

New Construction: Retail/Medical Office Space at I-495

41 HILLSIDE AVENUE UNIT A&B | AMESBURY, MA

Exclusively Listed by

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Each Office is Independently Owned and Operated

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Property Information

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY PHOTOS

FLOOR PLAN

PLOT PLAN

PROPERTY SUMMARY



PROPERTY SUMMARY

Available SF:	2,000
Building Size:	11,185
Address1:	39 Hillside Avenue Unit A & B
Address2:	Amesbury, MA 01913
Lease Rate:	To be determined at request
Property Type:	Office/Retail
Zoning:	C

PROPERTY OVERVIEW

- * Located along Route 110 with direct I-495 connectivity.
- * Serves both Amesbury residents and regional traffic.
- * Excellent exposure for brand visibility and signage.
- * Growing residential base supports daily demand.

LOCATION OVERVIEW

Situated at the intersection of MA Route 110 and MA Route 150, the traffic, demographics & exposure are phenomenal.

PROPERTY DESCRIPTION



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NOW LEASING! New first-class retail or professional office space is currently under construction at one of the primary routes into Amesbury. Situated at the intersection of MA Route 110 and MA Route 150, the traffic, demographics & exposure are phenomenal. The busy retail artery benefits from The Heights Amesbury apartment complex, and significantly more housing is being built nearby.

The commercial space will be on the ground floor of this new mixed-use building and can be demised into two 1,000 sf spaces or one 2,000 sf space. The lease is NNN, at a price to be determined on the term and tenant strength. Ample on-site parking is available. Five-year lease minimum. Tenant improvement allowance is negotiable for the right tenant.

All information was obtained from the property owner and public records. Prospective tenants are encouraged to perform due diligence regarding suitability for their purpose.

The estimated completion of this project is Q3 2026. LEASING NOW for Q3 occupancy.





