



45 STOREY AVENUE | NEWBURYPORT, MA

PORT PLAZA

END CAP WITH DRIVE-THRU, IN-LINE, & BIG BOX SPACE AVAILABLE



PROJECT DETAILS

PORT PLAZA • END CAP WITH DRIVE-THRU, IN-LINE, & BIG BOX SPACE AVAILABLE • RETAIL

PROPERTY HIGHLIGHTS

- 1,848 sf 2nd generation end cap w/ drive thru
- 3,374 SF in-line existing bank space
- 50,851 SF Big Box space available, ceiling heights
- 17'3" 2024 NNN Estimate: \$5.00/SF
- 21,659 ADT on Storey Ave
- Strong visibility to Storey Ave and Low St
- [Location Video](#)

OFFERING SUMMARY

2024 NNN ESTIMATE	\$4.50/sf
AVAILABLE SF	3,374, 1,848 w/ drive-thru & 50,851 SF

DEMOGRAPHICS

TOTAL HOUSEHOLDS

3 MILES	5 MILES	7 MILES
13,196	25,316	34,903

TOTAL POPULATION

3 MILES	5 MILES	7 MILES
30,577	58,570	82,925

MEDIAN HH INCOME

3 MILES	5 MILES	7 MILES
\$113,302	\$105,194	\$108,407



AERIAL

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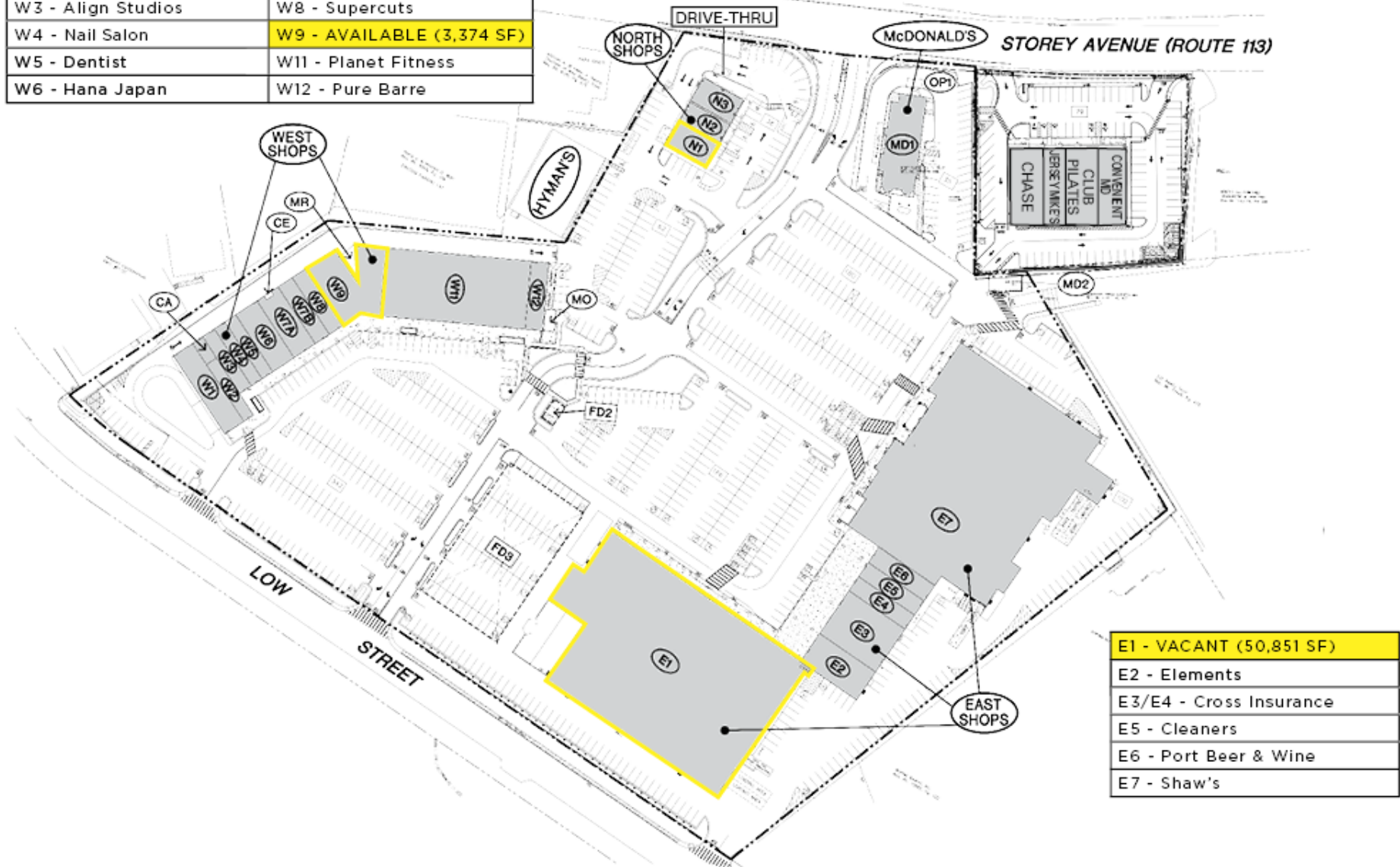


