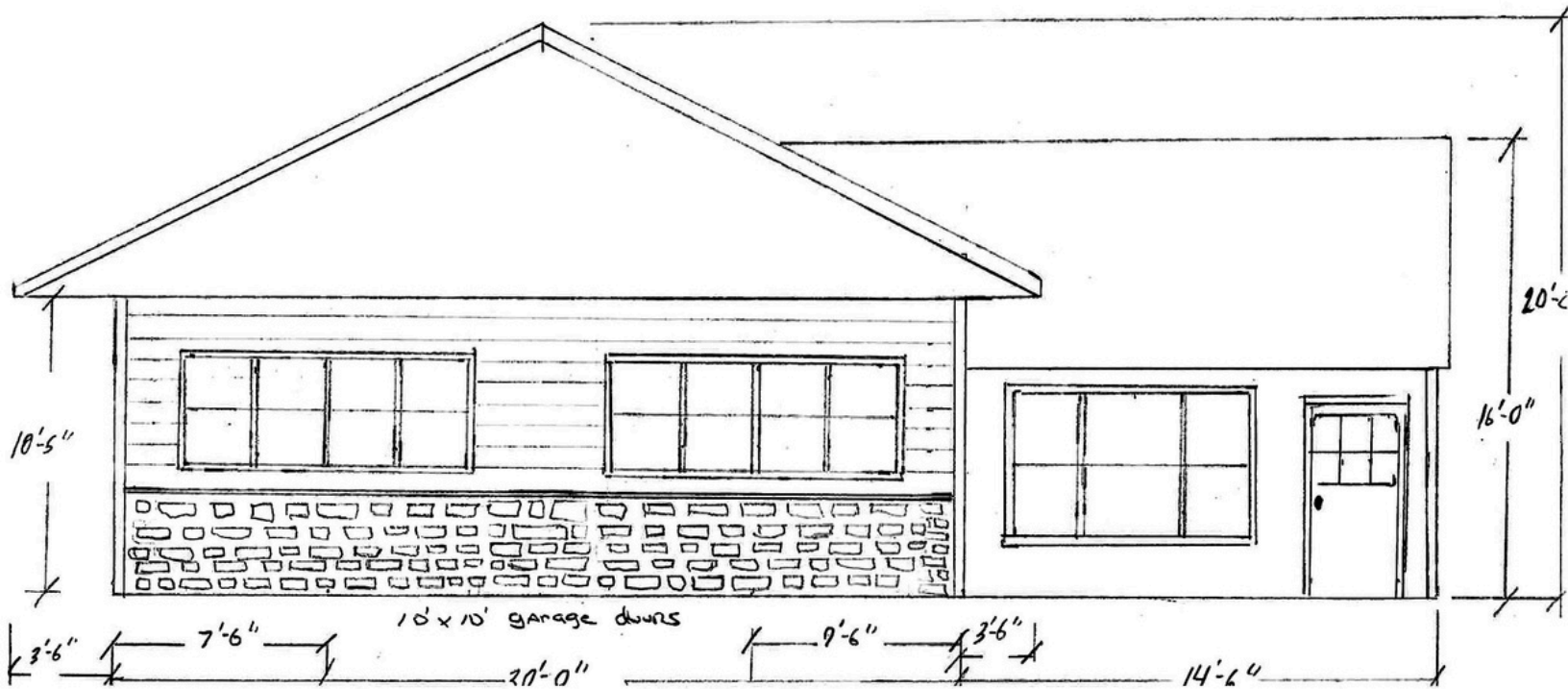


FOR LEASE

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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19 Elm St, Amesbury, MA 01913