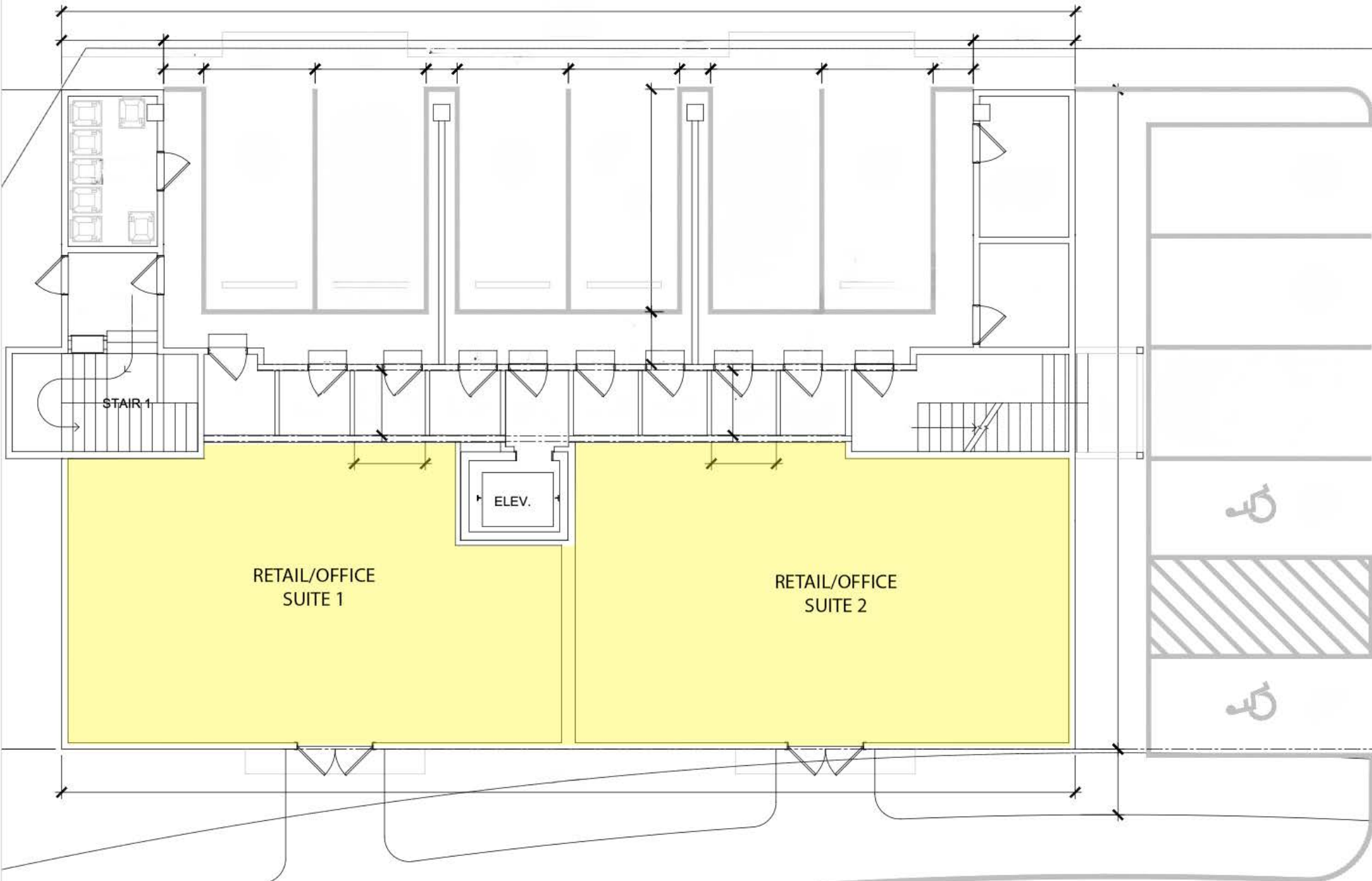
PROPERTY PHOTOS



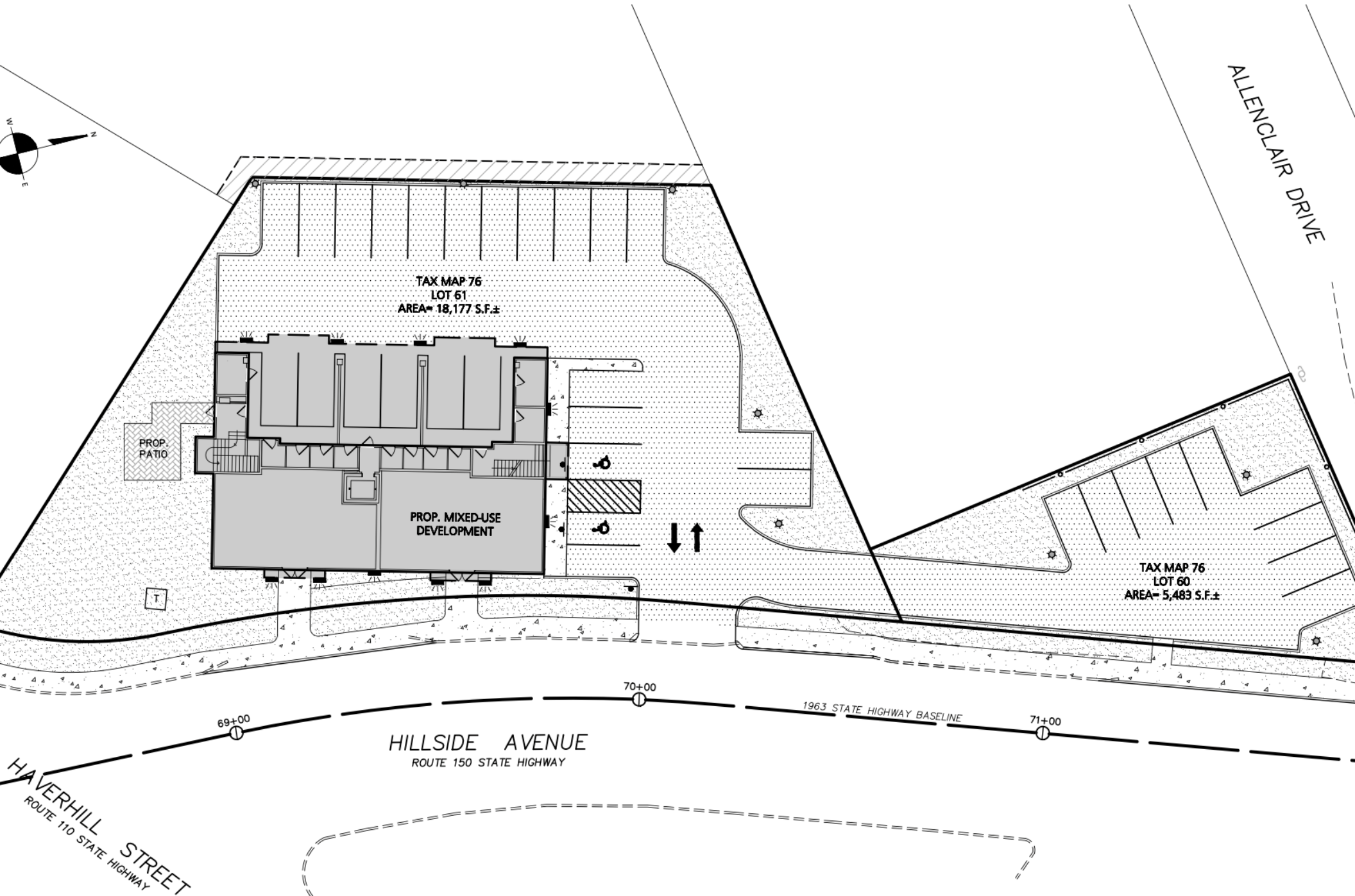
PROPERTY PHOTOS



FLOOR PLAN



PLOT PLAN



02

Location Information

AERIAL MAP

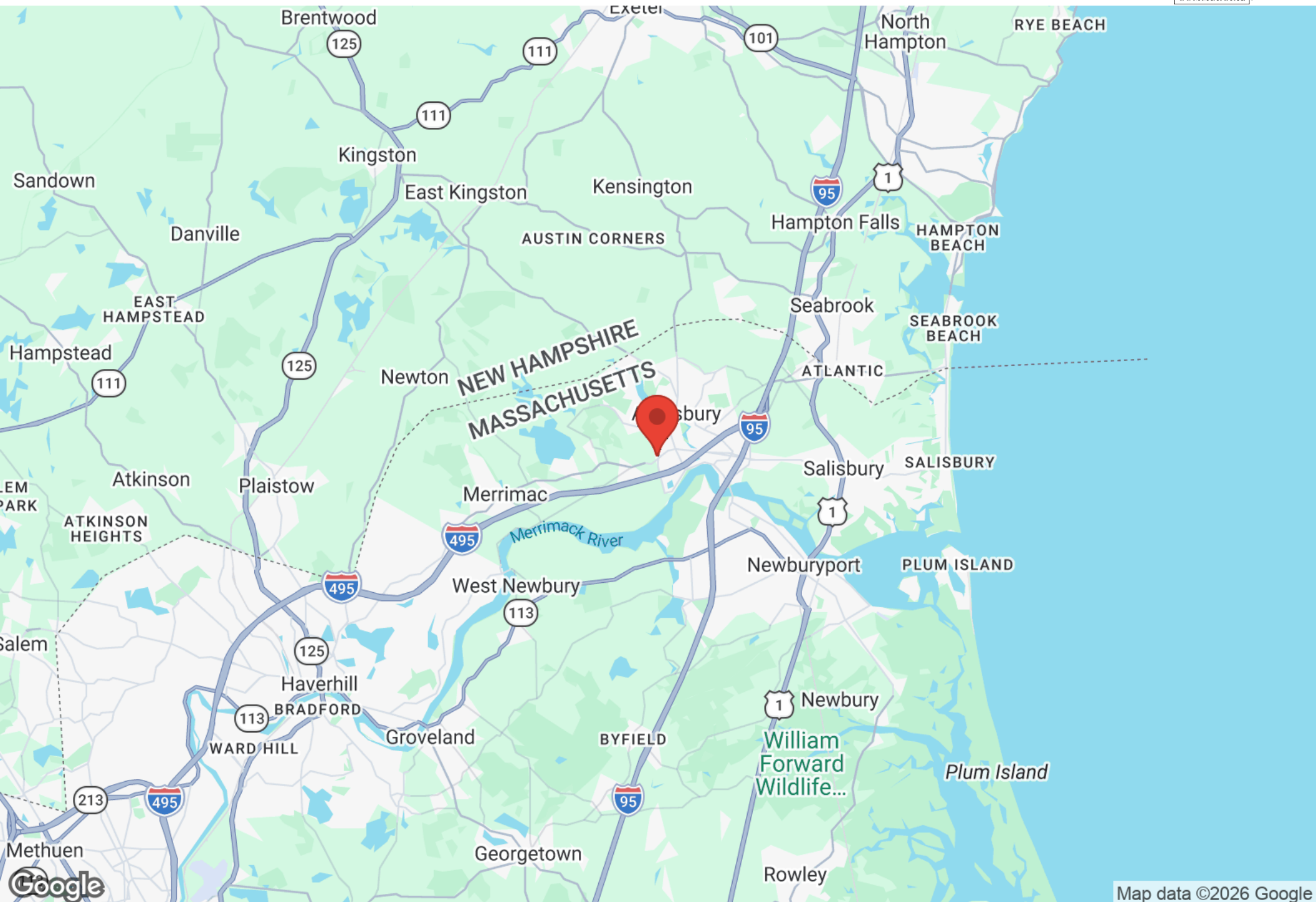
REGIONAL MAP

BUSINESS MAP

