

# 1A NEWBURY STREET

ROUTE 1, PEABODY, MASSACHUSETTS

FORMER RESTAURANT  
AND PAD SITE  
AVAILABLE



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**+/- 8,500 SF**  
RESTAURANT & PAD SITE AVAILABLE





## RESTAURANT SITE DETAILS

-  Second generation restaurant space with direct access via Route 1
-  175 Seats
-  Attached to 187 key Holiday Inn
-  Easily accessible from I-95 off Exit 44
-  Pylon signage along Route 1 (101,400 ADT)
-  Liquor license can be transferred to new operator
-  New ownership is doing significant property improvements (including a renovation of the hotel and a facade upgrade)



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	5,350	60,784	248,305
POPULATION	5,548	56,565	258,731
MED HH INCOME	\$104,197	\$91,852	\$75,868

## THE NEIGHBORHOOD

*SPINELLI'S*

ITALIAN  
**Bertucci's**  
RESTAURANT

MARCO'S  
RESTAURANT

*Santarpio's*  
Pizza

  
**HOMewood**  
SUITES  
Hilton



**Holiday Inn**

SPRINGHILL SUITES<sup>®</sup>  
MARRIOTT

*BROTHERS*  
*Kouzina*

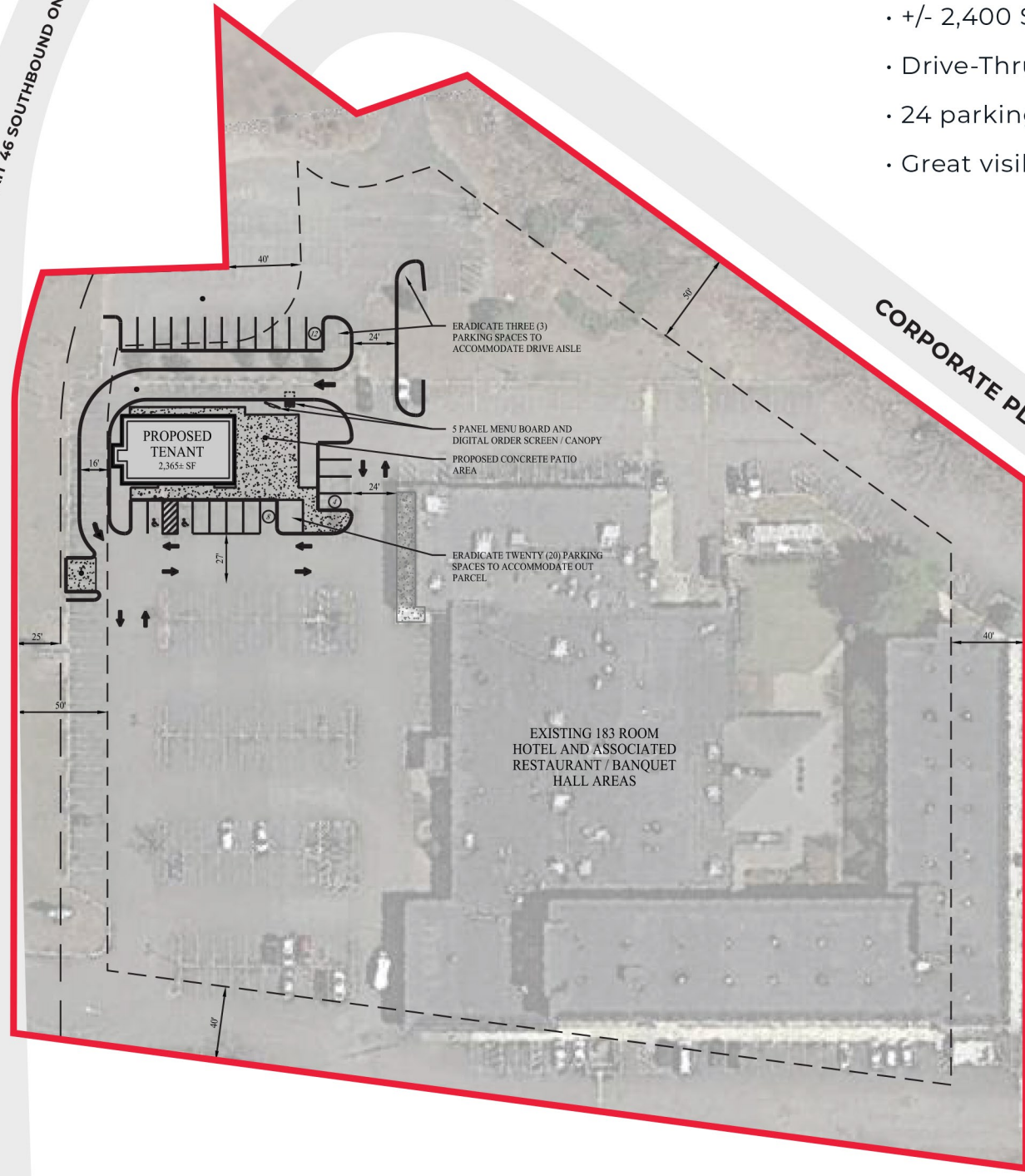
**MISONO**  
Japanese Steak House & Sushi Bar

NEWBURY STREET (ROUTE 1) 101,400 ADT

EXIT 46 SOUTHBOUND ON-RAMP

# PAD SITE DETAILS

- +/- 2,400 SF Building
- Drive-Thru
- 24 parking spaces
- Great visibility from Route 1 (101,400 ADT)





# MARKET AERIAL

ZOOM IN AERIAL

