

## Big Box Opportunity

- 45 Storey Avenue
- 57,882 SF available
- Small shop space of 1,420, 2,417 & 5,611 SF
- Subdividable
- Flexible configuration
- Strong visibility to Storey Ave. and Low St.



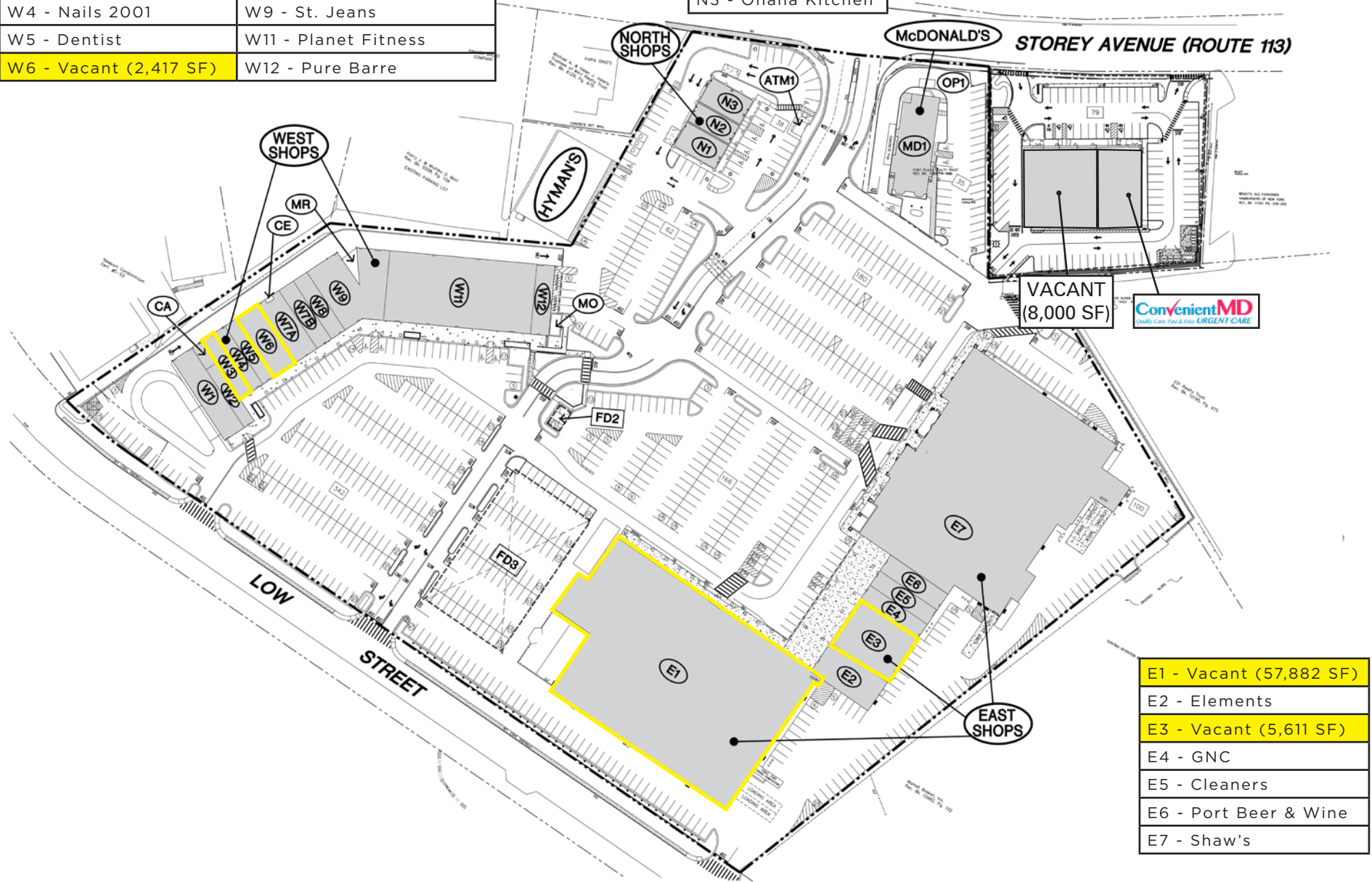
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W1 - Santander	W7A - AAA
W2 - China Wok	W7B - Children's Orchard
W3 - Vacant (1,420 SF)	W8 - Supercuts
W4 - Nails 2001	W9 - St. Jeans
W5 - Dentist	W11 - Planet Fitness
W6 - Vacant (2,417 SF)	W12 - Pure Barre