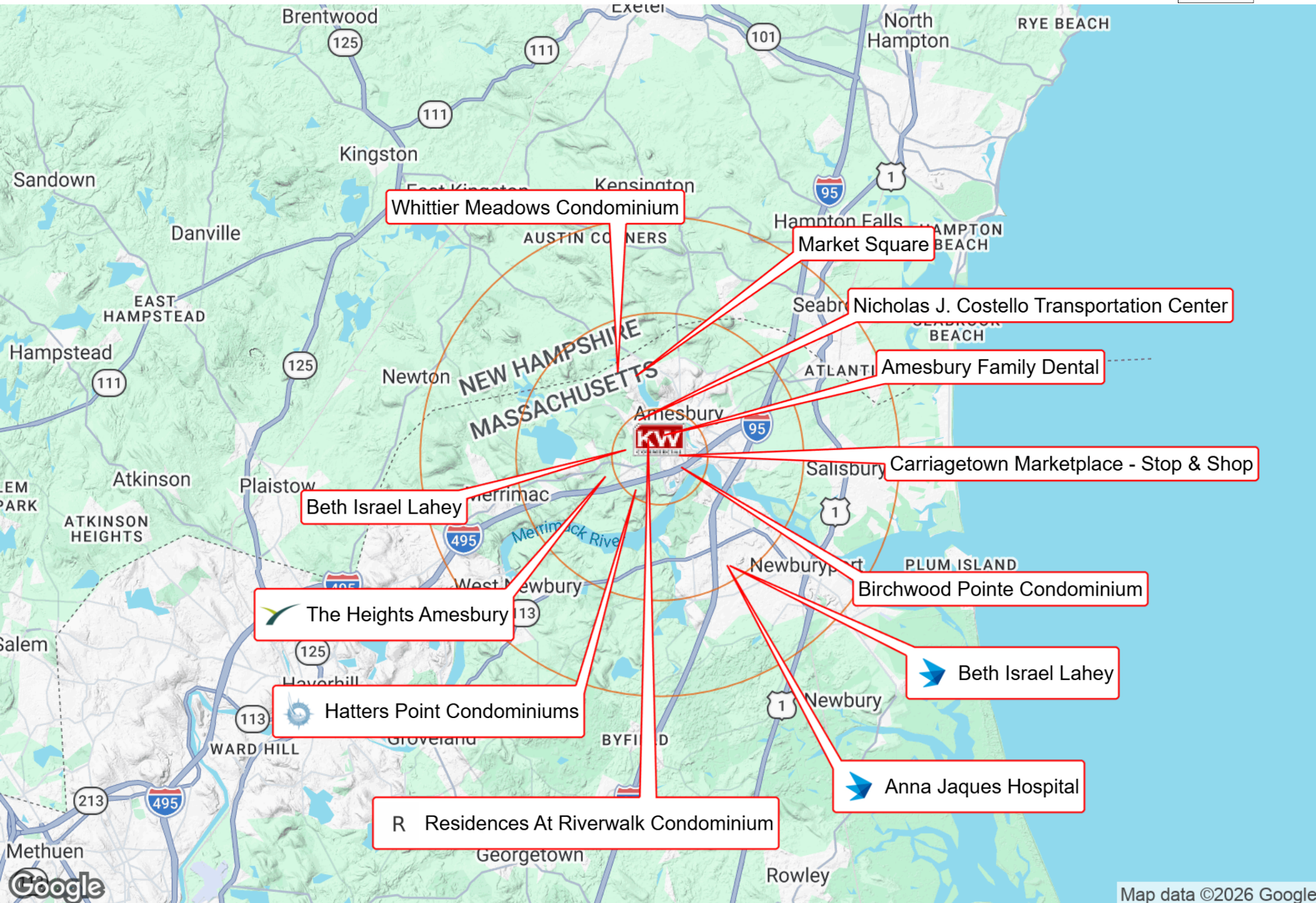


AERIAL MAP





BUSINESS MAP



Map data ©2026 Google

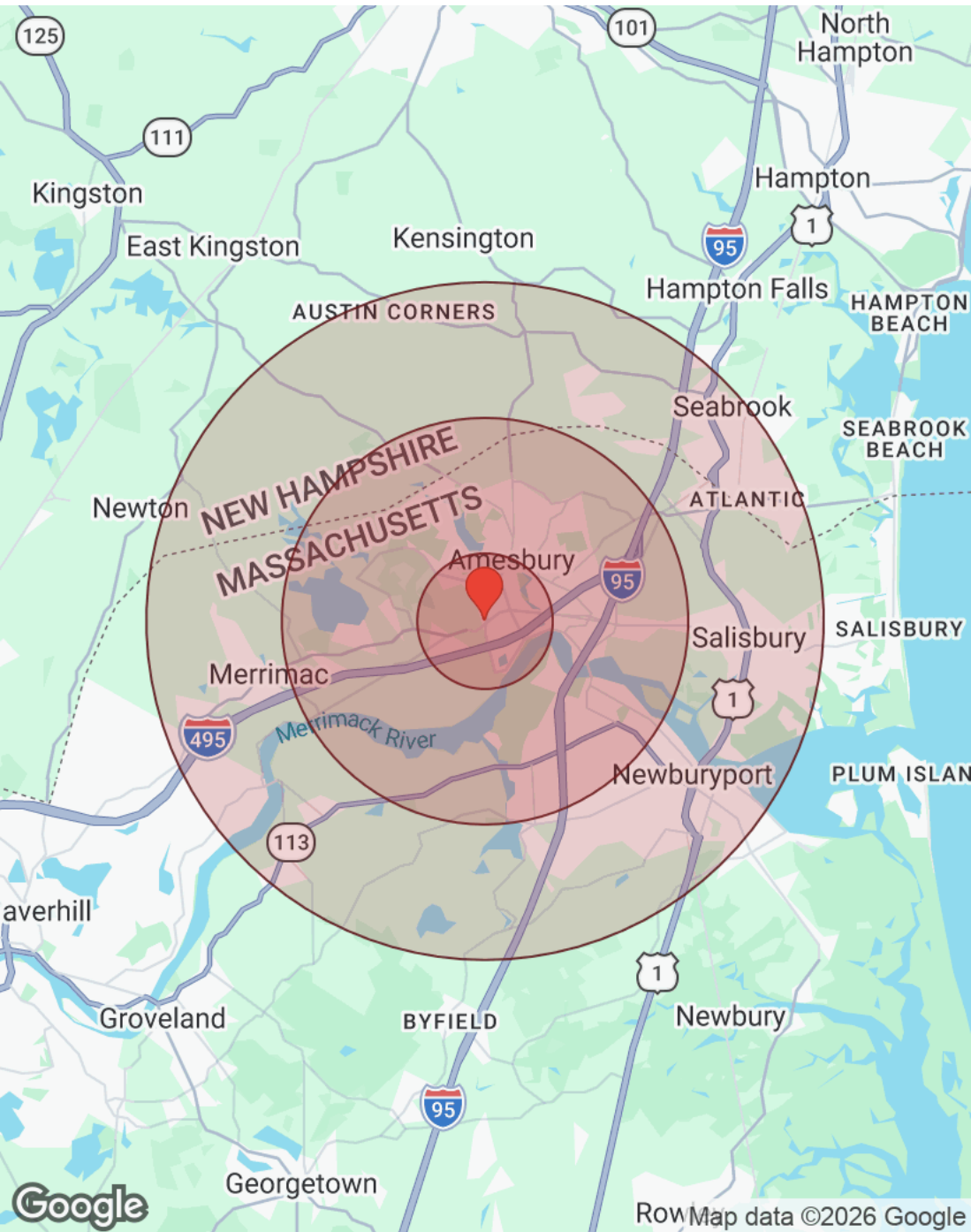
03

Demographics

DEMOGRAPHICS



DEMOGRAPHICS



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	3,064	14,133	31,007
	Female	3,224	14,858	32,796