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THE PROPERTY

46 ELM ST, AMESBURY, MA

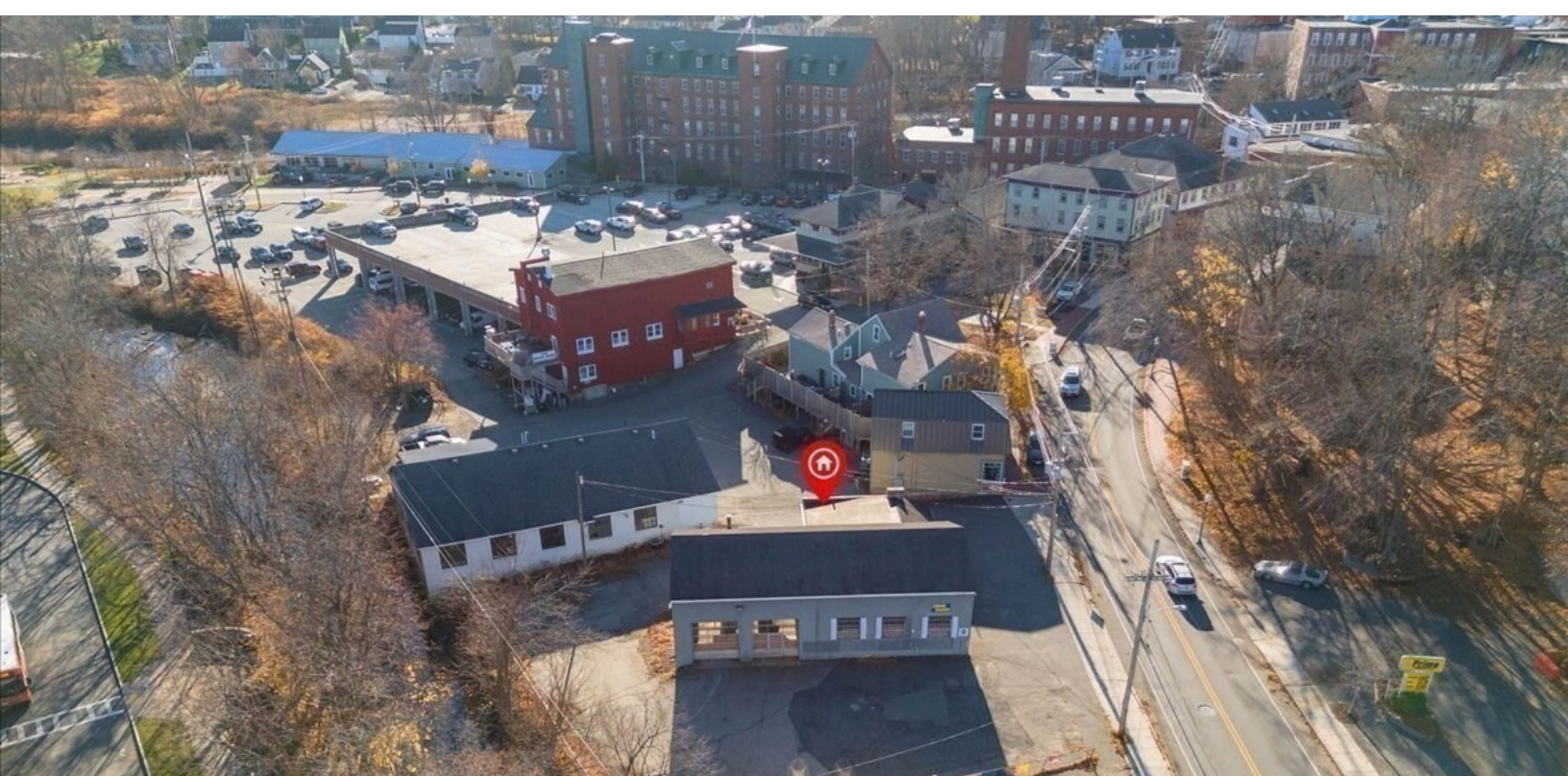
This commercial space is about to get a makeover, along with other exciting updates throughout. If you've been overlooking this property now is the time to take a fresh look! This is your chance to lease a space that will be transformed into a modern, attractive location for your business. Great opportunity 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. The existing building offers 2,616 square feet with an open floor plan and possibility to subdivide into 2 units. Bring your vision to make this the perfect space. Located within 10 minutes of both Interstates 95 and 495. 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

