88%   | 3,728 15.90%  | 12,514 16.20%  |
| 4-Person Households                   | 343 13.45%   | 3,344 14.26%  | 11,032 14.28%  |
| 5-Person Households                   | 143 5.61%    | 1,279 5.46%   | 4,356 5.64%    |
| 6-Person Households                   | 37 1.45%     | 375 1.60%     | 1,323 1.71%    |
| 7 or more Person Households           | 12 0.47%     | 169 0.72%     | 630 0.82%      |
| <b>2020 Average Household Size</b>    | <b>2.40</b>  | <b>2.40</b>   | <b>2.40</b>    |
| <b>Households</b>                     |              |               |                |
| 2025 Projection                       | 2,867        | 25,511        | 84,809         |
| 2020 Estimate                         | 2,788        | 24,906        | 82,604         |
| 2010 Census                           | 2,550        | 23,442        | 77,249         |
| Growth 2020 - 2025                    | 2.83%        | 2.43%         | 2.67%          |
| Growth 2010 - 2020                    | 9.33%        | 6.25%         | 6.93%          |

All information furnished is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof.  
Copyrighted report licensed to Keller Williams Commercial - Faulkner Commercial - 665436.

2/15/2021



# Demographic Detail Report

41 Hillside Ave, Amesbury, MA 01913

| Radius                                | 1 Mile           | 5 Mile           | 10 Mile          |
|---------------------------------------|------------------|------------------|------------------|
| <b>2020 Households by HH Income</b>   | <b>2,787</b>     | <b>24,906</b>    | <b>82,604</b>    |
| <\$25,000                             | 303 10.87%       | 3,283 13.18%     | 11,826 14.32%    |
| \$25,000 - \$50,000                   | 519 18.62%       | 3,582 14.38%     | 12,403 15.02%    |
| \$50,000 - \$75,000                   | 555 19.91%       | 4,042 16.23%     | 13,018 15.76%    |
| \$75,000 - \$100,000                  | 447 16.04%       | 2,957 11.87%     | 9,791 11.85%     |
| \$100,000 - \$125,000                 | 272 9.76%        | 2,614 10.50%     | 9,146 11.07%     |
| \$125,000 - \$150,000                 | 179 6.42%        | 2,027 8.14%      | 7,188 8.70%      |
| \$150,000 - \$200,000                 | 329 11.80%       | 2,960 11.88%     | 9,133 11.06%     |
| \$200,000+                            | 183 6.57%        | 3,441 13.82%     | 10,099 12.23%    |
| <b>2020 Avg Household Income</b>      | <b>\$95,737</b>  | <b>\$114,363</b> | <b>\$109,476</b> |
| <b>2020 Med Household Income</b>      | <b>\$75,923</b>  | <b>\$88,070</b>  | <b>\$85,353</b>  |
| <b>2020 Occupied Housing</b>          | <b>2,788</b>     | <b>24,906</b>    | <b>82,604</b>    |
| Owner Occupied                        | 1,756 62.98%     | 18,094 72.65%    | 58,555 70.89%    |
| Renter Occupied                       | 1,032 37.02%     | 6,812 27.35%     | 24,049 29.11%    |
| <b>2010 Housing Units</b>             | <b>2,861</b>     | <b>24,739</b>    | <b>86,064</b>    |
| 1 Unit                                | 1,511 52.81%     | 17,140 69.28%    | 58,210 67.64%    |
| 2 - 4 Units                           | 687 24.01%       | 3,606 14.58%     | 14,223 16.53%    |
| 5 - 19 Units                          | 173 6.05%        | 1,505 6.08%      | 7,175 8.34%      |
| 20+ Units                             | 490 17.13%       | 2,488 10.06%     | 6,456 7.50%      |
| <b>2020 Housing Value</b>             | <b>1,756</b>     | <b>18,095</b>    | <b>58,554</b>    |
| <\$100,000                            | 52 2.96%         | 813 4.49%        | 2,754 4.70%      |
| \$100,000 - \$200,000                 | 91 5.18%         | 650 3.59%        | 3,086 5.27%      |
| \$200,000 - \$300,000                 | 333 18.96%       | 1,878 10.38%     | 9,659 16.50%     |
| \$300,000 - \$400,000                 | 661 37.64%       | 4,099 22.65%     | 14,586 24.91%    |
| \$400,000 - \$500,000                 | 296 16.86%       | 3,873 21.40%     | 11,820 20.19%    |
| \$500,000 - \$1,000,000               | 320 18.22%       | 6,205 34.29%     | 15,541 26.54%    |
| \$1,000,000+                          | 3 0.17%          | 577 3.19%        | 1,108 1.89%      |
| <b>2020 Median Home Value</b>         | <b>\$360,816</b> | <b>\$441,505</b> | <b>\$394,459</b> |
| <b>2020 Housing Units by Yr Built</b> | <b>2,877</b>     | <b>26,131</b>    | <b>89,319</b>    |
| Built 2010+                           | 178 6.19%        | 1,189 4.55%      | 4,054 4.54%      |
| Built 2000 - 2010                     | 250 8.69%        | 2,216 8.48%      | 7,792 8.72%      |
| Built 1990 - 1999                     | 219 7.61%        | 2,971 11.37%     | 10,288 11.52%    |
| Built 1980 - 1989                     | 211 7.33%        | 2,906 11.12%     | 11,252 12.60%    |
| Built 1970 - 1979                     | 380 13.21%       | 3,737 14.30%     | 10,636 11.91%    |
| Built 1960 - 1969                     | 238 8.27%        | 2,299 8.80%      | 8,221 9.20%      |
| Built 1950 - 1959                     | 125 4.34%        | 1,730 6.62%      | 7,715 8.64%      |
| Built <1949                           | 1,276 44.35%     | 9,083 34.76%     | 29,361 32.87%    |
| <b>2020 Median Year Built</b>         | <b>1961</b>      | <b>1969</b>      | <b>1968</b>      |

