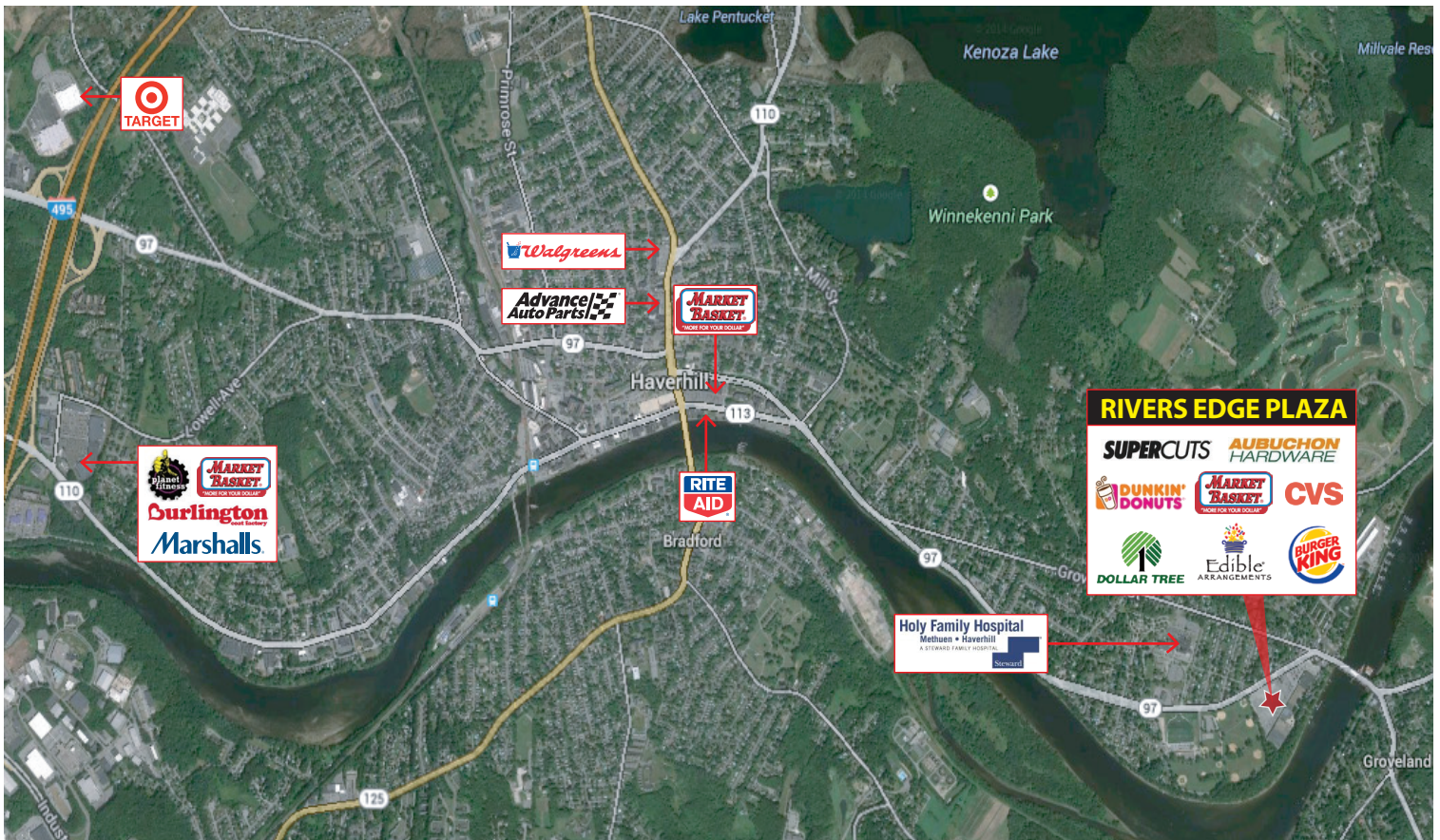


Rivers Edge Plaza

223-255 Lincoln Avenue, Haverhill, MA



Property Information

Address:	223-255 Lincoln Avenue (Route 97) Haverhill, MA	Parking Spaces:	375 +/-
GLA:	63,203 +/- sf	Parking Ratio:	5.9 per 1,000 sf
Land Area:	6.93 +/- acres	Traffic Counts:	19,800
Available:	4,827 +/- sf 6,396 +/- sf	Utilities:	Municipal water and sewer
Zoning:	Commercial Highway (CH)	Year Built / Renovated:	1960, partially demolished and rebuilt in 1985

Trade Area Demographics

	3 Mile	5 Mile	7 Mile
Population:	46,598	86,302	161,631
Average HH Income:	\$ 72,424	\$ 81,420	\$83,682



255 Lincoln Avenue in Haverhill, MA is a 63,203 +/- sf neighborhood shopping center located in a densely populated area. Rivers Edge Plaza is anchored by Market Basket, CVS, and Aubuchon Hardware. The center is also home to other well-known tenants such as Cardsmart, Supercuts, Dollar Tree and Dunkin' Donuts. Demographics for the area boast more than 86,000 residents and an average household income of over \$81,000 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.

For Leasing Information:

Chris McMahon
781.862.9700 x 225
cjm@sumrp.com

Travis Ginsberg
781.862.9700 x 226
tg@sumrp.com

Summit Realty Partners

80 Hayden Ave
Lexington, MA 02491
www.summitrealtypartners.com

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SUITE	TENANT	SF
225	Subway	1,440
227	Available	6,396
229	Edible Arrangements	1,843
231A	Available	4,827
231B	RMV	6,000
235	Aubuchon Hardware	10,110
237	Dollar Tree	7,947
239	Patel's Liquors	1,753
241	Dr. Dental	2,490
245	Cardsmart	3,620
249	Haverhill Pizza	1,600
251	Lincoln Cleaners	1,440
253	Asian Bistro	4,000
247	DP Nails	1,087
255	Plaster Fun Time	2,700
257	Supercuts	1,900
Pad1	Dunkin Donuts	2,000
Pad2	Burger King	2,900
Pad3	Bank of America	500



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