



**300 ROWLEY CROSSING**  
**300 NEWBURYPORT TURNPIKE**

ROWLEY, MA 01969

Price: \$13 SF

**HERRICK**  
**■ LUTTS**

**RICHARD VINCENT**  
Commercial Real Estate Broker  
(978) 235-4795  
Rich@HerrickLutts.com



# PROPERTY SUMMARY

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969



## Property Summary

Building SF:	25,000
Lease Rate:	\$13 SF
Lot Size:	91,476 SF
Parking Ratio:	2.271 / 1000
Parking:	100
Space for Lease:	6913 SF
Year Built:	1986
Zoning:	RET

## Property Overview

Modern Colonial Retail Plaza - 300 Newburyport Turnpike Rowley, MA - 25,000 SF on 2.1 Acres - Traditional Colonial Design pitched, gables and clock tower. Bronze standing seam porch roof covered entrances and walk ways. Goose neck exterior lighting. Traditional cedar shingle and clapboard siding. Authentic colonial style windows and trim. Beautiful designed and maintained.

### Office Space Features :

- > 15 Private Offices
- > Oversized Conference Room
- > Kitchenette / Break Room
- > 5 Rest Rooms
- > IT / Electric Room
- > Ample Storage Space / Closets

## Location Overview

300 Rowley Crossing is located on Route 1, North in Rowley, Massachusetts near the intersection of Route 1 and Route 133  
Commuter Rail  
Rowley (Newburyport/Rockport Line - MBTA Commuter Rail (Purple Line 3.9 Miles  
Ipswich (Newburyport/Rockport Line - MBTA Commuter Rail (Purple Line 5.8 Miles

# PROPERTY DESCRIPTION

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300 Rowley Crossing is located on Route 1, North in Rowley, Massachusetts near the intersection of Route 1 and Route 133. This wooden colonial style professional retail and office building has been recently renovated and is in excellent condition. The property is conveniently situated, aesthetically appealing, and designed well for convenience to its tenants and their customers. The building blends well in the community, has parking for 300 vehicles and works well for both retailer and professional office users. 300 Rowley Crossing offers several modern colonial bright sky lit professional offices on the second floor, with easy access from a number of wide stairways in the building. Existing tenants include a national women's fitness center, a local pizza parlor, a bakery/luncheonette, a salon and other retail stores. With a unique combination of major highway access, with close proximity to Interstate 95 and Route 1 along with a thriving suburban setting, this property is a strong business location solution and provides excellent value.



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This floor plan shows a building layout with the following rooms and dimensions:

- Room 18'5" x 13'1"
- Room 14'1" x 4'3"
- Room 12'8" x 24'1"
- Office 16'6" x 29'6"
- Office 13'0" x 22'2"
- Room 8'11" x 8'0"
- Room 8'11" x 15'4"
- Office 13'0" x 31'6"
- Office 28'3" x 31'3"
- Office 14'0" x 10'11"
- Office 9'11" x 9'8"
- Hall 7'7" x 7'5"
- Office 9'11" x 11'6"
- Office 20'1" x 12'5"
- Office 15'4" x 11'7"
- Office 15'4" x 13'7"
- Office 15'4" x 12'2"
- Wet Bar 13'6" x 12'0"
- Office 14'10" x 15'1"
- Hall 17'11" x 16'4"
- Electrical Room 8'4" x 11'11"
- Bath 8'4" x 3'16"
- Bath 8'5" x 3'8"
- Foyer 13'3" x 10'1"
- Office 21'8" x 23'5"
- Room 9'3" x 13'9"
- Room 8'3" x 9'1"
- Bath 8'3" x 5'4"
- Hall 11'1" x 35'4"
- Room 8'3" x 13'3"
- Office 9'11" x 9'8"
- Hall 7'7" x 7'5"
- Office 9'11" x 11'6"
- Office 14'0" x 10'11"
- Office 13'0" x 31'6"
- Room 8'11" x 15'4"
- Room 8'11" x 8'0"
- Office 13'0" x 22'2"
- Office 16'6" x 29'6"
- Room 12'8" x 24'1"
- Room 14'1" x 4'3"
- Room 18'5" x 13'1"
- Electrical Room 5'8" x 7'1"
- Bath 5'10" x 7'2"
- Bath 5'10" x 7'2"
- Hall 7'7" x 11'3"
- Attic 16'9" x 89'7"
- Hall 10' x 63'2"