All information furnished is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof.  
Copyrighted report licensed to Keller Williams Commercial - Faulkner Commercial - 665436.

2/15/2021

# Demographic Trend Report

1 Mile Radius

41 Hillside Ave, Amesbury, MA 01913

Building Type: Mixed Use  
 Secondary: Retail/ Office  
 GLA: 2,000 SF  
 Year Built: 2023

Total Available: 2,000 SF

| Description                 | 2010         |               | 2020         |               | 2025         |               |
|-----------------------------|--------------|---------------|--------------|---------------|--------------|---------------|
| Population                  | 6,220        |               | 6,869        |               | 7,068        |               |
| Age 0 - 4                   | 380          | 6.11%         | 378          | 5.50%         | 376          | 5.32%         |
| Age 5 - 9                   | 386          | 6.21%         | 403          | 5.87%         | 393          | 5.56%         |
| Age 10 - 14                 | 398          | 6.40%         | 423          | 6.16%         | 414          | 5.86%         |
| Age 15 - 19                 | 334          | 5.37%         | 430          | 6.26%         | 430          | 6.08%         |
| Age 20 - 24                 | 316          | 5.08%         | 396          | 5.77%         | 427          | 6.04%         |
| Age 25 - 29                 | 363          | 5.84%         | 381          | 5.55%         | 409          | 5.79%         |
| Age 30 - 34                 | 391          | 6.29%         | 410          | 5.97%         | 405          | 5.73%         |
| Age 35 - 39                 | 453          | 7.28%         | 452          | 6.58%         | 427          | 6.04%         |
| Age 40 - 44                 | 518          | 8.33%         | 448          | 6.52%         | 444          | 6.28%         |
| Age 45 - 49                 | 527          | 8.47%         | 505          | 7.35%         | 470          | 6.65%         |
| Age 50 - 54                 | 572          | 9.20%         | 547          | 7.96%         | 503          | 7.12%         |
| Age 55 - 59                 | 405          | 6.51%         | 551          | 8.02%         | 527          | 7.46%         |
| Age 60 - 64                 | 335          | 5.39%         | 468          | 6.81%         | 509          | 7.20%         |
| Age 65 - 69                 | 233          | 3.75%         | 359          | 5.23%         | 435          | 6.15%         |
| Age 70 - 74                 | 160          | 2.57%         | 265          | 3.86%         | 336          | 4.75%         |
| Age 75 - 79                 | 160          | 2.57%         | 172          | 2.50%         | 236          | 3.34%         |
| Age 80 - 84                 | 138          | 2.22%         | 122          | 1.78%         | 153          | 2.16%         |
| Age 85+                     | 152          | 2.44%         | 160          | 2.33%         | 176          | 2.49%         |
| <b>Age 15+</b>              | <b>5,057</b> | <b>81.30%</b> | <b>5,666</b> | <b>82.49%</b> | <b>5,887</b> | <b>83.29%</b> |
| <b>Age 20+</b>              | <b>4,723</b> | <b>75.93%</b> | <b>5,236</b> | <b>76.23%</b> | <b>5,457</b> | <b>77.21%</b> |
| <b>Age 65+</b>              | <b>843</b>   | <b>13.55%</b> | <b>1,078</b> | <b>15.69%</b> | <b>1,336</b> | <b>18.90%</b> |
| <b>Median Age</b>           | <b>41</b>    |               | <b>42</b>    |               | <b>43</b>    |               |
| <b>Average Age</b>          | <b>39.30</b> |               | <b>40.30</b> |               | <b>41.50</b> |               |
| Population By Race          | 6,220        |               | 6,869        |               | 7,068        |               |
| White                       | 6,043        | 97.15%        | 6,567        | 95.60%        | 6,707        | 94.89%        |
| Black                       | 49           | 0.79%         | 93           | 1.35%         | 116          | 1.64%         |
| Am. Indian & Alaskan        | 16           | 0.26%         | 25           | 0.36%         | 29           | 0.41%         |
| Asian                       | 36           | 0.58%         | 54           | 0.79%         | 61           | 0.86%         |
| Hawaiian & Pacific Islander | 5            | 0.08%         | 9            | 0.13%         | 11           | 0.16%         |
| Other                       | 72           | 1.16%         | 122          | 1.78%         | 144          | 2.04%         |

