

RETAIL/ PROFESSIONAL OFFICE FOR LEASE

NEW CONSTRUCTION RETAIL/ OFFICE

41 Hillside Ave, Amesbury, MA 01913



PROPERTY DESCRIPTION

New first-class retail or professional office space to be built at one of the primary routes into Amesbury. Situated at the intersection of MA Route 110 and MA Route 150, the traffic, demographics & exposure are phenomenal. Busy retail artery benefits from the new Maples Crossing sports, office & entertainment complex, The Heights Amesbury apartment complex, and more housing proposed nearby.

The retail/ office space will be on the ground floor of this new mixed-use building, and can be demised into two 1,000sf spaces or one 2,000sf space. The spaces will lease for \$3,000/ month for each space (1,000sf +/-), or \$5,800/ month for both spaces (2,000sf +/-), NNN. Ample on-site parking is available.

All information was obtained from the property owner and public records, prospective tenants are encouraged to perform due diligence regarding suitability for their purpose. The estimated completion of this project is Q4 2023. Five-year lease minimum. Tenant improvement allowance is negotiable.

PROPERTY HIGHLIGHTS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY HIGHLIGHTS

- New Construction Commercial Space
- High Traffic Location
- High Visibility, Excellent Demographics
- New Commercial & Housing Development in Area

OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (NNN)
Available SF:	1,000 - 2,000 SF
Lot Size:	0.56 Acres
Building Size:	11,185 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,717	25,440	88,260
Total Population	27,826	59,280	199,333
Average HH Income	\$111,067	\$116,110	\$105,048

JANET FAULKNER
Director
O: 800.281.1316
janet@faulknercommercial.com

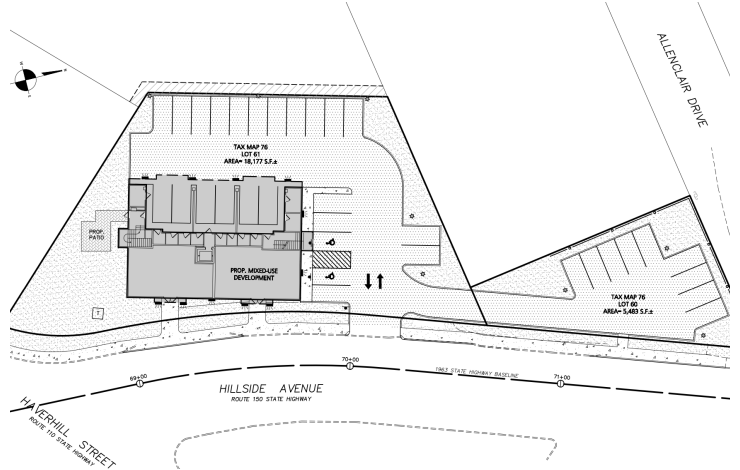
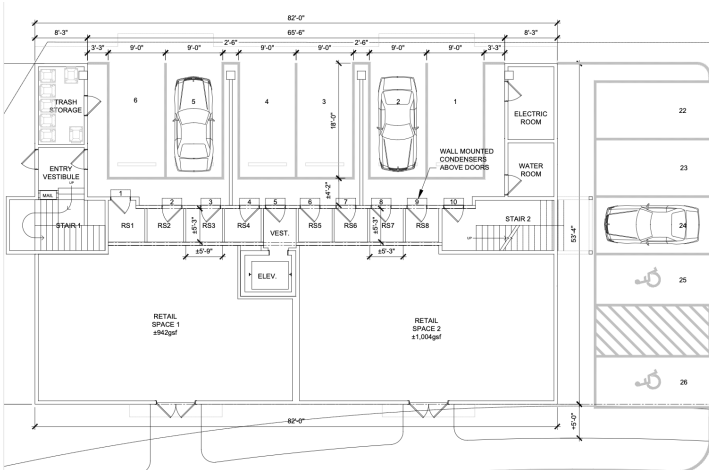
KW COMMERCIAL
138 River Road
Suite 107
Andover, MA 01810

