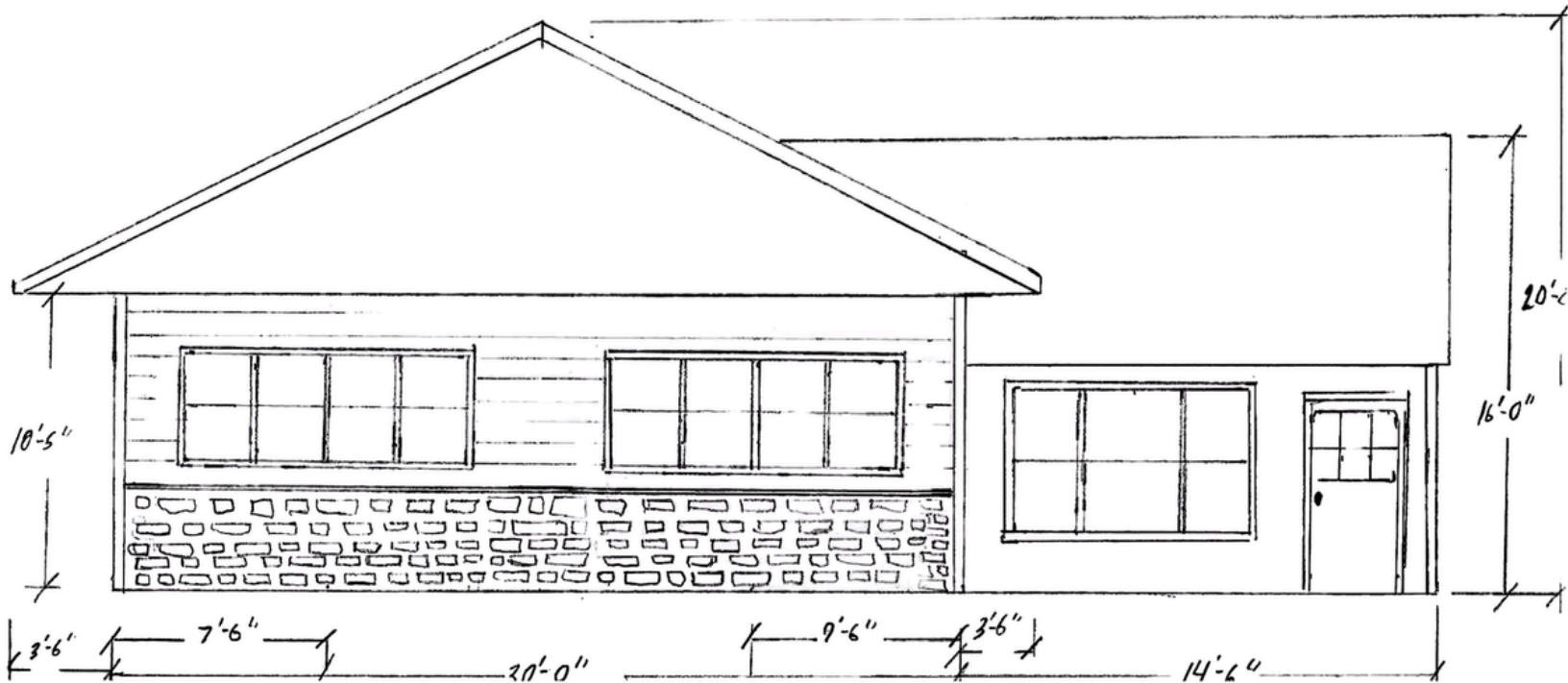


# FOR LEASE

Light industrial space near downtown and I-95 / I-495



**46 ELM  
STREET**

Amesbury, MA 01913

ADELINE MATTON  
MA, ME & NH Broker, Realtor®  
aluxety.com

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# THE PROPERTY

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46 ELM ST, AMESBURY, MA

Renovations underway. This is your chance to lease a space that will be transformed into a modern, attractive location for your business. Great opportunity to bring your business to Amesbury with this commercial flex space property. Located as you enter downtown; this desirable location is in close proximity to the bus station and municipal parking lots. Zoned Central Industrial (IC) there are multiple permitted uses for this location: food service, entertainment, retail, fitness, small car dealership and more. The existing building offers 2,616 square feet with an open floor plan, 14 ft ceilings and 2 bathrooms. Property to be delivered white box condition with all drywall completed, all new doors and windows, and new exterior siding. Updated gas HVAC system and 3 phase electric. Located within 10 minutes of both I95 and I495. This is your chance to lease a space that will be transformed into a modern, attractive location for your business and still time to incorporate customizations.