All information furnished is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof.  
 Copyrighted report licensed to Keller Williams Commercial - Faulkner Commercial - 665436.

2/15/2021



# Demographic Trend Report

1 Mile Radius

41 Hillside Ave, Amesbury, MA 01913

| Description                          | 2010            | 2020            | 2025            |
|--------------------------------------|-----------------|-----------------|-----------------|
| <b>Population by Race (Hispanic)</b> | <b>117</b>      | <b>251</b>      | <b>330</b>      |
| White                                | 97 82.91%       | 203 80.88%      | 268 81.21%      |
| Black                                | 7 5.98%         | 15 5.98%        | 18 5.45%        |
| Am. Indian & Alaskan                 | 5 4.27%         | 9 3.59%         | 11 3.33%        |
| Asian                                | 0 0.00%         | 0 0.00%         | 0 0.00%         |
| Hawaiian & Pacific Islander          | 2 1.71%         | 3 1.20%         | 4 1.21%         |
| Other                                | 7 5.98%         | 21 8.37%        | 29 8.79%        |
| <b>Household by Household Income</b> | <b>2,550</b>    | <b>2,787</b>    | <b>2,866</b>    |
| <\$25,000                            | 555 21.76%      | 303 10.87%      | 289 10.08%      |
| \$25,000 - \$50,000                  | 413 16.20%      | 519 18.62%      | 546 19.05%      |
| \$50,000 - \$75,000                  | 409 16.04%      | 555 19.91%      | 580 20.24%      |
| \$75,000 - \$100,000                 | 383 15.02%      | 447 16.04%      | 458 15.98%      |
| \$100,000 - \$125,000                | 342 13.41%      | 272 9.76%       | 262 9.14%       |
| \$125,000 - \$150,000                | 194 7.61%       | 179 6.42%       | 179 6.25%       |
| \$150,000 - \$200,000                | 161 6.31%       | 329 11.80%      | 356 12.42%      |
| \$200,000+                           | 93 3.65%        | 183 6.57%       | 196 6.84%       |
| <b>Average Household Income</b>      | <b>\$80,209</b> | <b>\$95,737</b> | <b>\$96,893</b> |
| <b>Median Household Income</b>       | <b>\$68,879</b> | <b>\$75,923</b> | <b>\$75,982</b> |