Each Office Independently Owned and Operated faulknercommercial.com

RETAIL/ PROFESSIONAL OFFICE FOR LEASE

NEW CONSTRUCTION RETAIL/ OFFICE

41 Hillside Ave, Amesbury, MA 01913



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JANET FAULKNER
Director
0: 800.281.1316
janet@faulknercommercial.com

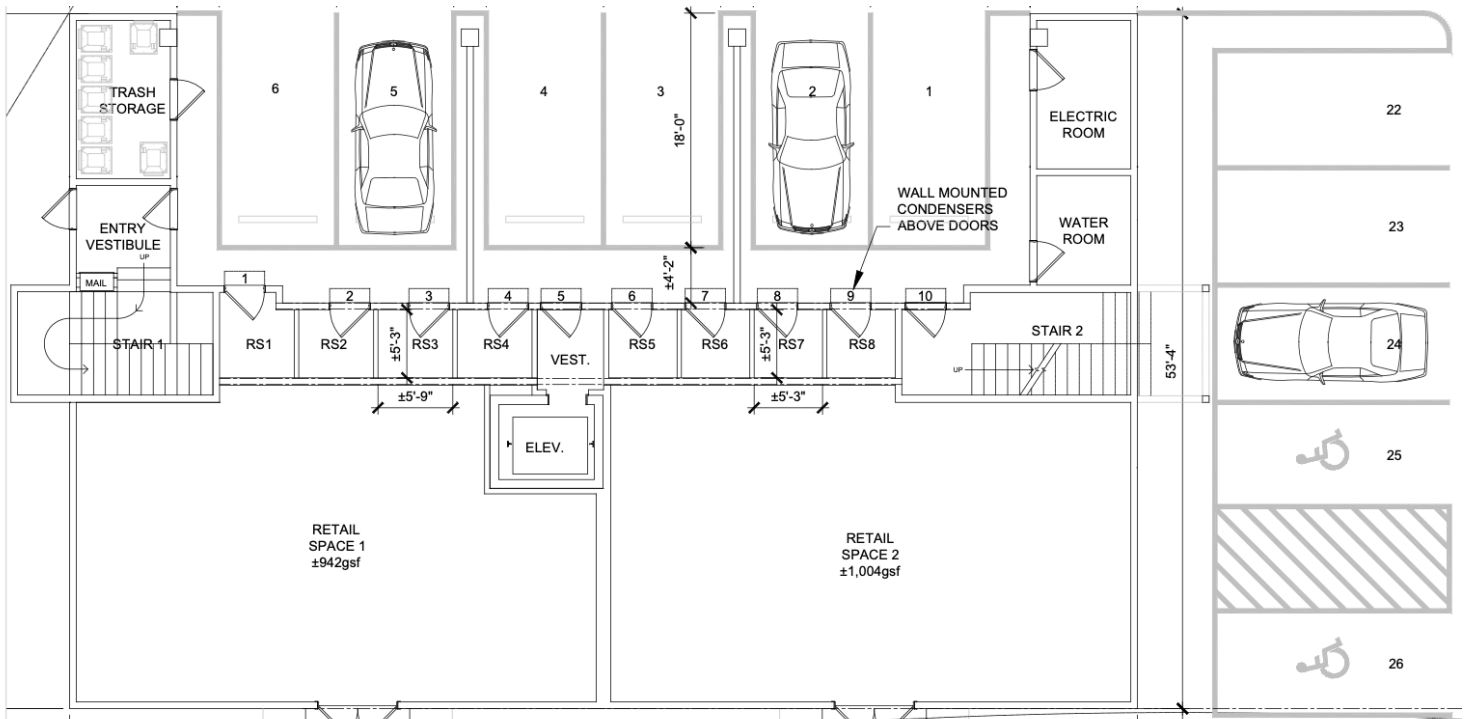
KW COMMERCIAL
138 River Road
Suite 107
Andover, MA 01810