N1 - Dunkin Donuts
N2 - Verizon
N3 - Ohana Kitchen



**VACANT (8,000 SF)**  
**ConvenientMD**  
 Health Care First & Last. URGENT CARE

E1 - Vacant (57,882 SF)
E2 - Elements
E3 - Vacant (5,611 SF)
E4 - GNC
E5 - Cleaners
E6 - Port Beer & Wine
E7 - Shaw's



NEWBURYPORT, MA  
**Port Plaza**

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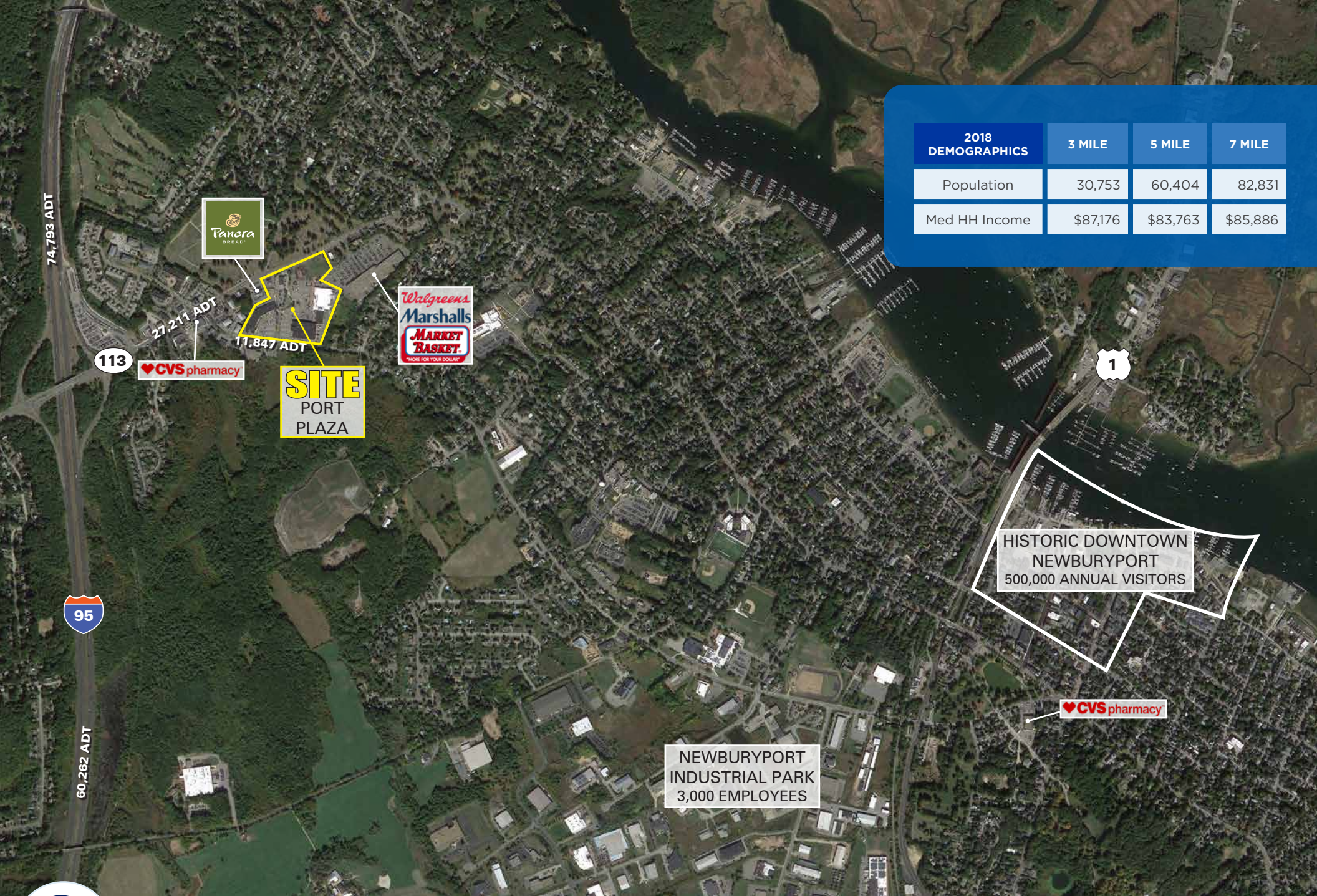
SITE AERIAL

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2018 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Population	30,753	60,404	82,831
Med HH Income	\$87,176	\$83,763	\$85,886



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MARKET AERIAL

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5,611 SF  
AVAILABLE

57,882 SF  
AVAILABLE



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2,417 SF  
AVAILABLE

1,420 SF  
AVAILABLE



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