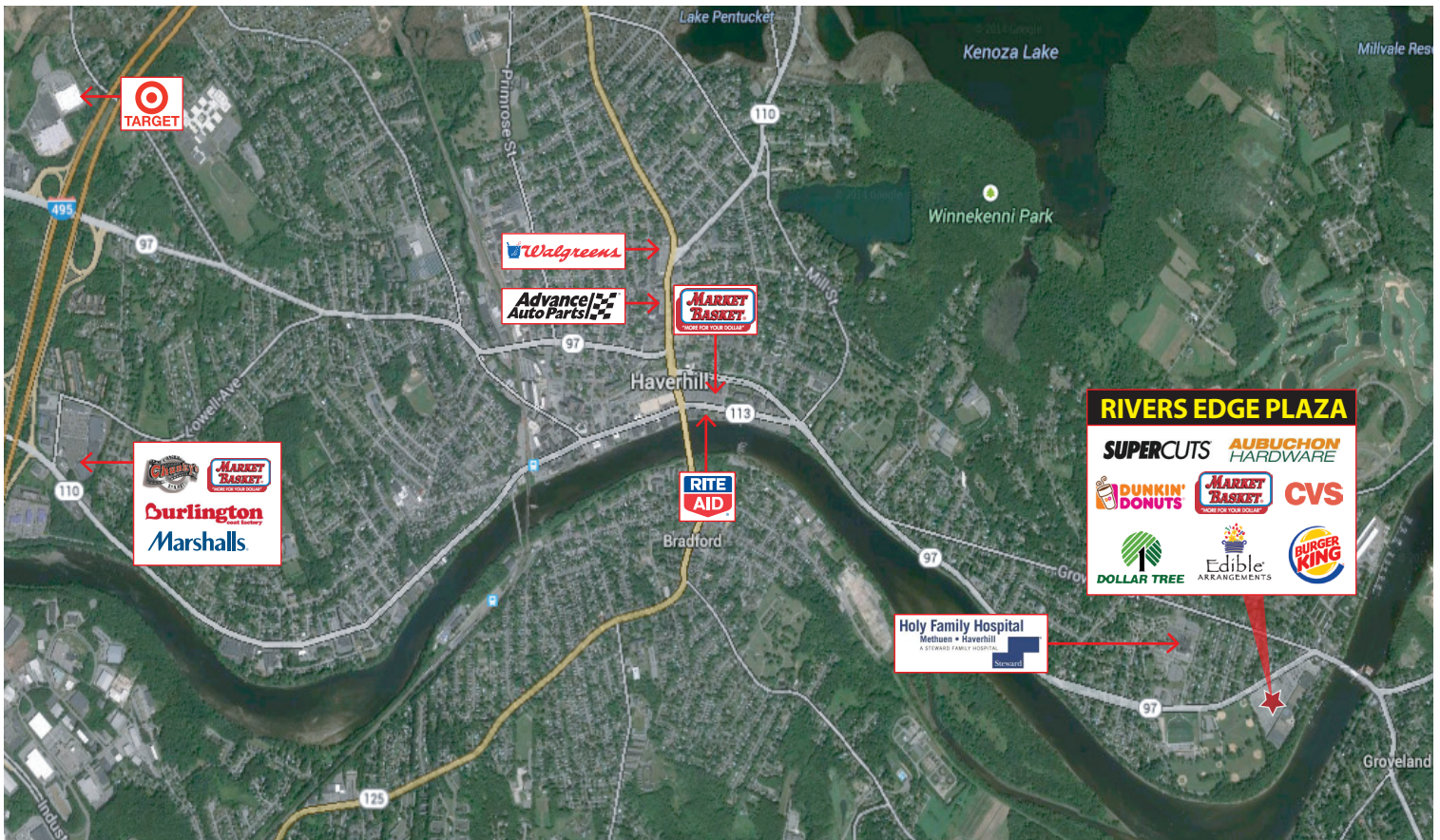


Rivers Edge Plaza

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:	5,217 +/- sf 6,272 +/- 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:

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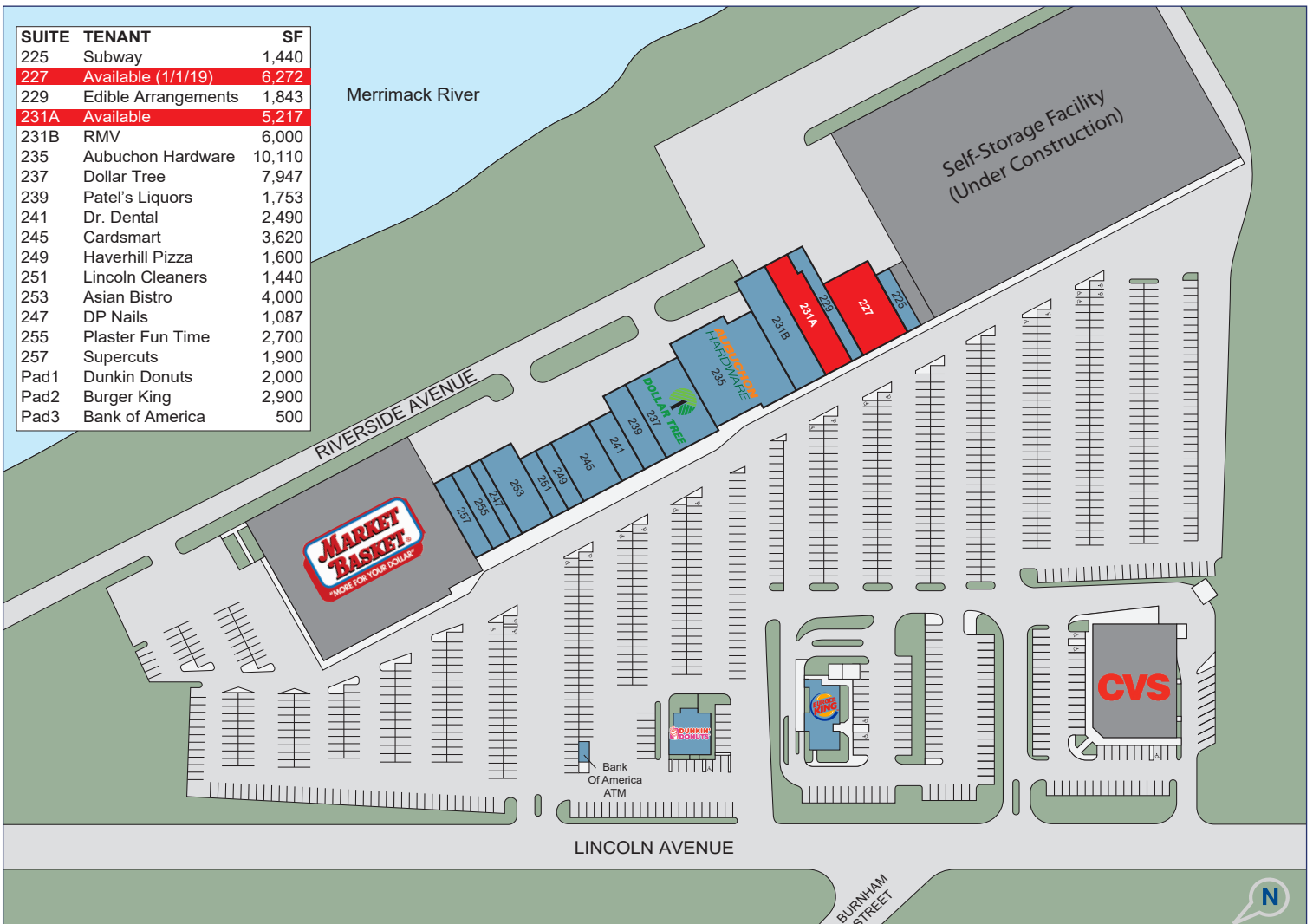
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