

231

WASHINGTON

SALEM, MA



JOIN HAMPTON INN | SALEM - 11,500 SF STILL AVAILABLE

DELIVERY DATE - SUMMER 2020



LOCATION SNAPSHOT



SALEM STATE
UNIVERSITY

231

WASHINGTON

HAMPTON INN
SALEM



NOTCH

NOTCH
BREWER

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	27,203	113,721	249,212
2010 Population	25,714	108,084	236,577
2024 Population (projected)	27,845	116,293	254,823
Employees	23,005	52,829	126,521
Total Businesses	1,996	5,471	11,747
Average Household Income	\$78,496	\$94,311	\$91,213
Median Household Income	\$60,767	\$72,513	\$69,213
Total Consumer Spending	\$227.15M	\$1.3B	\$2.6B
Median Age	38.0	41.0	40.3
Households	12,178	48,076	100,855
Percent College Degree or Above	24%	23%	21%
Average Housing Unit Value	\$371,295	\$468,175	\$431,990

231 WASHINGTON |

231 WASHINGTON offers covered garage spaces retail available at 231 WASHINGTON that will work synergistically. 231 WASHINGTON is easily

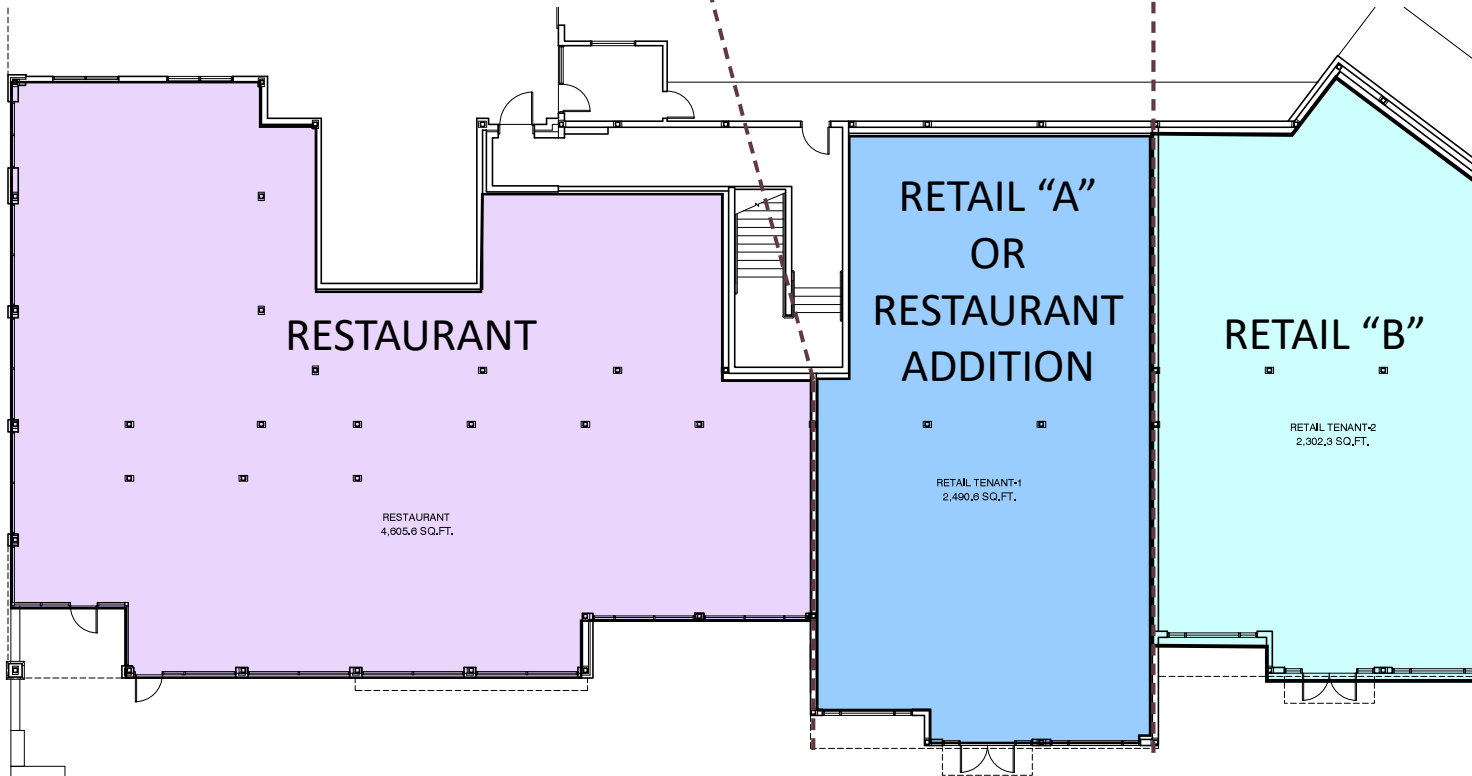


RETAIL OPPORTUNITY

ers 11,500 square feet of prime street-level space. The property also has access to 38 on-site, 159 public parking lot spaces and adjacent street parking within a 1-minute walk from the WASHINGTON. The 11,500 square feet is expected to be subdivided to bring in various retailers, historically retailers that will work in harmony to shape a vibrant new upscale development. 231 accessible from Lafayette Street and Washington Street with excellent visibility from Washington St.



