

RETAIL FOR LEASE

45 STOREY AVE, UNIT W7B, NEWBURYPORT, MA 01950

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PROPERTY DESCRIPTION

Sublease opportunity in the busy Port Plaza! Ideally located 1600SF+/- retail space In Newburyport's largest shopping plaza near the I-95 exit. The former Children's Orchard space has large glass windows, storage/ office space in the back of the space, and an ADA restroom.

Neighboring tenants in the West Shops include Planet Fitness, Santander Bank, AAA, Pure Barre, China Wok, and others. Tenants in the Marketplace, West, and North Shops include Shaw's Supermarket, Jersey Mike's, McDonald's, Dunkin' Donuts, Verizon Wireless, Ohana Klitchen, Hyman's Pennyworth Shoes, and more.

This is a sublease through June 2024, the landlord will require the new tenant to sign a new lease with a 5 to 10 year initial term. Current lease terms are \$25 PSF, NNN. The tenant pays NNN and CAM charges and all utilities in addition to base rent. Prospective Tenants are encouraged to perform due diligence for specific details and suitability of the space for their intended use.

PROPERTY HIGHLIGHTS

- 1600 Prime Retail Space
- 18,920 AADT Traffic Count on Storey Ave, Route 113

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,600 SF
Building Size:	1,600 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,305	26,433	75,796
Total Population	30,537	59,290	171,974
Average HH Income	\$122,170	\$116,205	\$108,819

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.