SITE PLAN

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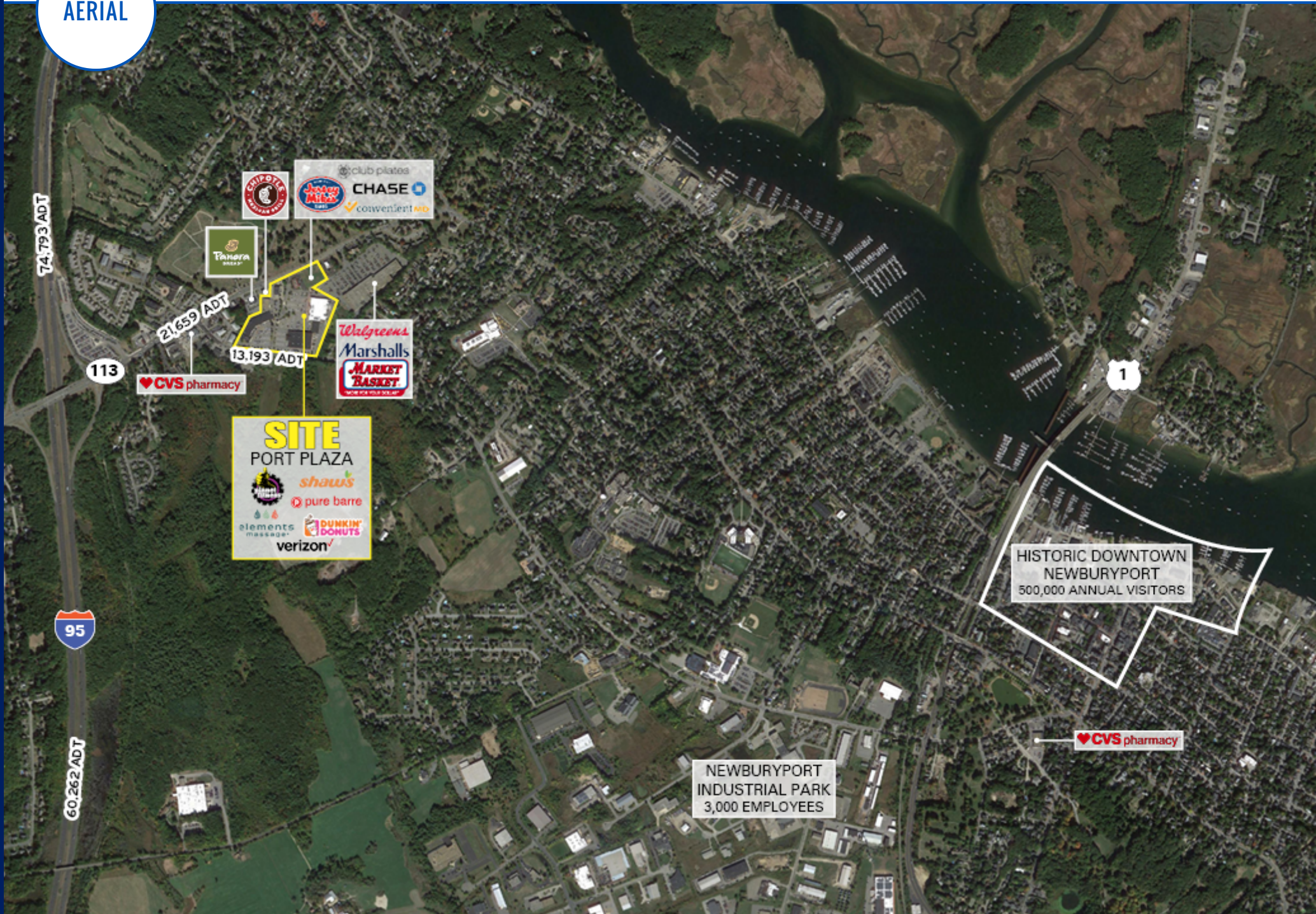
W1 - Santander	W7A - AAA
W2 - China Wok	W7B - Bird Watchers Supply & Gift
W3 - Align Studios	W8 - Supercuts
W4 - Nail Salon	W9 - AVAILABLE (3,374 SF)
W5 - Dentist	W11 - Planet Fitness
W6 - Hana Japan	W12 - Pure Barre

N1 - AVAILABLE (1,850 SF W/DRIVE-THRU)
N2 - Verizon
N3 - DEAL PENDING



E1 - VACANT (50,851 SF)
E2 - Elements
E3/E4 - Cross Insurance
E5 - Cleaners
E6 - Port Beer & Wine
E7 - Shaw's

AERIAL





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