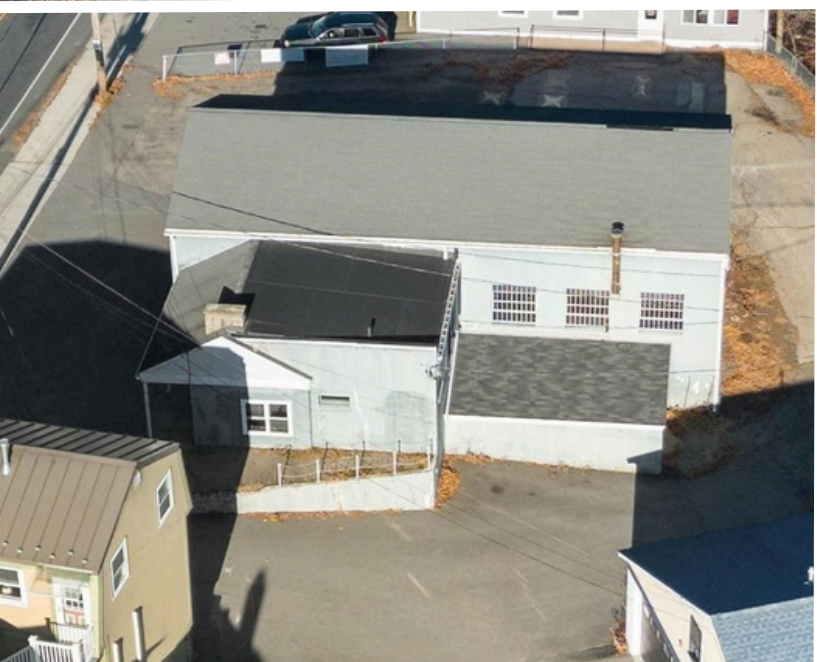
Lease Rate:	\$17/SF NNN
Building SF:	2,616
Lot Size:	0.28 AC (12,050 SF)
Parking Spaces:	15+
Taxes:	\$4,804/YR
Zoning:	IC