## PROPERTY SUMMARY

---

Lease Rate:	\$17/SF NNN
Building SF:	2,616
Lot Size:	0.28 AC (12,050 SF)
Parking Spaces:	15+
2026 Taxes:	\$4,860/YR
Zoning:	IC

## LOCATION SUMMARY

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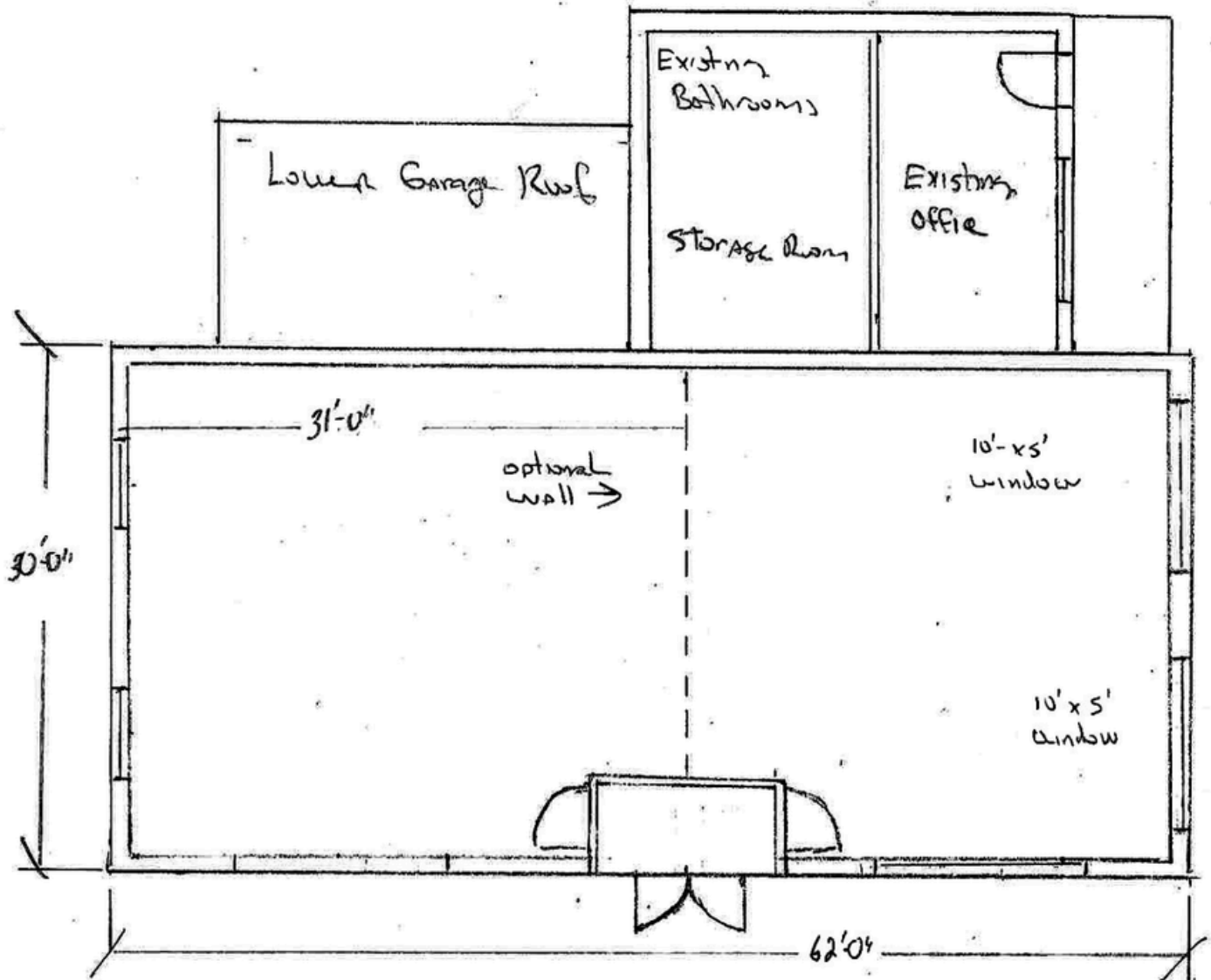
Less than 2 mi to I-95 & I-495
0.2 mi to MVRTA bus station
0.1 mi to downtown Amesbury
4.7 mi to NH border
Located on a main street with high visibility





