



## **3 NEWBURYPORT TURNPIKE**

### **NEWBURY, MASSACHUSETTS**

#### **BRAND NEW COMMERCIAL SPACE FOR LEASE**

Position your business at one of the North Shore's newest mixed-use developments, ideally located on highly traveled Route 1 at the Newbury/Newburyport line. Offering exceptional visibility, modern construction, and strong daily traffic exposure, this project provides an outstanding opportunity for businesses seeking a high-profile location just minutes from downtown Newburyport, Plum Island, I-95, and the MBTA commuter rail station.

The development will feature 3 first-floor commercial units beneath 12 newly constructed residential apartments, creating built-in activity and year-round foot traffic ideal for office, medical, retail, and service-oriented uses.

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### **AVAILABLE SPACES**

**Unit 1 — Approx. 1,290 SqFt**

**Unit 2 — Approx. 1,690 SqFt**

**Unit 3 — Approx. 1,230 SqFt**

**Units may be combined for larger users**

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### **ASKING RENT**

**\$22.00/SF NNN**

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## **PROPERTY HIGHLIGHTS**

- Brand-new mixed-use construction
- Prime Route 1 frontage & signage opportunity
- Excellent visibility and accessibility
- Flexible floor plans with expansion potential
- 9'6"–10' ceiling heights
- 3-phase 200 amp electrical service
- Modern storefront exposure
- Ample on-site parking
- 12 residential apartments above commercial component
- Minutes to I-95, downtown Newburyport & Plum Island
- Convenient access to MBTA commuter rail station
- Strong demographics & year-round traffic flow

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## **IDEAL FOR**

Medical • Dental • Wellness • Med Spa  
Attorney • Insurance • Mortgage • Accounting  
Boutique Fitness • Salon/Barber • Café  
Professional Office • Specialty Retail • Showroom Uses

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## **NOW PRE-LEASING**

### **Vincent Forzese**

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