LOCATION SUMMARY

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



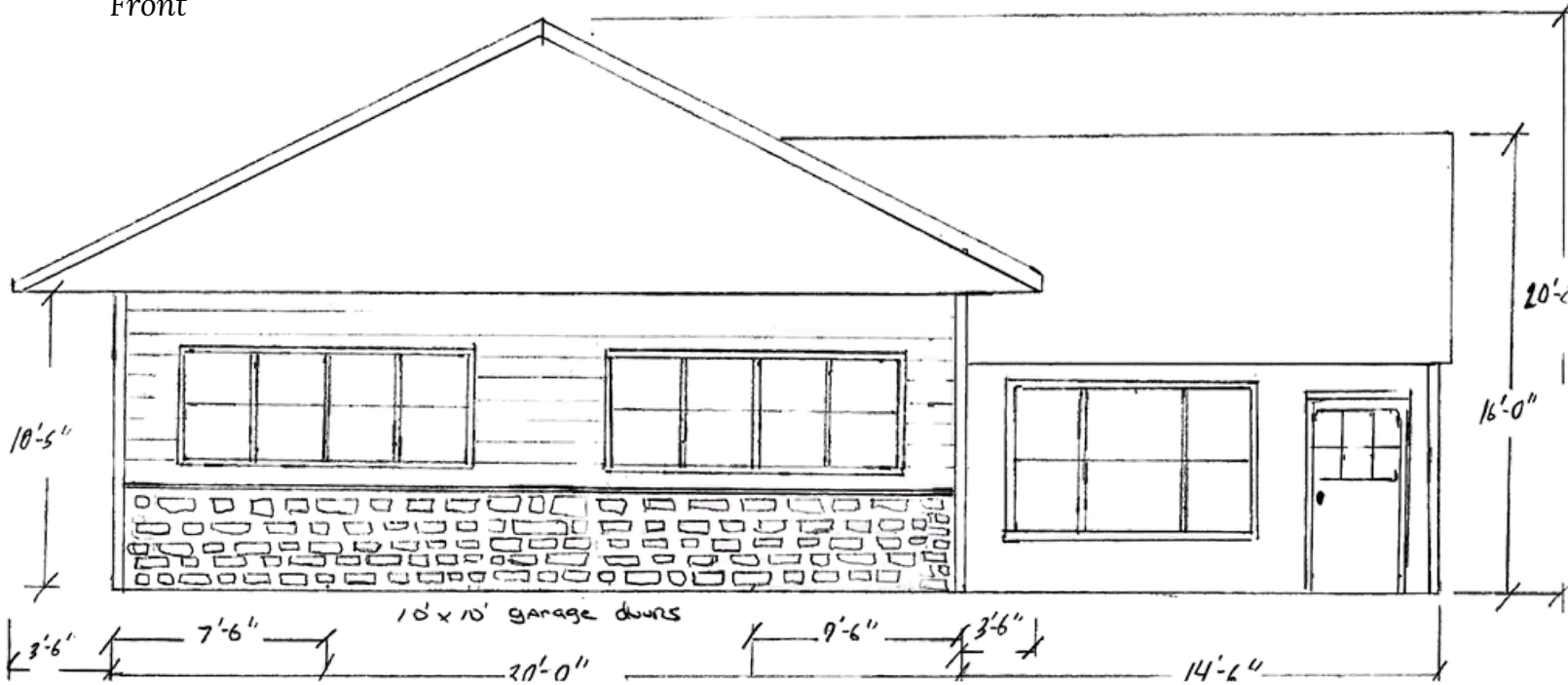




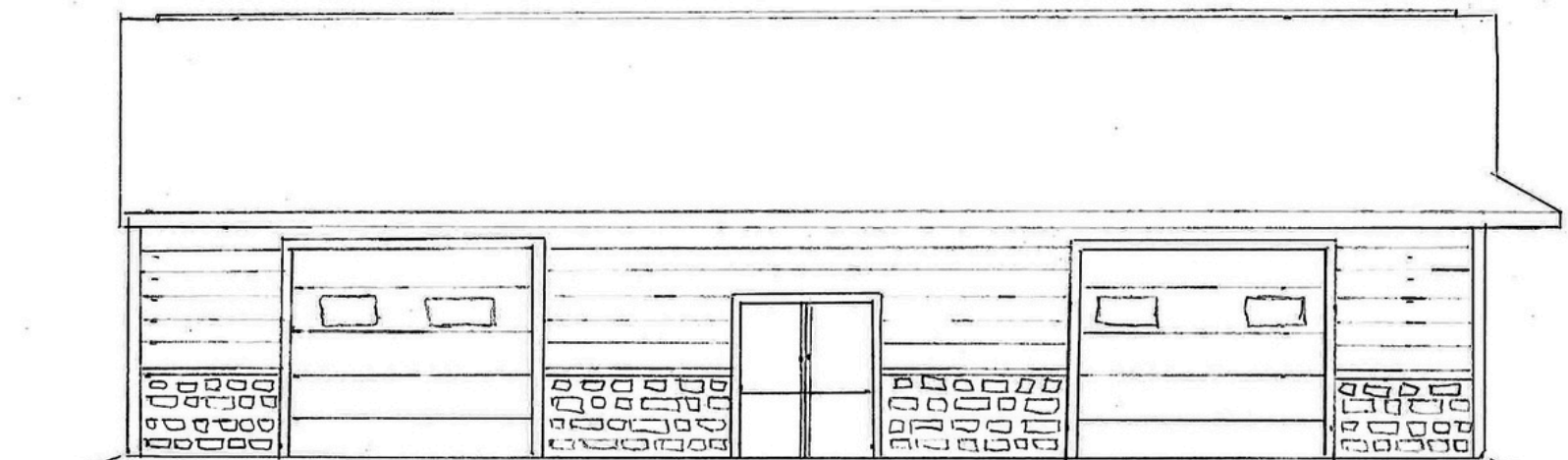
PROPOSED BUILD OUT

46 ELM ST, AMESBURY, MA

Front



Left side



Adeline Matton

MA, ME & NH Broker, REALTOR®

978.884.5609

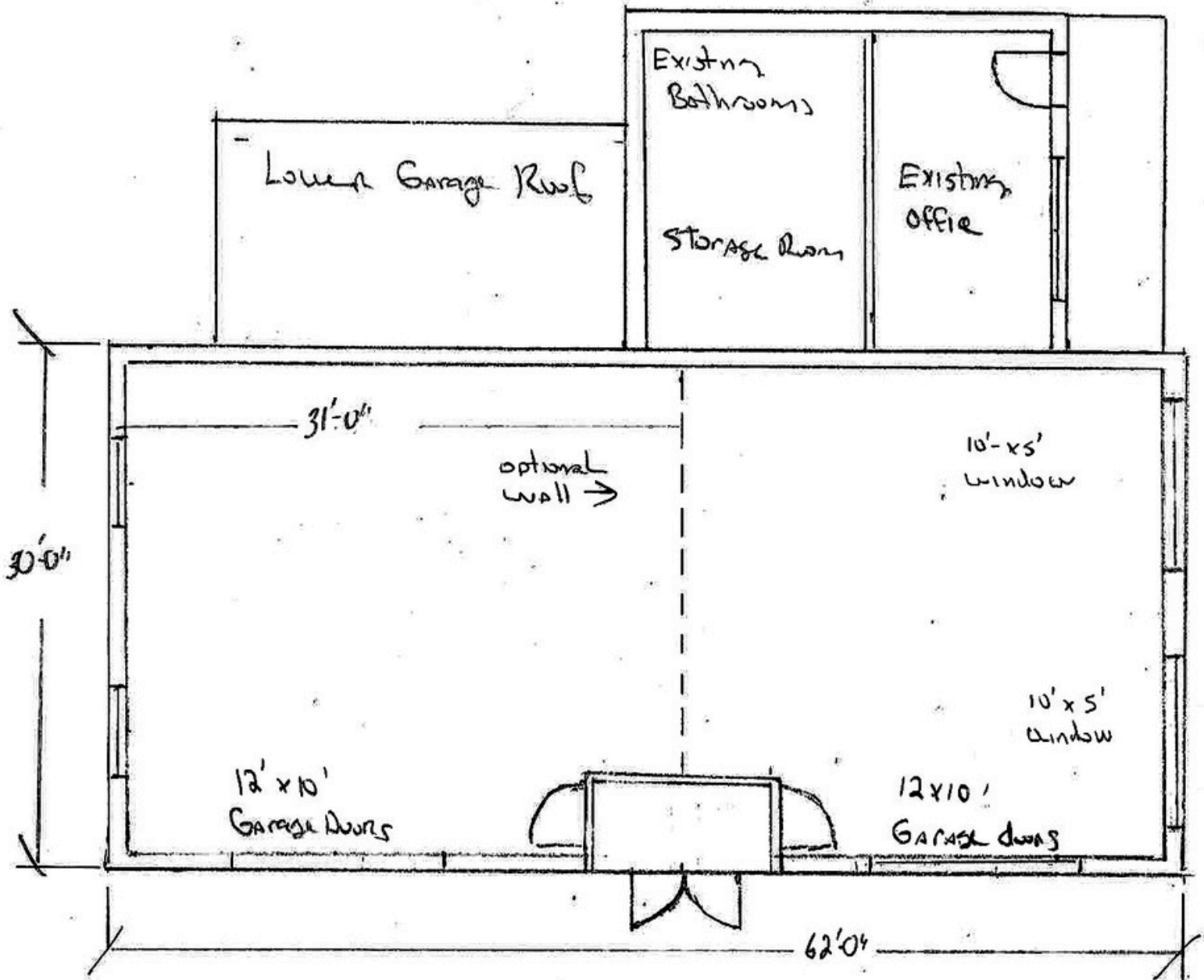