Sizes & Dimensions Are Approximate. Actual May Vary



# PHOTOS

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

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# INTERIOR

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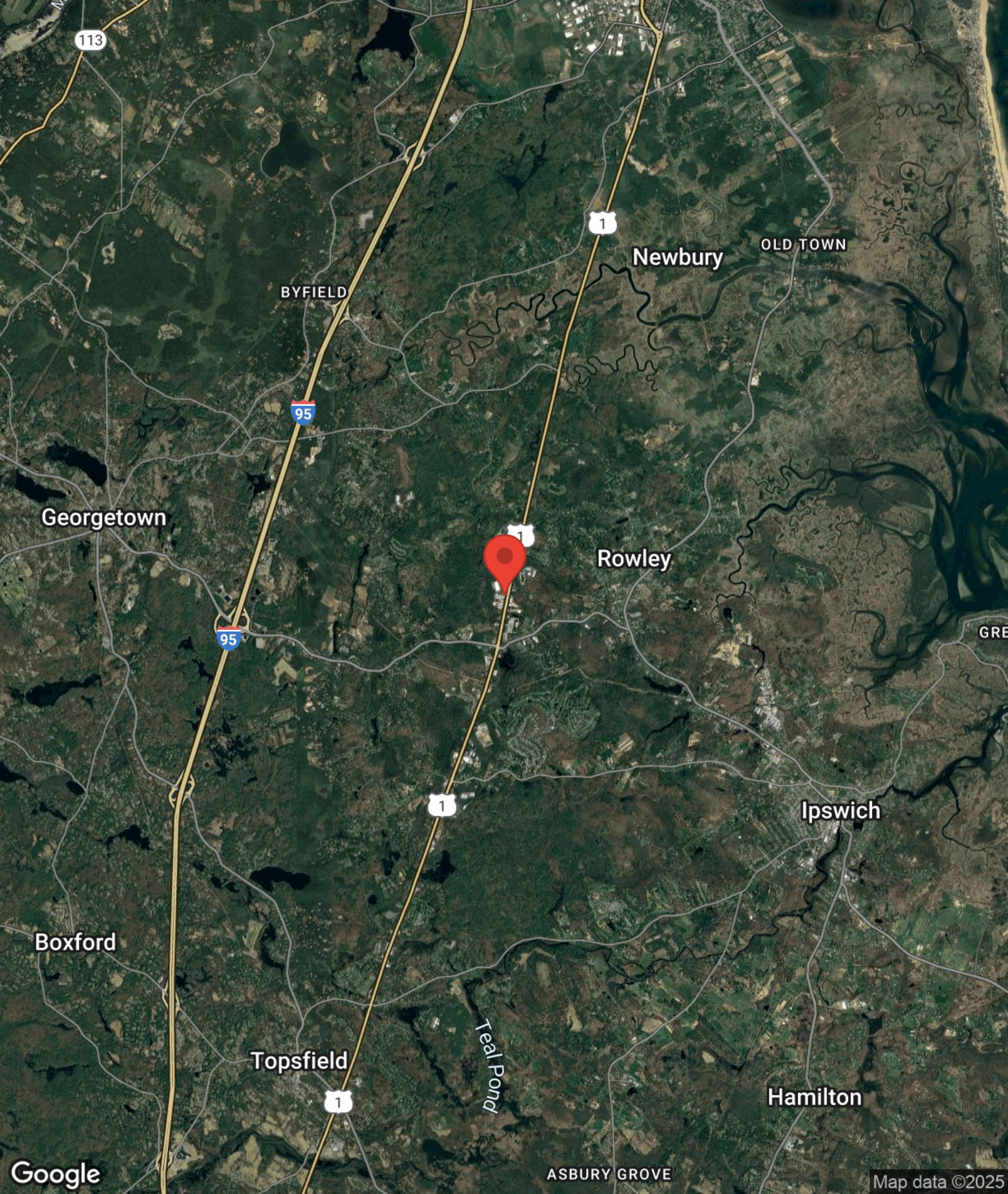
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# REGIONAL MAP