Each Office Independently Owned and Operated faulknercommercial.com

RETAIL/ PROFESSIONAL OFFICE FOR LEASE

NEW CONSTRUCTION RETAIL/ OFFICE

41 Hillside Ave, Amesbury, MA 01913



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JANET FAULKNER
Director
0: 800.281.1316
janet@faulknercommercial.com

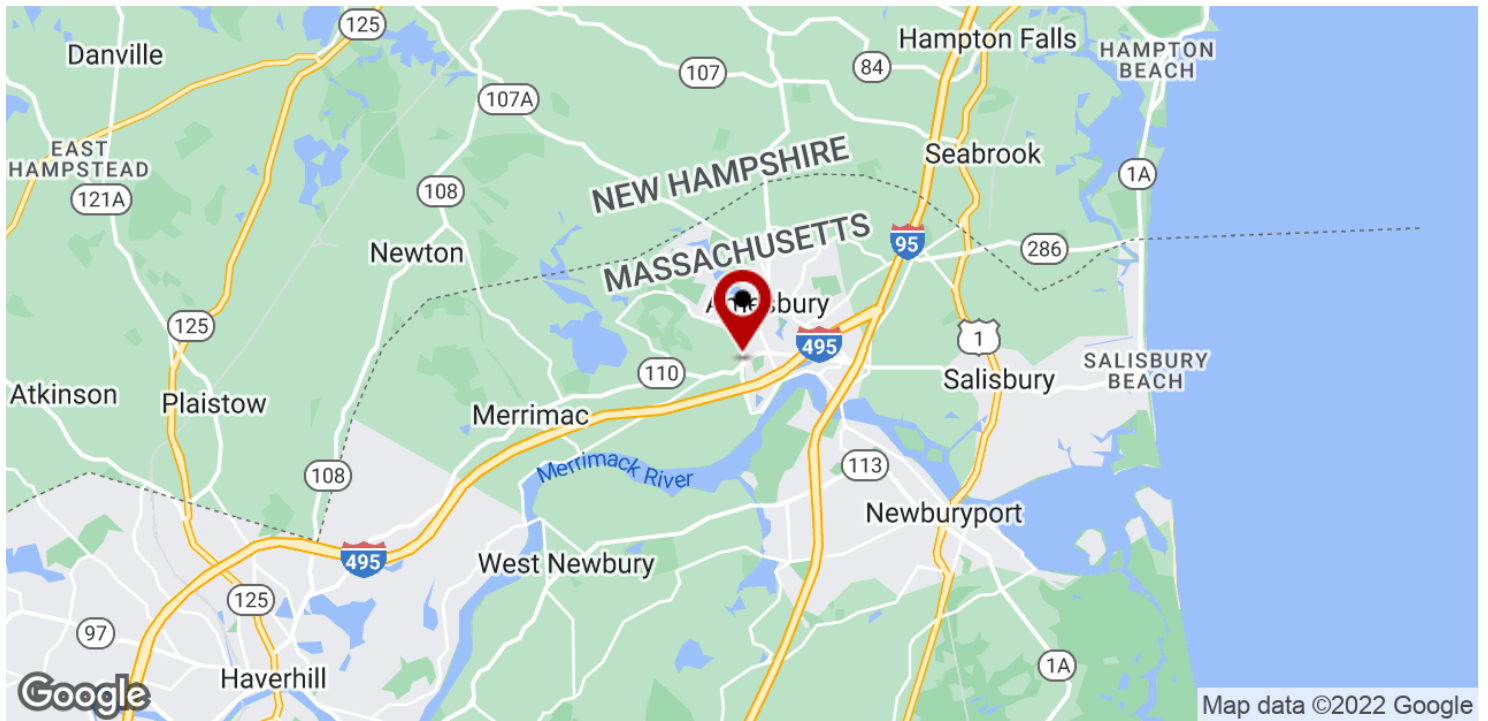
KW COMMERCIAL
138 River Road
Suite 107
Andover, MA 01810

