

# Retail Space and Pad Site Available For Lease

## Rivers Edge Plaza

219 - 223 Lincoln Avenue, Haverhill, MA



### Property Information

|                         |                                                |                                |                           |
|-------------------------|------------------------------------------------|--------------------------------|---------------------------|
| <b>Address:</b>         | 219 - 223 Lincoln Avenue, Haverhill, MA        | <b>Parking Spaces:</b>         | 375 ±                     |
| <b>Available Space:</b> | 1,500 +/- SF Inline<br>2.95 +/- Acres Pad Site | <b>Parking Ratio:</b>          | 5.9 per 1,000 SF          |
| <b>GLA:</b>             | 93,248 ± SF                                    | <b>Traffic Counts:</b>         | 19,800                    |
| <b>Land Area:</b>       | 11.07 ± Acres                                  | <b>Utilities:</b>              | Municipal water and sewer |
| <b>Zoning:</b>          | Commercial Highway (CH)                        | <b>Year Built / Renovated:</b> | 2025                      |

### Trade Area Demographics

|                           | 3 Miles  | 5 Miles   | 10 Miles  |
|---------------------------|----------|-----------|-----------|
| <b>Population:</b>        | 45,787   | 89,834    | 382,112   |
| <b>Households:</b>        | 17,969   | 34,600    | 142,298   |
| <b>Average HH Income:</b> | \$99,018 | \$111,351 | \$116,680 |



219 - 223 Lincoln Avenue in Haverhill, MA is a new 93,248 ± square foot Public Storage self storage facility. This self storage facility is part of the neighborhood shopping center, Rivers Edge Plaza. Rivers Edge Plaza is anchored by Market Basket, CVS, and Aubuchon Hardware. The center is also home to other well-known tenants such as Beth Israel Lahey Health, Supercuts, Dollar Tree, Dunkin' Donuts and Burger King. Demographics for the area boast more than 89,000 residents and an average household income of over \$111,351 within a 5 mile radius. Rivers Edge Plaza is desirably situated, with excellent visibility from Route 97, experiencing traffic counts of almost 20,000 ± vehicles per day, making it convenient stop for everyone in the surrounding area. This shopping center has convenient access and ample parking, with 375 ± spaces. This area offers a great opportunity for businesses looking to establish or expand their presence.

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