

INVESTMENT **HIGHLIGHTS**





A GENERATIONAL WATERVIEW **DEVELOPMENT OPPORTUNITY**

A +/- 7.5-acre site with scenic waterviews and direct access to Eastern Ave, positioned for multifamily, industrial, or senior housing development.



CLOSE PROXIMITY TO DOWNTOWN GLOUCESTER

Blackburn East benefits from a central location in the market positioned just one mile from downtown Gloucester and two and a half miles from central Rockport. The asset is also a beneficiary of immediate area amenities including Cape Ann Marketplace, a productive Shaw's-Anchored shopping center.



HIGH BARRIER TO ENTRY MARKET

Gloucester is one of the North Shore's most competitive commercial real estate and development markets, which is highlighted by the City's minimal project starts over the past several years. Blackburn East offers an opportunity to acquire undeveloped land as an entry into the market.

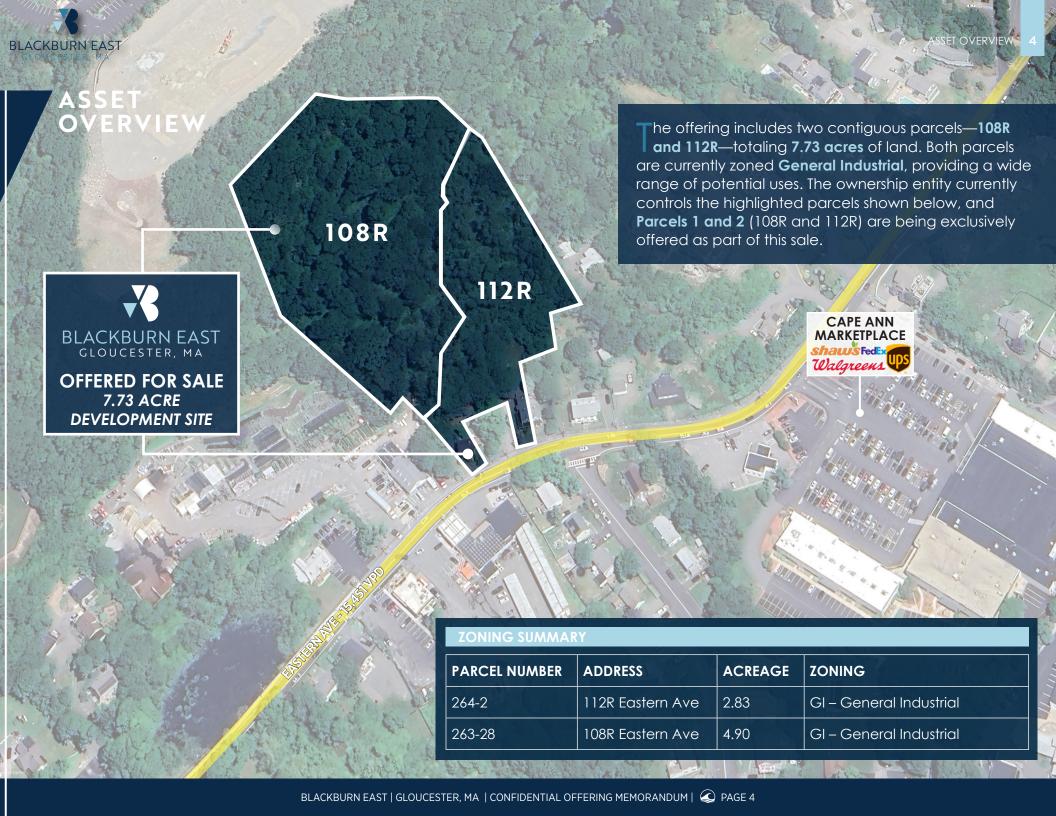


ONE OF METRO BOSTON'S MOST AFFLUENT COMMUNITIES

Cape Ann is one of the North Shore's most affluent submarkets. making the prospect of any new development extremely attractive.











OFFERED FOR SALE: \$1,800,000

Exclusively Offered By



PRIMARY DEAL CONTACTS

JOEY TAGLIENTE

Associate 617.875.7310 jtagliente@atlanticretail.com

MATT ERICSON

Senior Analyst 978.494.2164 mericson@atlanticretail.com

JUSTIN SMITH

Head of Capital Markets 617.239.3610 jsmith@atlanticretail.com

CHRIS PETERSON

Executive Vice President 917.780.4233 cpeterson@atlanticretail.com

DEBT AND EQUITY FINANCING

STEPHEN JOSEPH

Vice President 609.462.5921 sjoseph@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Blackburn East - Gloucester, MA (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the evoner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor heir respective equity holders, officers, employees and agents makes any representations or warranties, expressed nipplied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.