Each Office Independently Owned and Operated faulknercommercial.com

RETAIL/ PROFESSIONAL OFFICE FOR LEASE

NEW CONSTRUCTION RETAIL/ OFFICE

41 Hillside Ave, Amesbury, MA 01913



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JANET FAULKNER
Director
O: 800.281.1316
janet@faulknercommercial.com

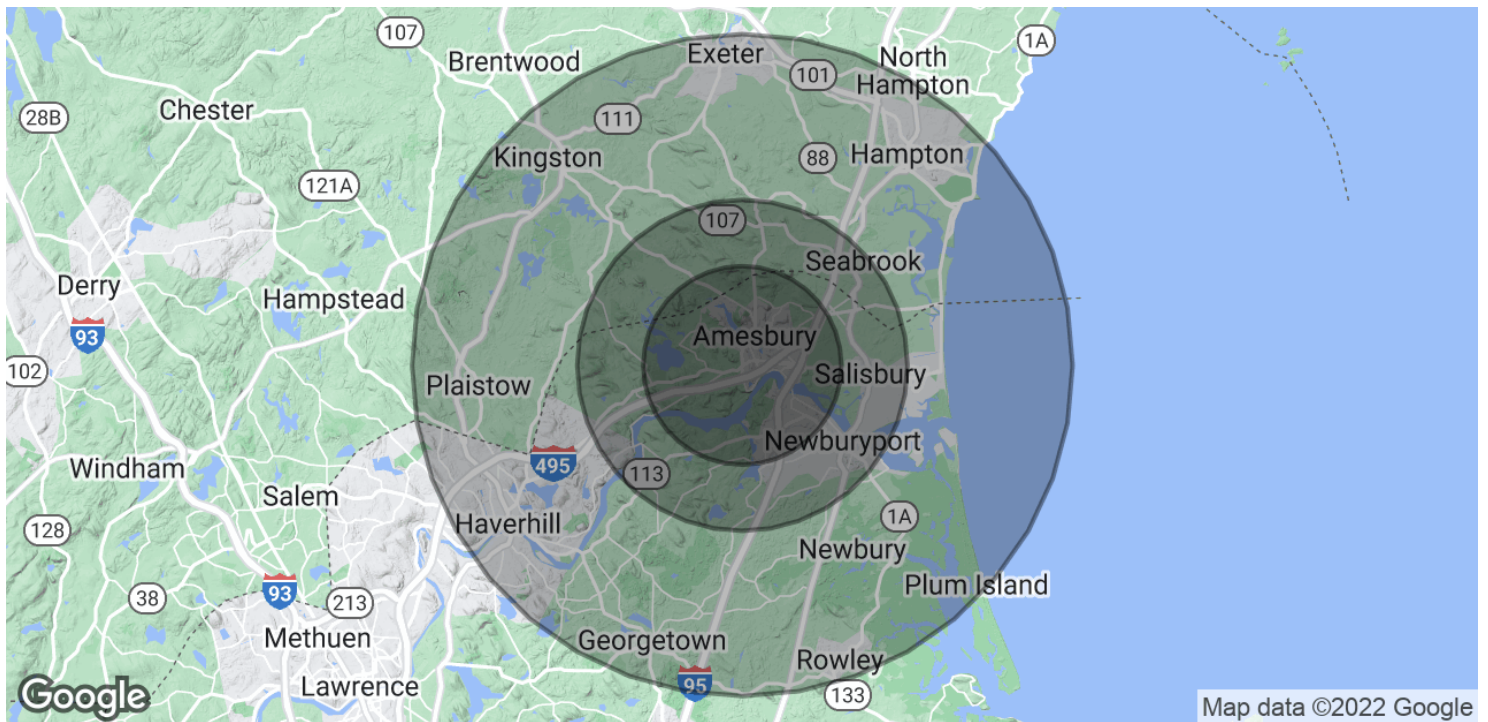
KW COMMERCIAL
138 River Road
Suite 107
Andover, MA 01810