# PROPOSED BUILD OUT

46 ELM ST, AMESBURY, MA



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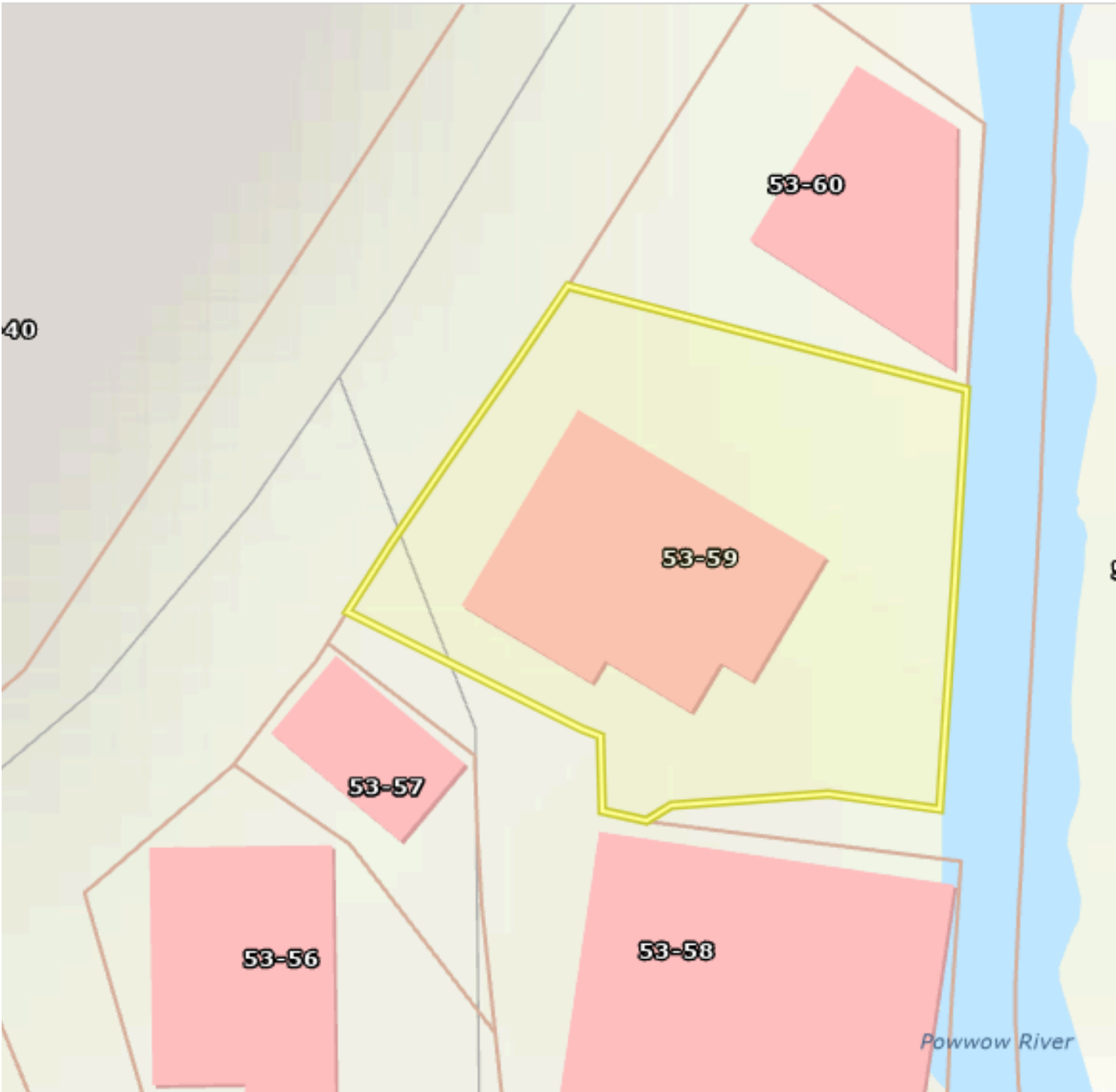
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# GIS MAP



