**National Commercial Brokers, Inc.**
RETAIL & RESTAURANT REAL ESTATE ADVISORS

**FOR LEASE**

# 55 STOREY AVE, NEWBURYPORT, MA

**1,100 SF AVAILABLE**




## THE OPPORTUNITY

1,100 SF of retail space at 53–55 Storey Ave, a multi-tenant retail building shared with Panera Bread Drive-Thru on Newburyport's primary retail corridor. The site fronts Storey Ave (Route 113) just off I-95 and sits across from the Shaw's-anchored Port Plaza Shopping Mall, surrounded by national retailers including Chipotle, McDonald's, CVS, 7-Eleven, Jersey Mike's, Club Pilates and Chase.

## HIGHLIGHTS

- End-cap space adjacent to Panera Bread Drive-Thru
- 17,784 combined ADT on Storey Ave (Route 113)
- Immediate access to I-95 (77,265 combined ADT)
- Across from Port Plaza Shopping Mall (Shaw's)

## CONTACT US

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# 55 Storey Ave, Newburyport, MA 01950

TRADE AREA




## DEMOGRAPHICS (2026 estimates)

| RADIUS | POPULATION | DAYTIME EMP. | MED. HH INCOME | AVG. HH INCOME |
|---|---|---|---|---|
| 1 mi | 7,382 | 3,281 | $149,495 | $222,203 |
| 3 mi | 31,777 | 24,803 | $142,506 | $189,861 |
| 5 mi | 61,434 | 32,186 | $132,432 | $171,306 |
| 7 mi | 85,932 | 40,554 | $133,944 | $173,098 |

Source: Applied Geographic Solutions 5/2026 via Sites USA. 2026 estimates.

## TRAFFIC COUNTS

| | |
|---|---|
| I-95 | 38,665 NB · 38,600 SB |
| Storey Ave (Rte 113) | 9,016 NEB · 8,768 SWB |
| Low St | 6,567 WB |


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