Each Office Independently Owned and Operated faulknercommercial.com



NEW CONSTRUCTION RETAIL/ OFFICE

41 Hillside Ave, Amesbury, MA 01913



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	27,826	59,280	199,333
Average Age	44.3	46.1	44.9
Average Age (Male)	41.6	43.4	43.2
Average Age (Female)	46.8	47.9	46.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,717	25,440	88,260
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$111,067	\$116,110	\$105,048
Average House Value	\$391,504	\$430,468	\$385,913

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JANET FAULKNER
 Director
 O: 800.281.1316
 janet@faulknercommercial.com

KW COMMERCIAL
 138 River Road
 Suite 107
 Andover, MA 01810

Demographic Detail Report

41 Hillside Ave, Amesbury, MA 01913

Building Type: Mixed Use
 Secondary: Retail/ Office
 GLA: 2,000 SF
 Year Built: 2023

Total Available: 2,000 SF

Radius	1 Mile		5 Mile		10 Mile	
Population						
2025 Projection	7,068		63,300		211,531	
2020 Estimate	6,869		61,760		206,169	
2010 Census	6,220		57,684		192,918	
Growth 2020 - 2025	2.90%		2.49%		2.60%	
Growth 2010 - 2020	10.43%		7.07%		6.87%	
2020 Population by Age						
	6,869		61,760		206,169	
Age 0 - 4	378	5.50%	3,000	4.86%	10,185	4.94%
Age 5 - 9	403	5.87%	3,251	5.26%	10,964	5.32%
Age 10 - 14	423	6.16%	3,571	5.78%	12,016	5.83%
Age 15 - 19	430	6.26%	3,824	6.19%	12,504	6.06%
Age 20 - 24	396	5.77%	3,598	5.83%	11,916	5.78%
Age 25 - 29	381	5.55%	3,319	5.37%	11,613	5.63%
Age 30 - 34	410	5.97%	3,258	5.28%	11,692	5.67%
Age 35 - 39	452	6.58%	3,412	5.52%	11,862	5.75%
Age 40 - 44	448	6.52%	3,518	5.70%	11,651	5.65%
Age 45 - 49	505	7.35%	4,379	7.09%	14,299	6.94%
Age 50 - 54	547	7.96%	5,044	8.17%	16,304	7.91%
Age 55 - 59	551	8.02%	5,353	8.67%	17,454	8.47%
Age 60 - 64	468	6.81%	4,842	7.84%	15,693	7.61%
Age 65 - 69	359	5.23%	3,927	6.36%	12,792	6.20%
Age 70 - 74	265	3.86%	2,966	4.80%	9,846	4.78%
Age 75 - 79	172	2.50%	1,877	3.04%	6,329	3.07%
Age 80 - 84	122	1.78%	1,232	1.99%	4,184	2.03%
Age 85+	160	2.33%	1,386	2.24%	4,866	2.36%
Age 65+	1,078	15.69%	11,388	18.44%	38,017	18.44%
Median Age	41.80		45.10		44.40	
Average Age	40.30		42.10		42.00	

All information furnished is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof.
 Copyrighted report licensed to Keller Williams Commercial - Faulkner Commercial - 665436.