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

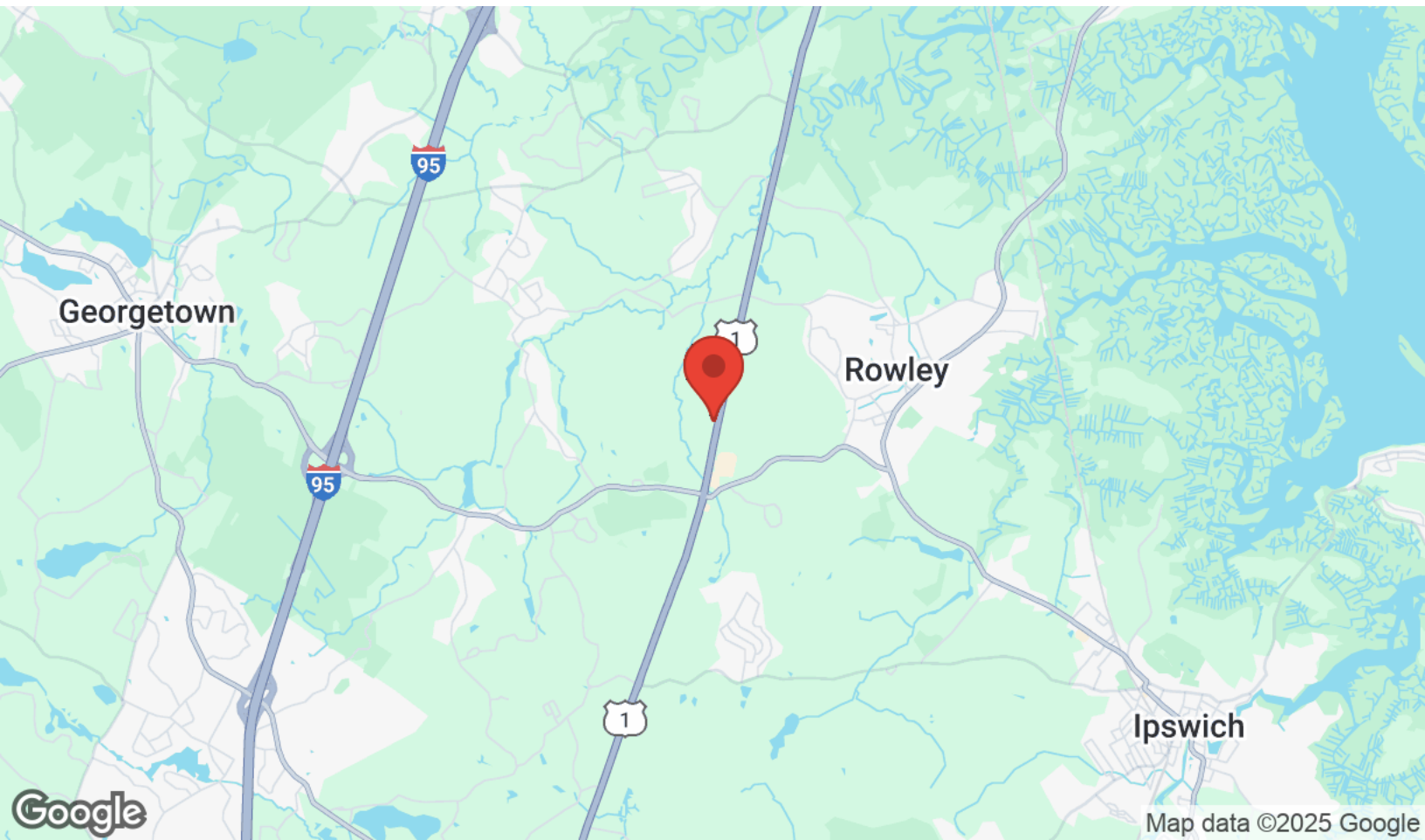
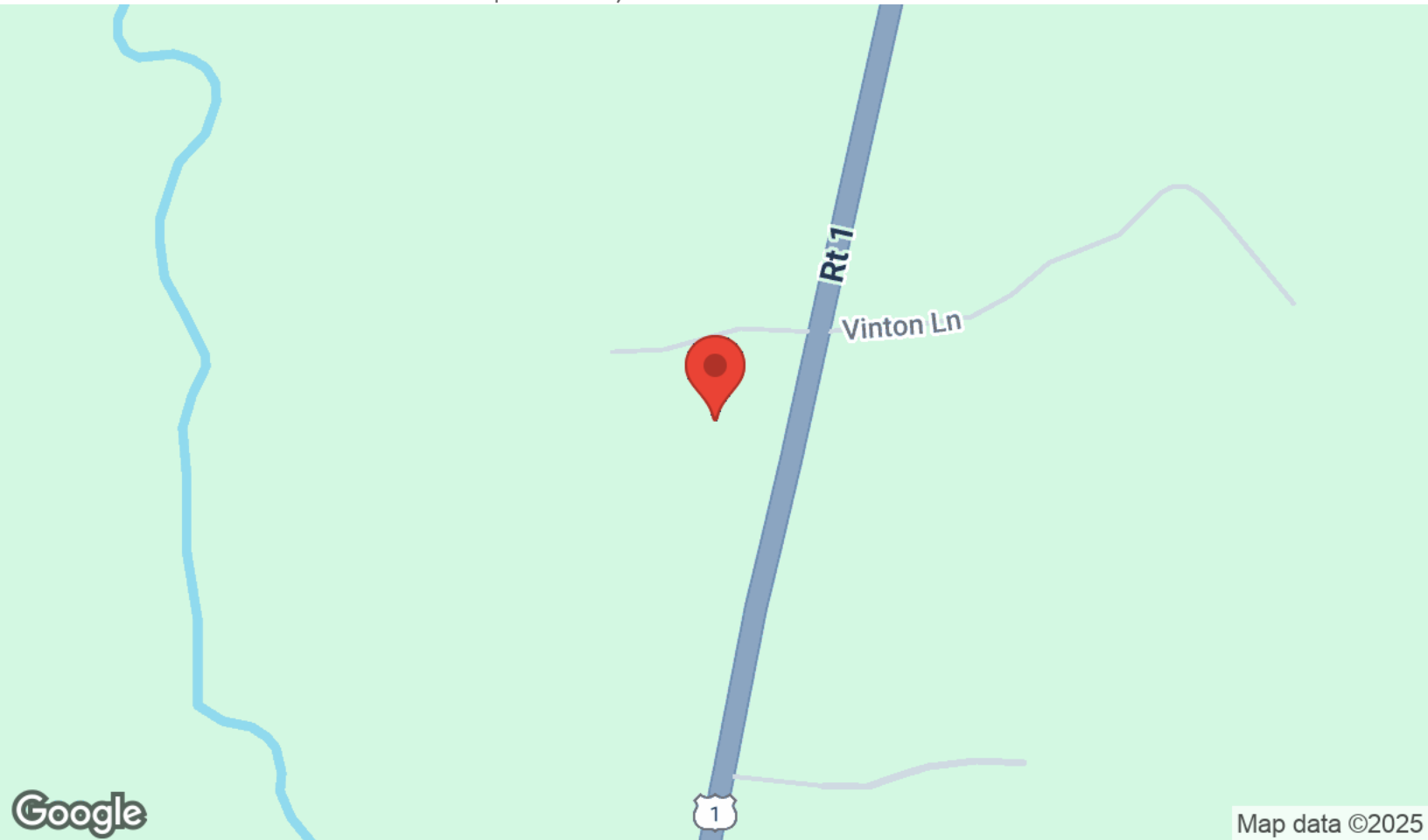