	Total Population	6,288	28,991	63,803
Housing	Total Units	2,860	12,330	27,943
	Occupied	2,750	11,834	26,620
	Owner Occupied	1,701	8,419	19,016
	Renter Occupied	1,049	3,415	7,604
	Vacant	110	496	1,324
Age	Ages 0 - 14	972	4,361	9,293
	Ages 15 - 24	616	2,912	6,257
	Ages 25 - 54	2,389	10,599	22,119
	Ages 55 - 64	1,021	4,721	10,923
	Ages 65+	1,289	6,396	15,213
Income	Median	\$107,032	\$116,624	\$119,998
	Under \$15k	197	643	1,320
	\$15k - \$25k	186	522	1,169
	\$25k - \$35k	86	557	1,264
	\$35k - \$50k	108	828	1,859
	\$50k - \$75k	392	1,246	2,428
	\$75k - \$100k	324	1,321	3,154
	\$100k - \$150k	616	2,216	4,729
	\$150k - \$200k	324	1,562	3,791
	Over \$200k	518	2,937	6,906

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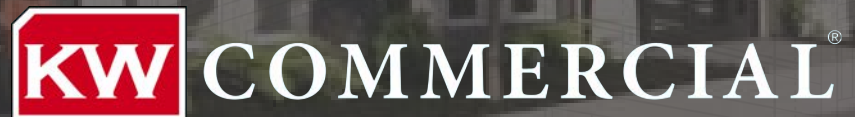
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