Demographic Detail Report

41 Hillside Ave, Amesbury, MA 01913

Radius	1 Mile	5 Mile	10 Mile
2020 Population By Race	6,869	61,760	206,169
White	6,567 95.60%	59,031 95.58%	193,620 93.91%
Black	93 1.35%	669 1.08%	4,759 2.31%
Am. Indian & Alaskan	25 0.36%	155 0.25%	703 0.34%
Asian	54 0.79%	858 1.39%	3,180 1.54%
Hawaiian & Pacific Island	9 0.13%	19 0.03%	124 0.06%
Other	122 1.78%	1,027 1.66%	3,783 1.83%
Population by Hispanic Origin	6,869	61,760	206,169
Non-Hispanic Origin	6,617 96.33%	59,798 96.82%	189,550 91.94%
Hispanic Origin	251 3.65%	1,961 3.18%	16,619 8.06%
2020 Median Age, Male	39.70	43.20	42.60
2020 Average Age, Male	38.80	40.90	40.70
2020 Median Age, Female	43.80	46.60	45.90
2020 Average Age, Female	41.80	43.30	43.10
2020 Population by Occupation Classification	5,579	51,175	170,499
Civilian Employed	3,820 68.47%	34,304 67.03%	114,306 67.04%
Civilian Unemployed	103 1.85%	1,067 2.09%	3,326 1.95%
Civilian Non-Labor Force	1,656 29.68%	15,791 30.86%	52,816 30.98%
Armed Forces	0 0.00%	13 0.03%	51 0.03%
Households by Marital Status			
Married	1,290	12,674	41,750
Married No Children	699	7,346	24,745
Married w/Children	591	5,328	17,005
2020 Population by Education	5,266	47,578	158,897
Some High School, No Diploma	382 7.25%	2,502 5.26%	9,588 6.03%
High School Grad (Incl Equivalency)	1,081 20.53%	10,379 21.81%	37,797 23.79%
Some College, No Degree	1,388 26.36%	12,276 25.80%	43,033 27.08%
Associate Degree	427 8.11%	3,064 6.44%	10,312 6.49%
Bachelor Degree	1,166 22.14%	11,545 24.27%	35,241 22.18%
Advanced Degree	822 15.61%	7,812 16.42%	22,926 14.43%

Demographic Detail Report

41 Hillside Ave, Amesbury, MA 01913

Radius	1 Mile		5 Mile		10 Mile	
2020 Population by Occupation	7,112		64,495		213,975	
Real Estate & Finance	246	3.46%	2,485	3.85%	7,576	3.54%
Professional & Management	2,264	31.83%	20,111	31.18%	63,891	29.86%
Public Administration	147	2.07%	1,505	2.33%	4,365	2.04%
Education & Health	1,236	17.38%	8,774	13.60%	29,457	13.77%
Services	742	10.43%	5,018	7.78%	17,483	8.17%
Information	122	1.72%	911	1.41%	2,712	1.27%
Sales	696	9.79%	8,335	12.92%	28,228	13.19%
Transportation	81	1.14%	1,095	1.70%	3,013	1.41%
Retail	214	3.01%	3,391	5.26%	12,430	5.81%
Wholesale	114	1.60%	1,047	1.62%	3,430	1.60%
Manufacturing	430	6.05%	4,101	6.36%	13,775	6.44%
Production	337	4.74%	2,747	4.26%	9,795	4.58%
Construction	226	3.18%	2,412	3.74%	8,388	3.92%
Utilities	106	1.49%	1,126	1.75%	4,104	1.92%
Agriculture & Mining	6	0.08%	106	0.16%	491	0.23%
Farming, Fishing, Forestry	35	0.49%	86	0.13%	270	0.13%
Other Services	110	1.55%	1,245	1.93%	4,567	2.13%
2020 Worker Travel Time to Job	3,574		31,888		107,465	
<30 Minutes	1,951	54.59%	16,858	52.87%	58,175	54.13%
30-60 Minutes	1,123	31.42%	9,833	30.84%	33,792	31.44%
60+ Minutes	500	13.99%	5,197	16.30%	15,498	14.42%
2010 Households by HH Size	2,550		23,443		77,250	
1-Person Households	806	31.61%	6,710	28.62%	21,273	27.54%
2-Person Households	804	31.53%	7,838	33.43%	26,122	33.81%
3-Person Households	405	15.88%	3,728	15.90%	12,514	16.20%
4-Person Households	343	13.45%	3,344	14.26%	11,032	14.28%
5-Person Households	143	5.61%	1,279	5.46%	4,356	5.64%
6-Person Households	37	1.45%	375	1.60%	1,323	1.71%
7 or more Person Households	12	0.47%	169	0.72%	630	0.82%
2020 Average Household Size	2.40		2.40		2.40	
Households						
2025 Projection	2,867		25,511		84,809	
2020 Estimate	2,788		24,906		82,604	
2010 Census	2,550		23,442		77,249	
Growth 2020 - 2025	2.83%		2.43%		2.67%	
Growth 2010 - 2020	9.33%		6.25%		6.93%	