# LOCATION MAPS

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

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# AERIAL MAP

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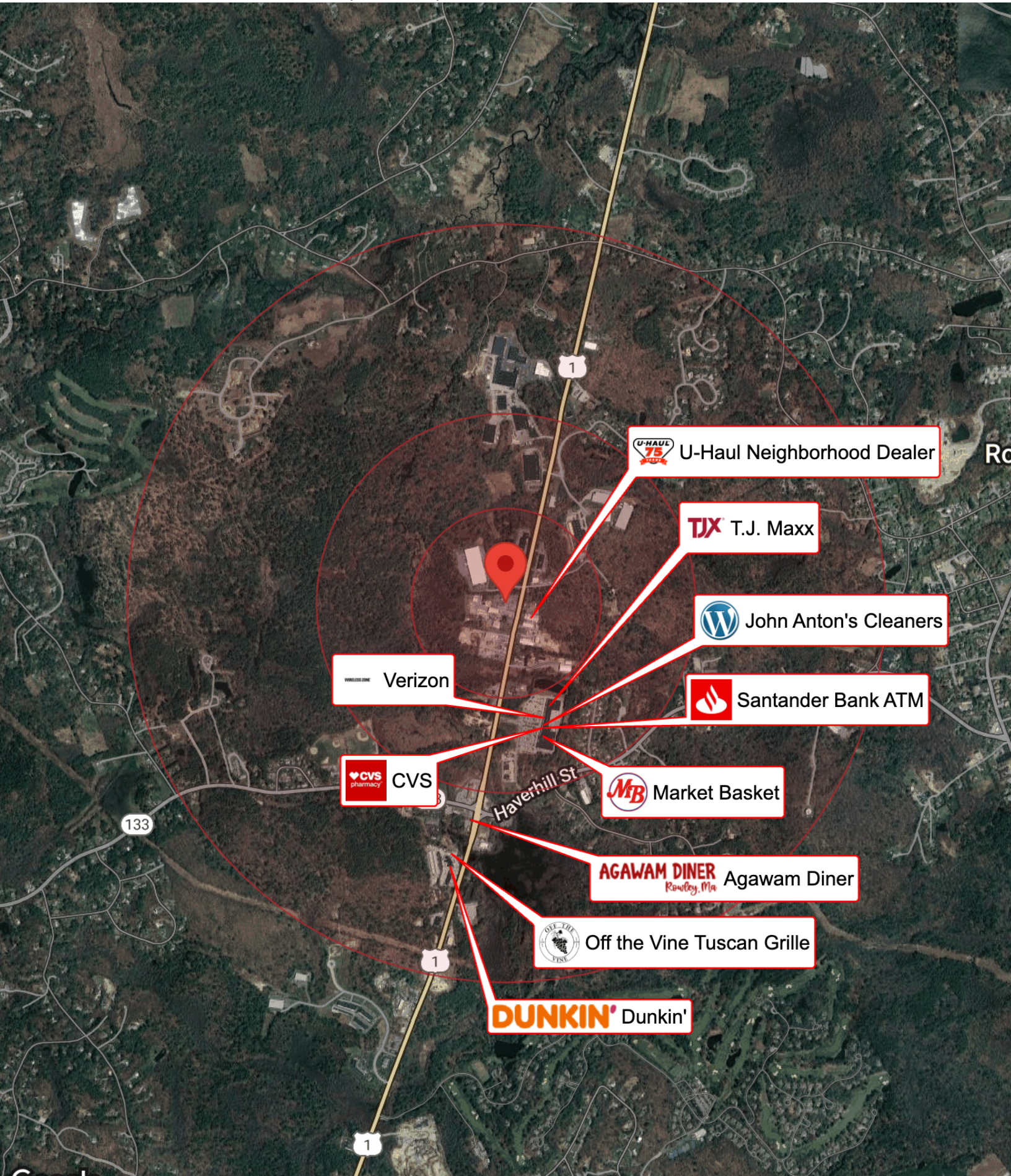




# BUSINESS MAP

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

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U-Haul Neighborhood Dealer



T.J. Maxx



John Anton's Cleaners



Santander Bank ATM



Market Basket



Agawam Diner



Off the Vine Tuscan Grille



Dunkin'