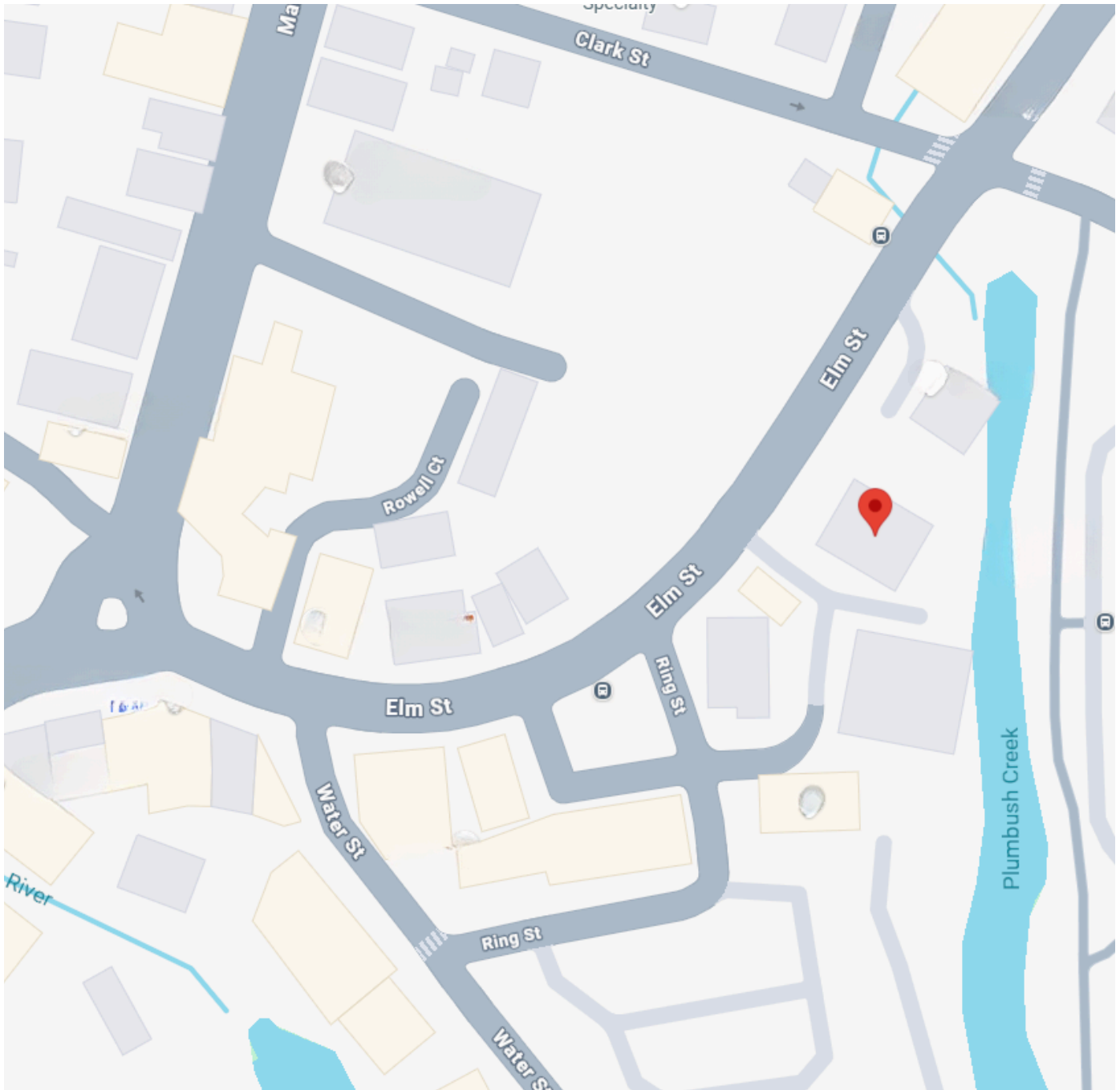
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## LOCATION MAP