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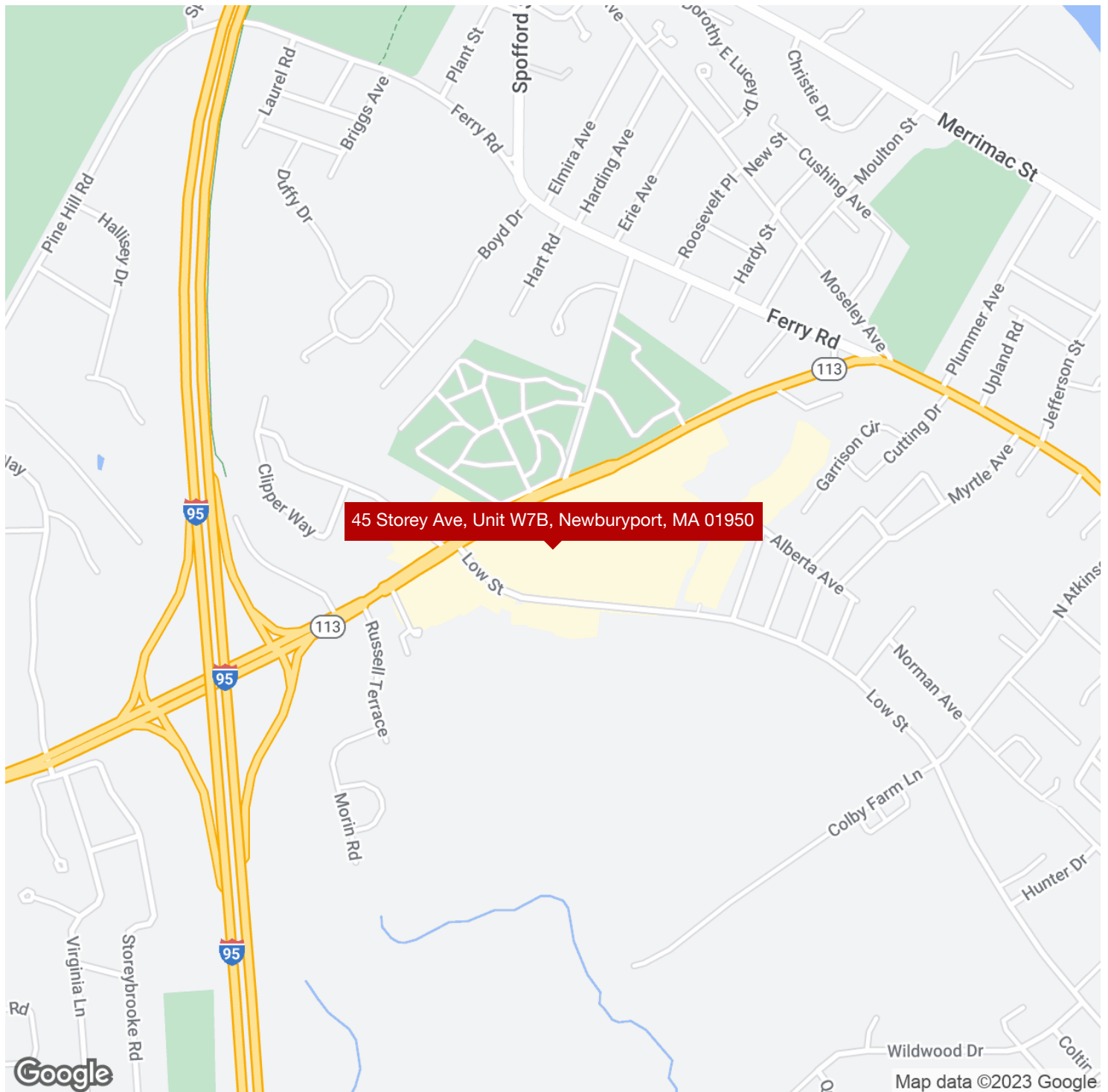
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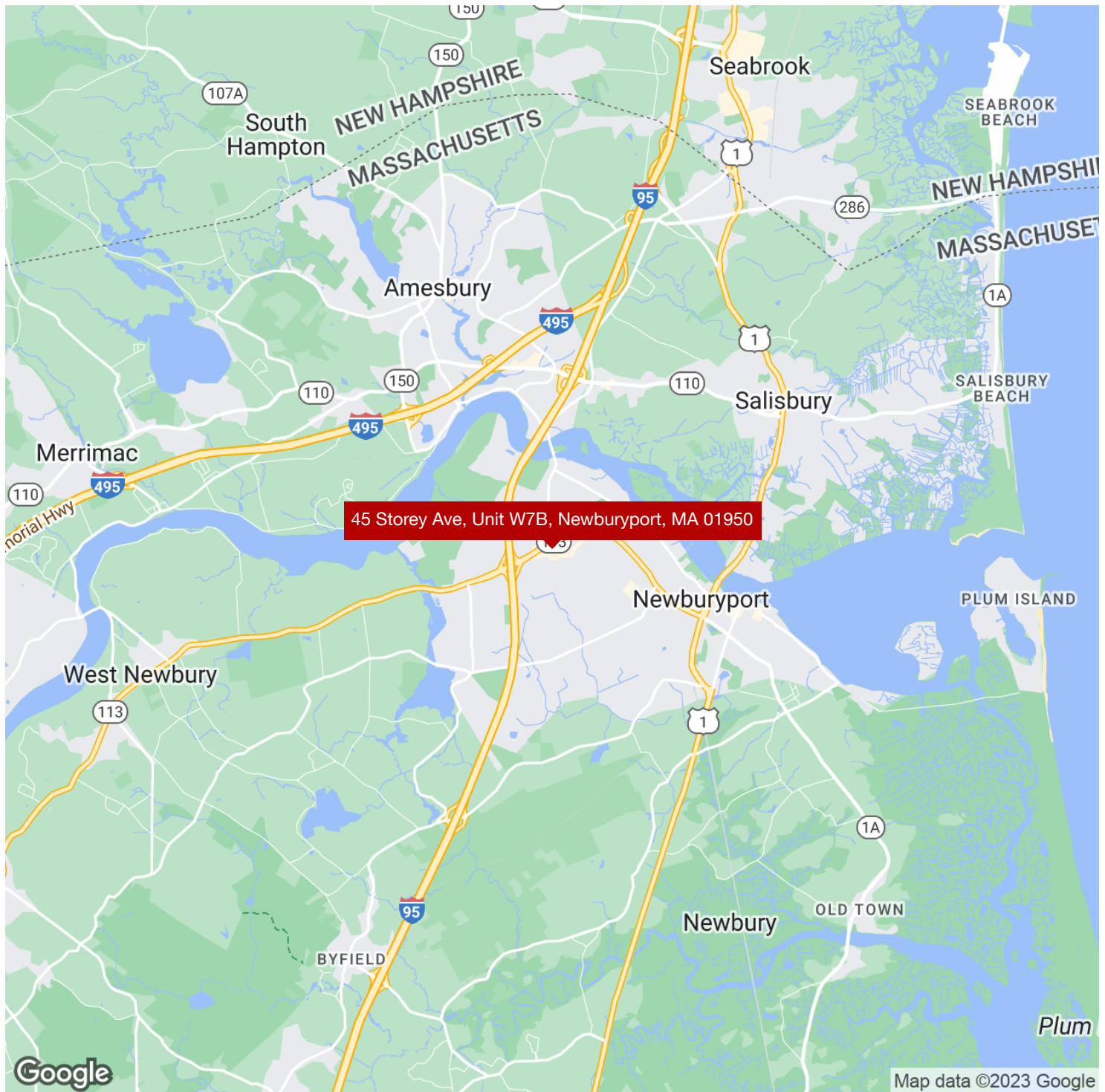
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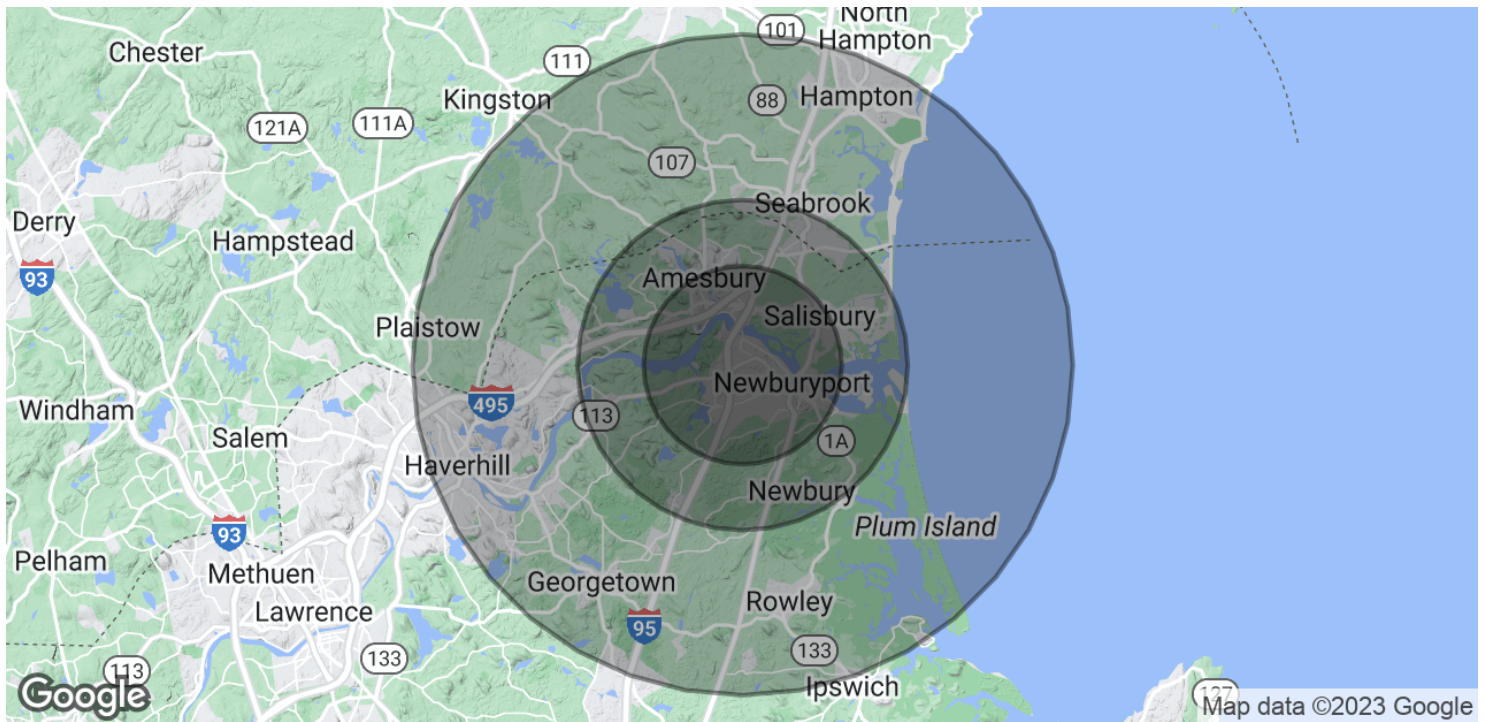
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,537	59,290	171,974
Average Age	45.8	46.6	45.0
Average Age (Male)	42.2	44.0	43.1
Average Age (Female)	48.4	48.5	46.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,305	26,433	75,796
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$122,170	\$116,205	\$108,819
Average House Value	\$499,103	\$455,427	\$402,277

* Demographic data derived from 2020 ACS - US Census

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