CVS

Verizon

133

1

1

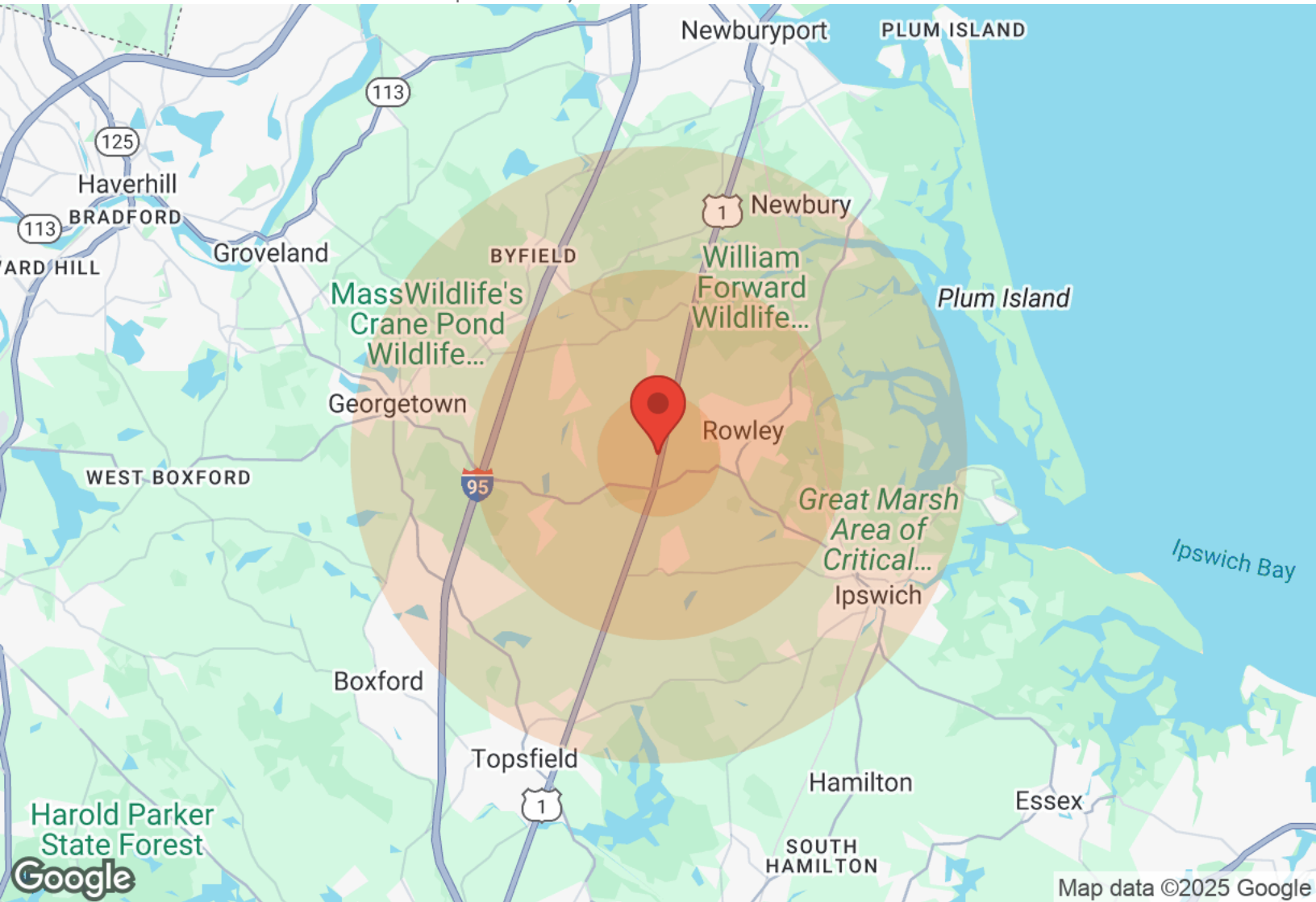
Haverhill St



# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	6,461	16,183
Female	N/A	6,718	16,940
Total Population	N/A	13,179	33,123
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,277	5,553
Ages 15-24	N/A	1,946	4,754
Ages 25-54	N/A	4,781	11,749
Ages 55-64	N/A	1,983	5,002
Ages 65+	N/A	2,192	6,065
Race	1 Mile	3 Miles	5 Miles
White	N/A	12,988	32,790
Black	N/A	7	15
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	78	165
Multi-Racial	N/A	236	454

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$126,266	\$104,668
< \$15,000	N/A	128	557
\$15,000-\$24,999	N/A	183	660
\$25,000-\$34,999	N/A	192	646
\$35,000-\$49,999	N/A	528	1,078
\$50,000-\$74,999	N/A	648	1,981
\$75,000-\$99,999	N/A	646	1,622
\$100,000-\$149,999	N/A	1,239	2,908
\$150,000-\$199,999	N/A	643	1,423
> \$200,000	N/A	635	1,514

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	5,268	13,753
Occupied	N/A	5,013	12,956
Owner Occupied	N/A	4,186	10,593
Renter Occupied	N/A	827	2,363
Vacant	N/A	255	797

HERRICK LUTTS  
5 Briscoe Street, Suite 2  
Beverly, MA 01915

RICHARD VINCENT  
Commercial Real Estate Broker  
O: (978) 235-4795  
C: (978) 235-4795  
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# PROFESSIONAL BIO

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*PRESENTED BY:*

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