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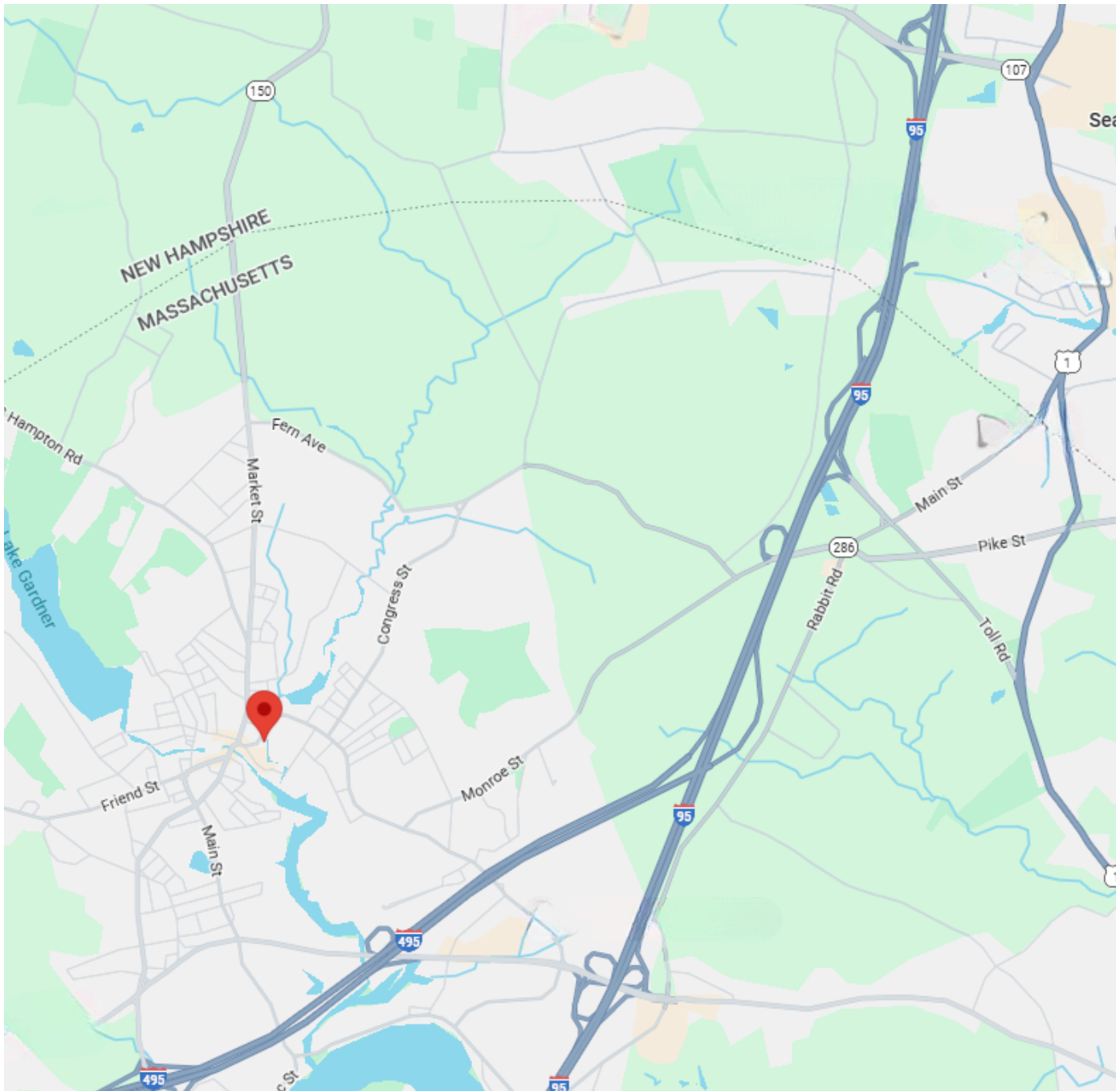
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## REGIONAL MAP

