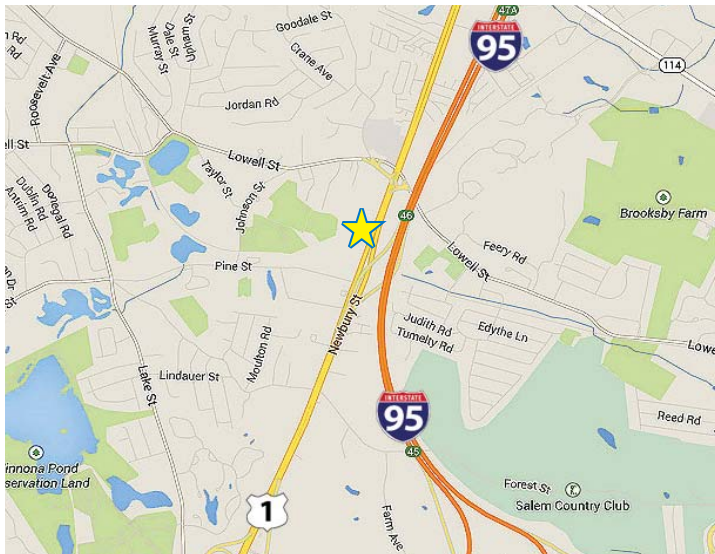


Route 1 Marketplace

216 Newbury Street, Peabody, MA 01960

FULLY LEASED



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

PROPERTY HIGHLIGHTS

Strong retail corridor including Costco, Home Depot, Latitude Sports Club, Golfer's Warehouse, Harbor Freight Tools, RMV, and others

Densely populated local market with more than 63,000 residents within 3 miles

Strong US 1 average daily traffic of 43,200 vehicles

Excellent inbound commuter retail opportunity with more than 20,000 vehicles on US 1 southbound

Site is visible from I-95 and offers new pylon sign

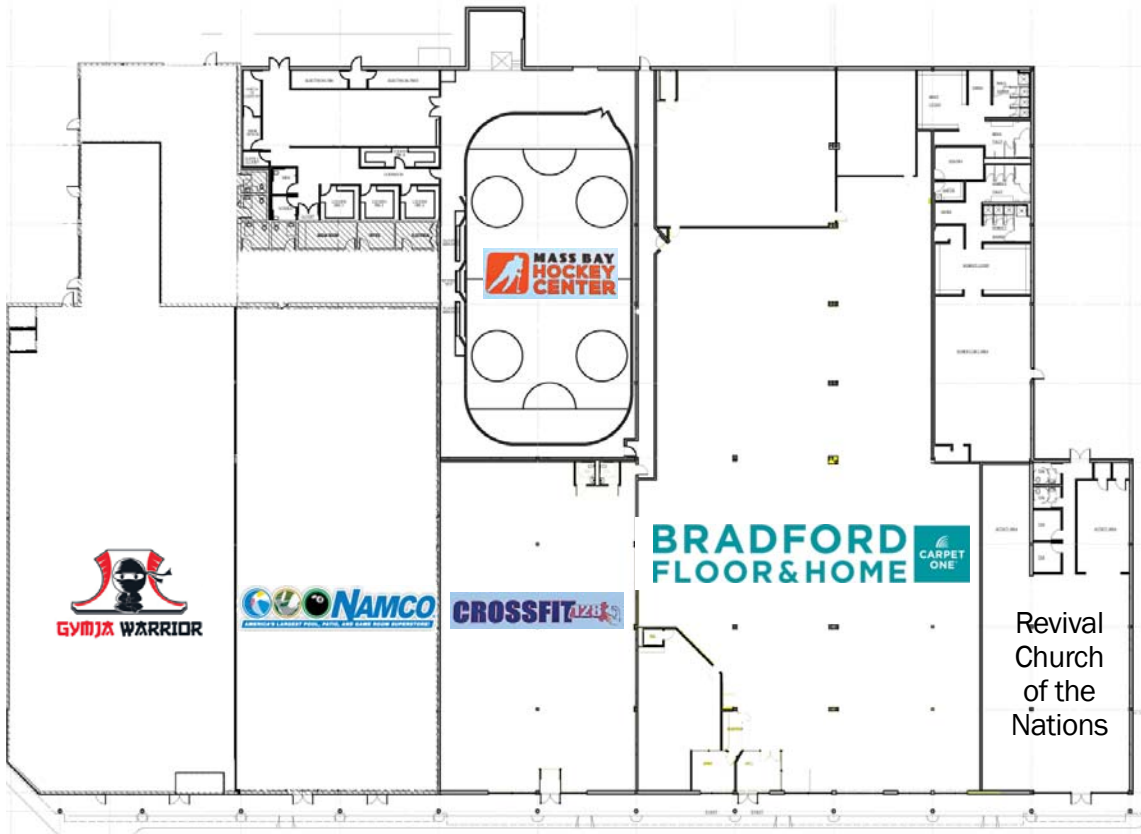
CONTACT: Don Mace
 Vice President of Retail Brokerage
 DMace@KeyPointPartners.com
 781.418.6243

KEYPOINT
 PARTNERS
 KeyPointPartners.com

Route 1 Marketplace

216 Newbury Street, Peabody, MA 01960

FULLY LEASED



2023 DEMOGRAPHICS

3 Mile

5 Mile

POPULATION	63,311	173,148
DAYTIME POPULATION	51,148	106,535
NUMBER OF HH	25,362	67,338
AVERAGE HH INCOME	\$119,241	\$120,019

ADDITIONAL INFO.

PARKING	Ample
TRAFFIC COUNT	43,200 ADT

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

CONTACT: Don Mace
Vice President of Retail Brokerage
DMace@KeyPointPartners.com
781.418.6243

KEYPOINT
PARTNERS
KeyPointPartners.com