Demographic Detail Report

41 Hillside Ave, Amesbury, MA 01913

Radius	1 Mile	5 Mile	10 Mile
2020 Households by HH Income	2,787	24,906	82,604
<\$25,000	303 10.87%	3,283 13.18%	11,826 14.32%
\$25,000 - \$50,000	519 18.62%	3,582 14.38%	12,403 15.02%
\$50,000 - \$75,000	555 19.91%	4,042 16.23%	13,018 15.76%
\$75,000 - \$100,000	447 16.04%	2,957 11.87%	9,791 11.85%
\$100,000 - \$125,000	272 9.76%	2,614 10.50%	9,146 11.07%
\$125,000 - \$150,000	179 6.42%	2,027 8.14%	7,188 8.70%
\$150,000 - \$200,000	329 11.80%	2,960 11.88%	9,133 11.06%
\$200,000+	183 6.57%	3,441 13.82%	10,099 12.23%
2020 Avg Household Income	\$95,737	\$114,363	\$109,476
2020 Med Household Income	\$75,923	\$88,070	\$85,353
2020 Occupied Housing	2,788	24,906	82,604
Owner Occupied	1,756 62.98%	18,094 72.65%	58,555 70.89%
Renter Occupied	1,032 37.02%	6,812 27.35%	24,049 29.11%
2010 Housing Units	2,861	24,739	86,064
1 Unit	1,511 52.81%	17,140 69.28%	58,210 67.64%
2 - 4 Units	687 24.01%	3,606 14.58%	14,223 16.53%
5 - 19 Units	173 6.05%	1,505 6.08%	7,175 8.34%
20+ Units	490 17.13%	2,488 10.06%	6,456 7.50%
2020 Housing Value	1,756	18,095	58,554
<\$100,000	52 2.96%	813 4.49%	2,754 4.70%
\$100,000 - \$200,000	91 5.18%	650 3.59%	3,086 5.27%
\$200,000 - \$300,000	333 18.96%	1,878 10.38%	9,659 16.50%
\$300,000 - \$400,000	661 37.64%	4,099 22.65%	14,586 24.91%
\$400,000 - \$500,000	296 16.86%	3,873 21.40%	11,820 20.19%
\$500,000 - \$1,000,000	320 18.22%	6,205 34.29%	15,541 26.54%
\$1,000,000+	3 0.17%	577 3.19%	1,108 1.89%
2020 Median Home Value	\$360,816	\$441,505	\$394,459
2020 Housing Units by Yr Built	2,877	26,131	89,319
Built 2010+	178 6.19%	1,189 4.55%	4,054 4.54%
Built 2000 - 2010	250 8.69%	2,216 8.48%	7,792 8.72%
Built 1990 - 1999	219 7.61%	2,971 11.37%	10,288 11.52%
Built 1980 - 1989	211 7.33%	2,906 11.12%	11,252 12.60%
Built 1970 - 1979	380 13.21%	3,737 14.30%	10,636 11.91%
Built 1960 - 1969	238 8.27%	2,299 8.80%	8,221 9.20%
Built 1950 - 1959	125 4.34%	1,730 6.62%	7,715 8.64%
Built <1949	1,276 44.35%	9,083 34.76%	29,361 32.87%
2020 Median Year Built	1961	1969	1968