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PROPOSED BUILD OUT

46 ELM ST, AMESBURY, MA

Can be separated into 2 units



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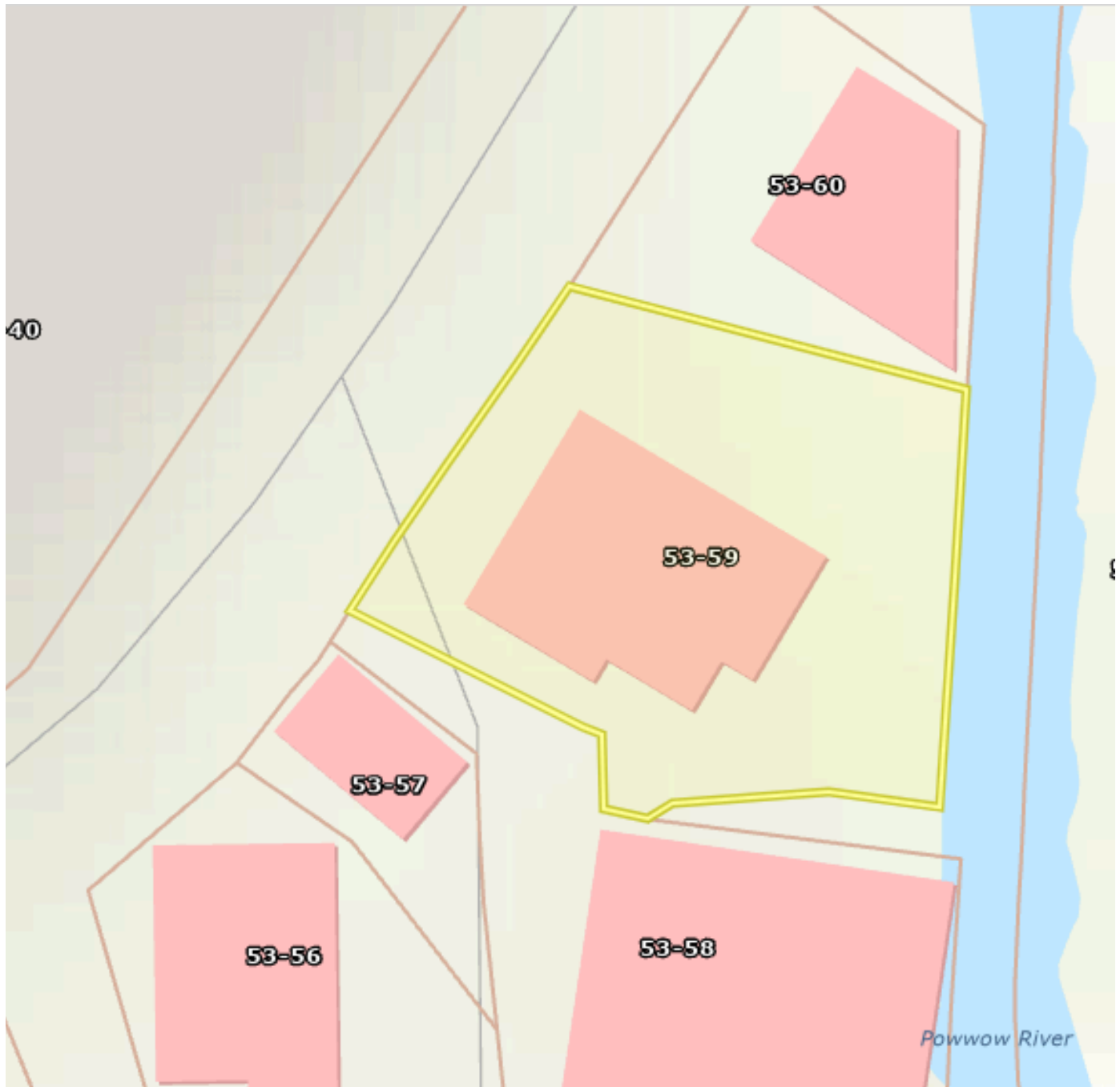
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GIS MAP