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Adeline Matton

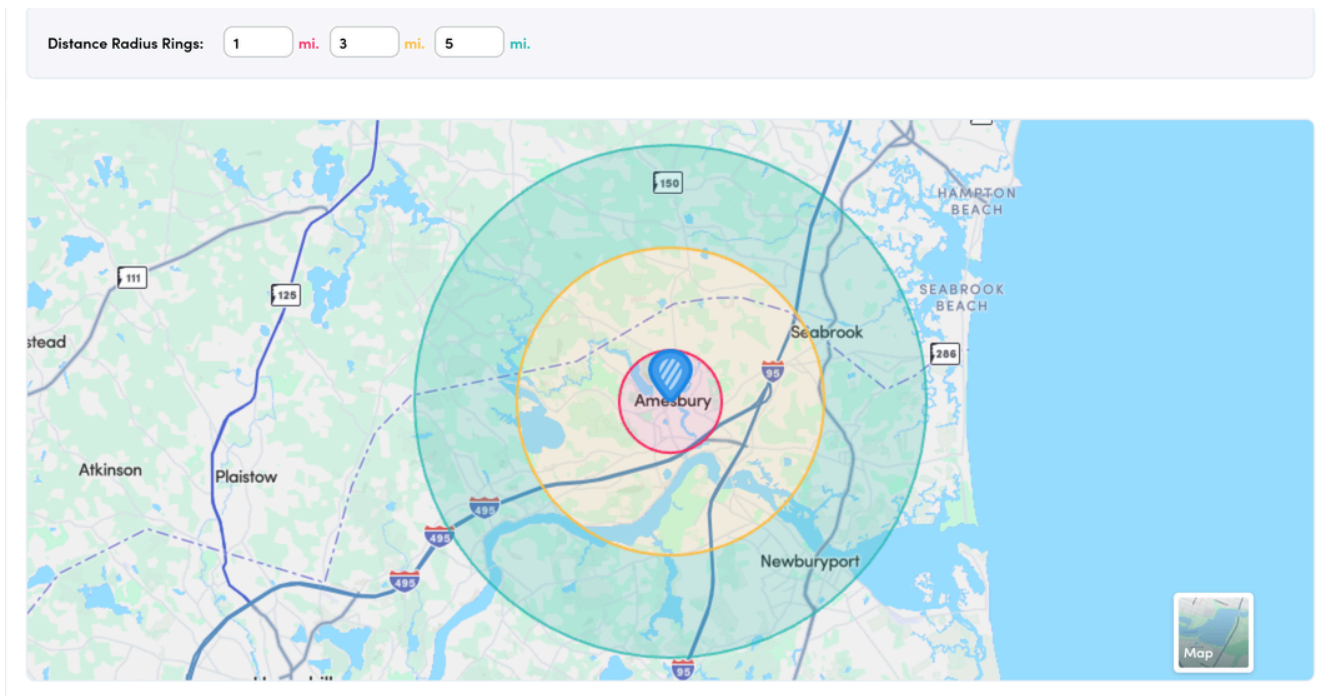
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# DEMOGRAPHICS



## POPULATION

	1 mi	2 mi	5 mi
<b>Total Population</b>	9,218	16,348	57,592
<b>Average Age</b>	44	44	45

## HOUSEHOLD & INCOME

	1 mi	2 mi	5 mi
<b>Total Households</b>	4,132	7,079	24,218
<b>Average Household Income</b>	\$116,300	\$132,700	\$147,300
<b>Average Home Value of Owner Occupied Units</b>	\$508,700	\$535,800	\$632,800

## ANNUAL CONSUMER SPEND

	1 mi	2 mi	5 mi
<b>Total Retail</b>	\$187M	\$354.8M	\$1.3B
<b>Total Non-Retail</b>	\$81.3M	\$159.1M	\$159.1M
<b>Total Spend</b>	\$268.3M	\$513.9M	\$2B

## TRAFFIC COUNTS

	AADT
<b>Main Street, Amesbury</b>	5,091
<b>I-95 at Macy St, Amesbury</b>	35,577
<b>I-495 at Macy St, Amesbury</b>	29,741



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