Demographic Trend Report

1 Mile Radius

41 Hillside Ave, Amesbury, MA 01913

Building Type: Mixed Use
 Secondary: Retail/ Office
 GLA: 2,000 SF
 Year Built: 2023
 Total Available: 2,000 SF

Description	2010		2020		2025	
Population	6,220		6,869		7,068	
Age 0 - 4	380	6.11%	378	5.50%	376	5.32%
Age 5 - 9	386	6.21%	403	5.87%	393	5.56%
Age 10 - 14	398	6.40%	423	6.16%	414	5.86%
Age 15 - 19	334	5.37%	430	6.26%	430	6.08%
Age 20 - 24	316	5.08%	396	5.77%	427	6.04%
Age 25 - 29	363	5.84%	381	5.55%	409	5.79%
Age 30 - 34	391	6.29%	410	5.97%	405	5.73%
Age 35 - 39	453	7.28%	452	6.58%	427	6.04%
Age 40 - 44	518	8.33%	448	6.52%	444	6.28%
Age 45 - 49	527	8.47%	505	7.35%	470	6.65%
Age 50 - 54	572	9.20%	547	7.96%	503	7.12%
Age 55 - 59	405	6.51%	551	8.02%	527	7.46%
Age 60 - 64	335	5.39%	468	6.81%	509	7.20%
Age 65 - 69	233	3.75%	359	5.23%	435	6.15%
Age 70 - 74	160	2.57%	265	3.86%	336	4.75%
Age 75 - 79	160	2.57%	172	2.50%	236	3.34%
Age 80 - 84	138	2.22%	122	1.78%	153	2.16%
Age 85+	152	2.44%	160	2.33%	176	2.49%
Age 15+	5,057	81.30%	5,666	82.49%	5,887	83.29%
Age 20+	4,723	75.93%	5,236	76.23%	5,457	77.21%
Age 65+	843	13.55%	1,078	15.69%	1,336	18.90%
Median Age	41		42		43	
Average Age	39.30		40.30		41.50	
Population By Race	6,220		6,869		7,068	
White	6,043	97.15%	6,567	95.60%	6,707	94.89%
Black	49	0.79%	93	1.35%	116	1.64%
Am. Indian & Alaskan	16	0.26%	25	0.36%	29	0.41%
Asian	36	0.58%	54	0.79%	61	0.86%
Hawaiian & Pacific Islander	5	0.08%	9	0.13%	11	0.16%
Other	72	1.16%	122	1.78%	144	2.04%

All information furnished is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof.
 Copyrighted report licensed to Keller Williams Commercial - Faulkner Commercial - 665436.

2/15/2021

Demographic Trend Report

1 Mile Radius

41 Hillside Ave, Amesbury, MA 01913

Description	2010	2020	2025
Population by Race (Hispanic)	117	251	330
White	97 82.91%	203 80.88%	268 81.21%
Black	7 5.98%	15 5.98%	18 5.45%
Am. Indian & Alaskan	5 4.27%	9 3.59%	11 3.33%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	2 1.71%	3 1.20%	4 1.21%
Other	7 5.98%	21 8.37%	29 8.79%
Household by Household Income	2,550	2,787	2,866
<\$25,000	555 21.76%	303 10.87%	289 10.08%
\$25,000 - \$50,000	413 16.20%	519 18.62%	546 19.05%
\$50,000 - \$75,000	409 16.04%	555 19.91%	580 20.24%
\$75,000 - \$100,000	383 15.02%	447 16.04%	458 15.98%
\$100,000 - \$125,000	342 13.41%	272 9.76%	262 9.14%
\$125,000 - \$150,000	194 7.61%	179 6.42%	179 6.25%
\$150,000 - \$200,000	161 6.31%	329 11.80%	356 12.42%
\$200,000+	93 3.65%	183 6.57%	196 6.84%
Average Household Income	\$80,209	\$95,737	\$96,893
Median Household Income	\$68,879	\$75,923	\$75,982