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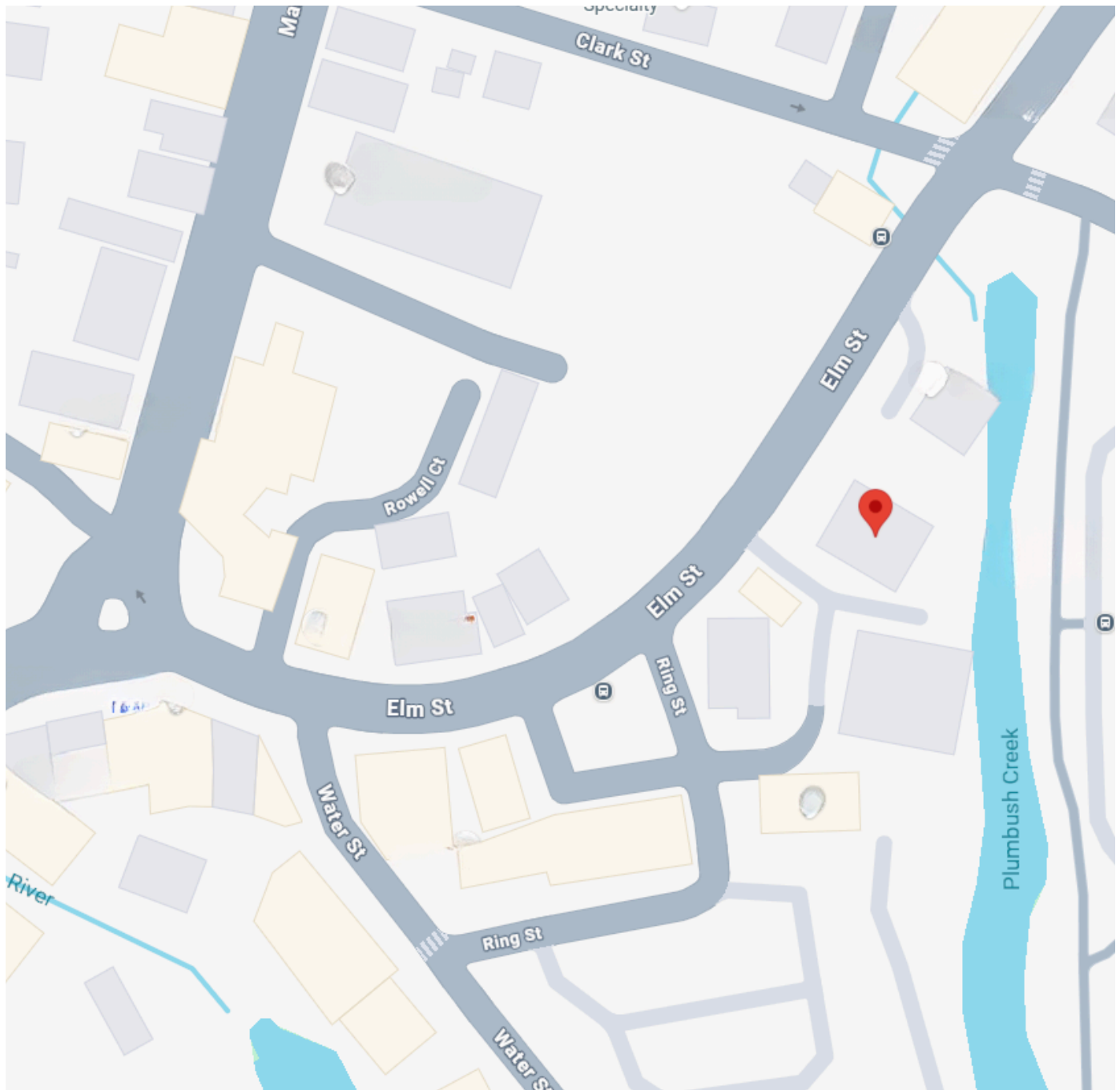
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LOCATION MAP