231 WASHINGTON | ELEVATION

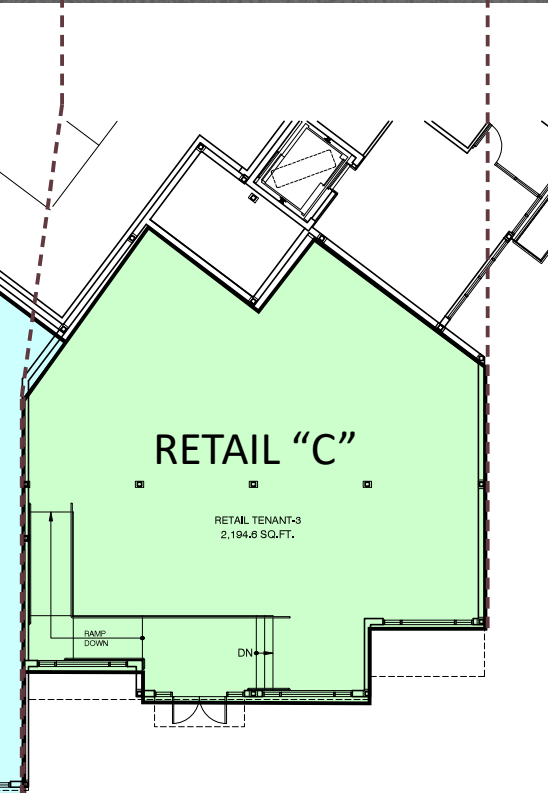


231 WASHINGTON | FLOOR PLAN

31 WASHINGTON



231 WASHINGTON | VIEW FROM DOWNTOWN



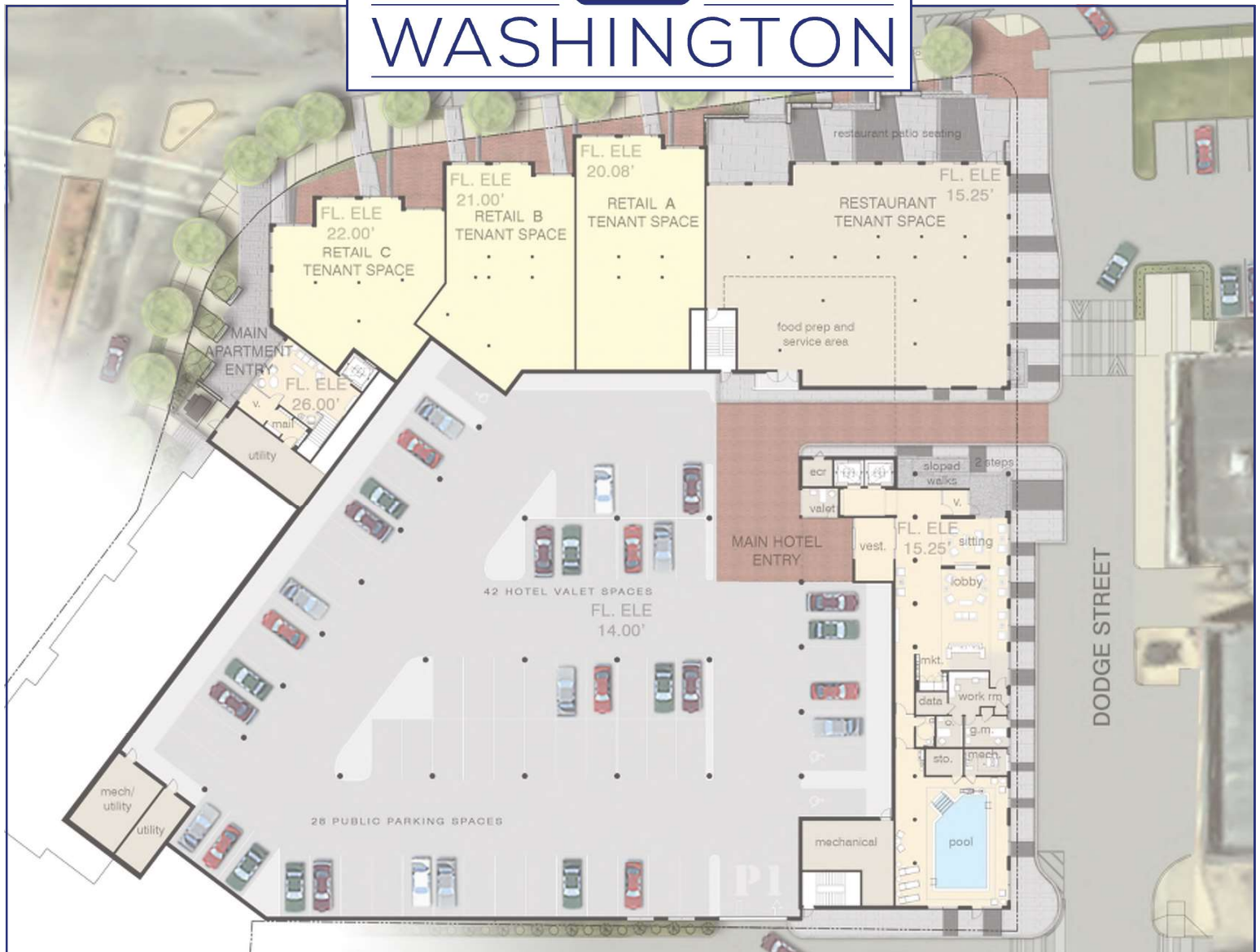
231 WASHINGTON | RESTAURANT PATIO

	Restaurant	Retail "A"	Retail "B"	Retail "C"
Space Available	4,468 sf	2,491 sf	2,302 sf	2,195 sf
Date Available	Summer 2020	Summer 2020	Summer 2020	Summer 2020
Service Type	Triple Net	Triple Net	Triple Net	Triple Net
Space Type	New Construction	New Construction	New Construction	New Construction
Space Use	Restaurant	Retail	Retail	Retail
Lease Team	Negotiable	Negotiable	Negotiable	Negotiable

231 WASHINGTON | LEASING TABLE

231

WASHINGTON



231 WASHINGTON | EXECUTIVE SUMMARY

Bring your business to the heart of downtown Salem where “more than one million people visit Salem annually, generating more than \$100 million in tourism spending.”¹ 231 Washington + Hampton Inn Salem is located at the southern Gateway to Downtown Salem at the Intersection of Washington St. and Canal St. The centralized location sets this development just over a mile from both Salem State University (1.1 mile) and Salem Hospital (1.2 miles) and within a short walk to the Peabody-Essex Museum (.3 miles), Salem Commuter Rail Station (.4 miles) and the Salem Witch Museum (.5 miles).

231 Washington & Hampton Inn Salem development includes a 113-room Hampton Inn, 56-units of high end residential, 4 retail tenants covering 11,500 sf of ground floor retail with exterior patio space available and access along Washington St. The retail tenants can offer their customers discounted parking in the attached garage which will maintain 38 public garage spaces.

¹According to Destination Salem

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