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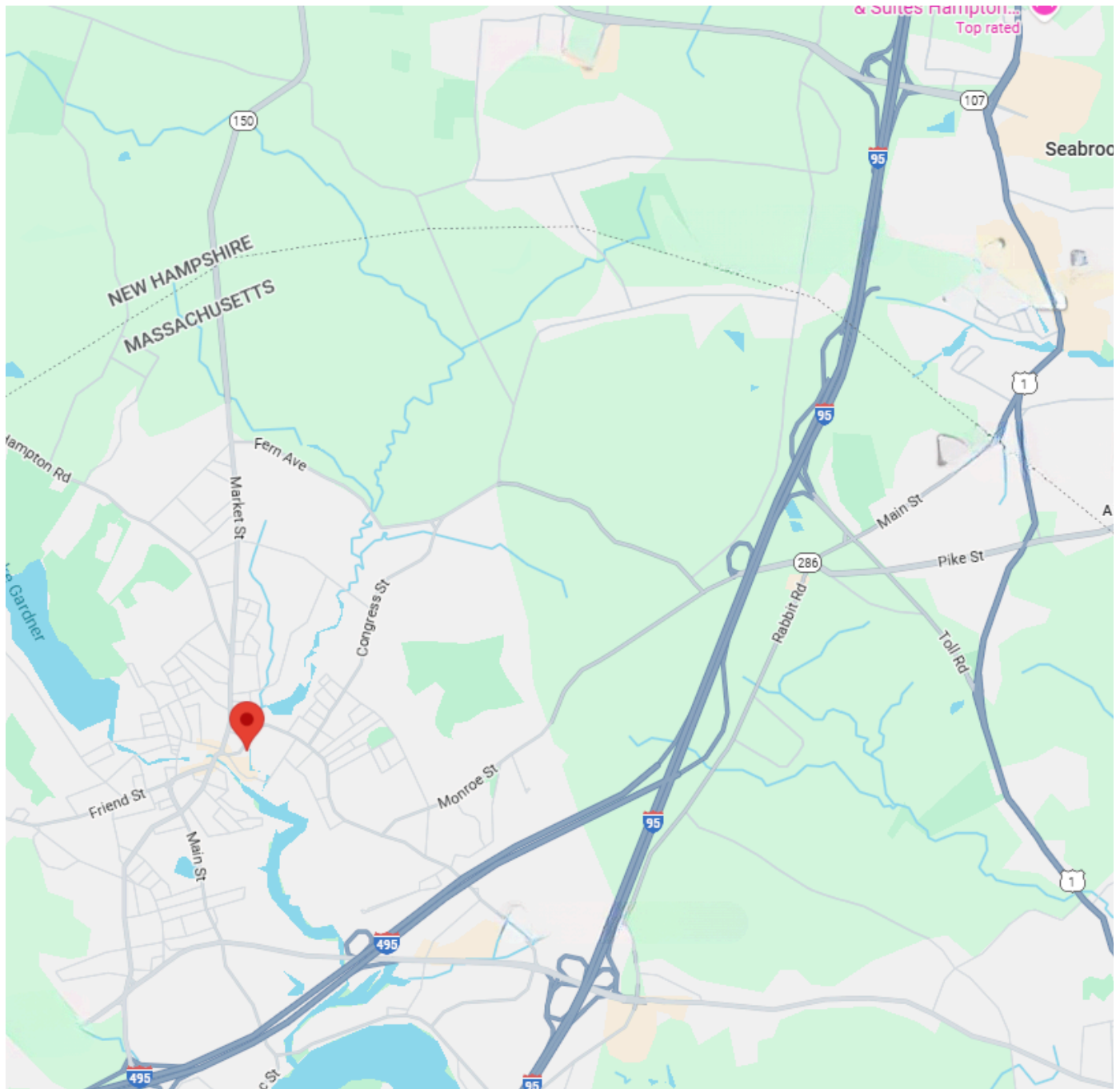
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REGIONAL MAP



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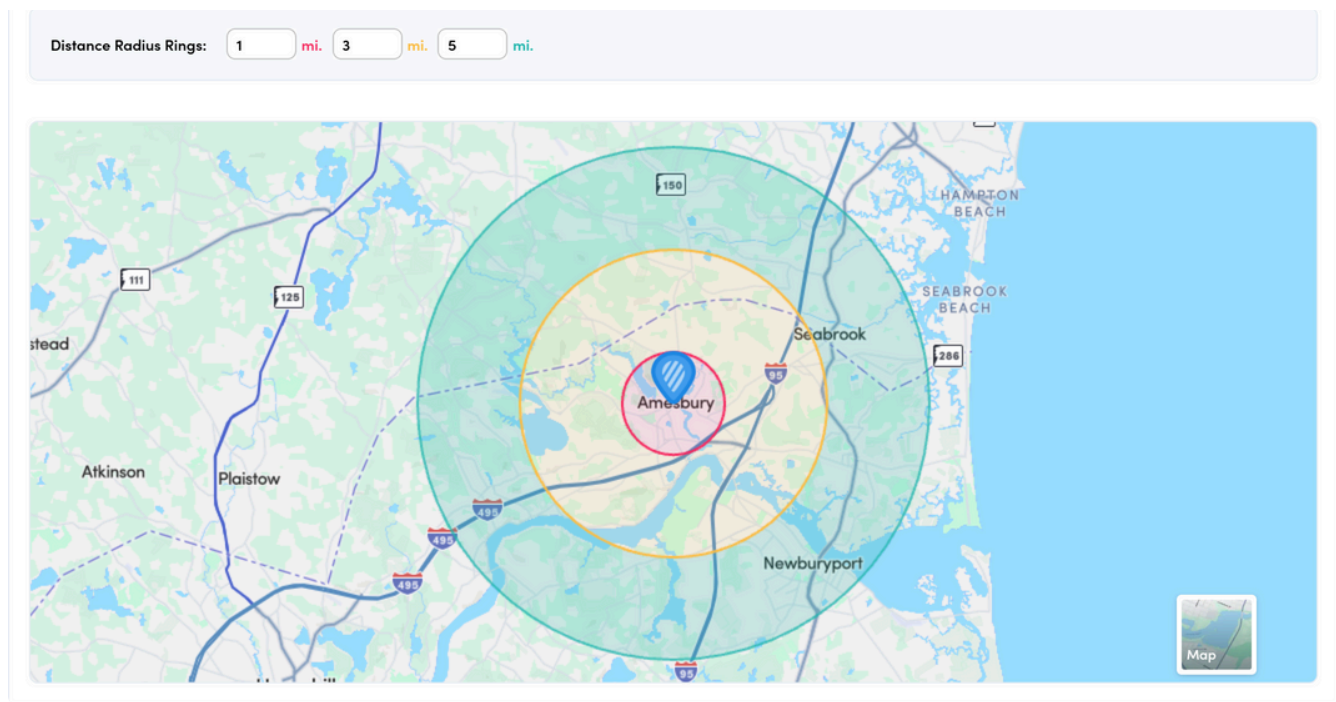
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DEMOGRAPHICS



POPULATION	1 mi	2 mi	5 mi
Total Population	9,218	16,348	57,592
Average Age	44	44	45
HOUSEHOLD & INCOME	1 mi	2 mi	5 mi
Total Households	4,132	7,079	24,218
Average Household Income	\$116,300	\$132,700	\$147,300
Average Home Value of Owner Occupied Units	\$508,700	\$535,800	\$632,800
ANNUAL CONSUMER SPEND	1 mi	2 mi	5 mi
Total Retail	\$187M	\$354.8M	\$1.3B
Total Non-Retail	\$81.3M	\$159.1M	\$159.1M
Total Spend	\$268.3M	\$513.9M	\$2B
TRAFFIC COUNTS	AADT		
Main Street, Amesbury	5,091		
I-95 at Macy St, Amesbury	35,577		
I-495 at Macy St, Amesbury	29,741		



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