

IPSWICH BAY

PLUM ISLAND SOUND

ROWLEY

81 TURNPIKE

Ipswich, MA



CUSHMAN &
WAKEFIELD

Executive Summary

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present for sale **81 TURNPIKE RD**, a 3.0-acre prime development site opportunity located in the highly desirable town of Ipswich, MA. Currently improved with 7,134 +/- square feet of restaurant/retail space, the property presents a variety of redevelopment opportunities, including apartments, condominiums, senior living, assisted living, hotel, industrial, retail, mixed use, and commercial development. Situated directly off Route 1 and less than five miles from the Ipswich Commuter Rail Station on the MBTA's Newburyport/Rockport line, 81 Turnpike Rd offers an opportunity for an investor or developer to enter a highly sought-after suburban market.

Development Potential



Apartments



Condos



Storage



Assisted Living



Hospitality



Medical/
Hospital



Office



Institutional



Investment Highlights

TRANSIT ORIENTED LOCATION

81 Turnpike Rd is located directly on Route 1 and is less than 4 miles from I-95, one of Greater New England's major thoroughfares. Additionally, the site is approximately a 10-minute drive from the Ipswich Commuter Rail Station on the MBTA's Newburyport/Rockport line, which offers just under an hour ride to Boston's North Station.

EXCEPTIONAL DEMOGRAPHICS

81 Turnpike Rd offers exceptional demographics with 40,000 people and 15,000 households within five (5) miles of the property boasting an average household income of \$143,000 and a median housing value of \$596,000.

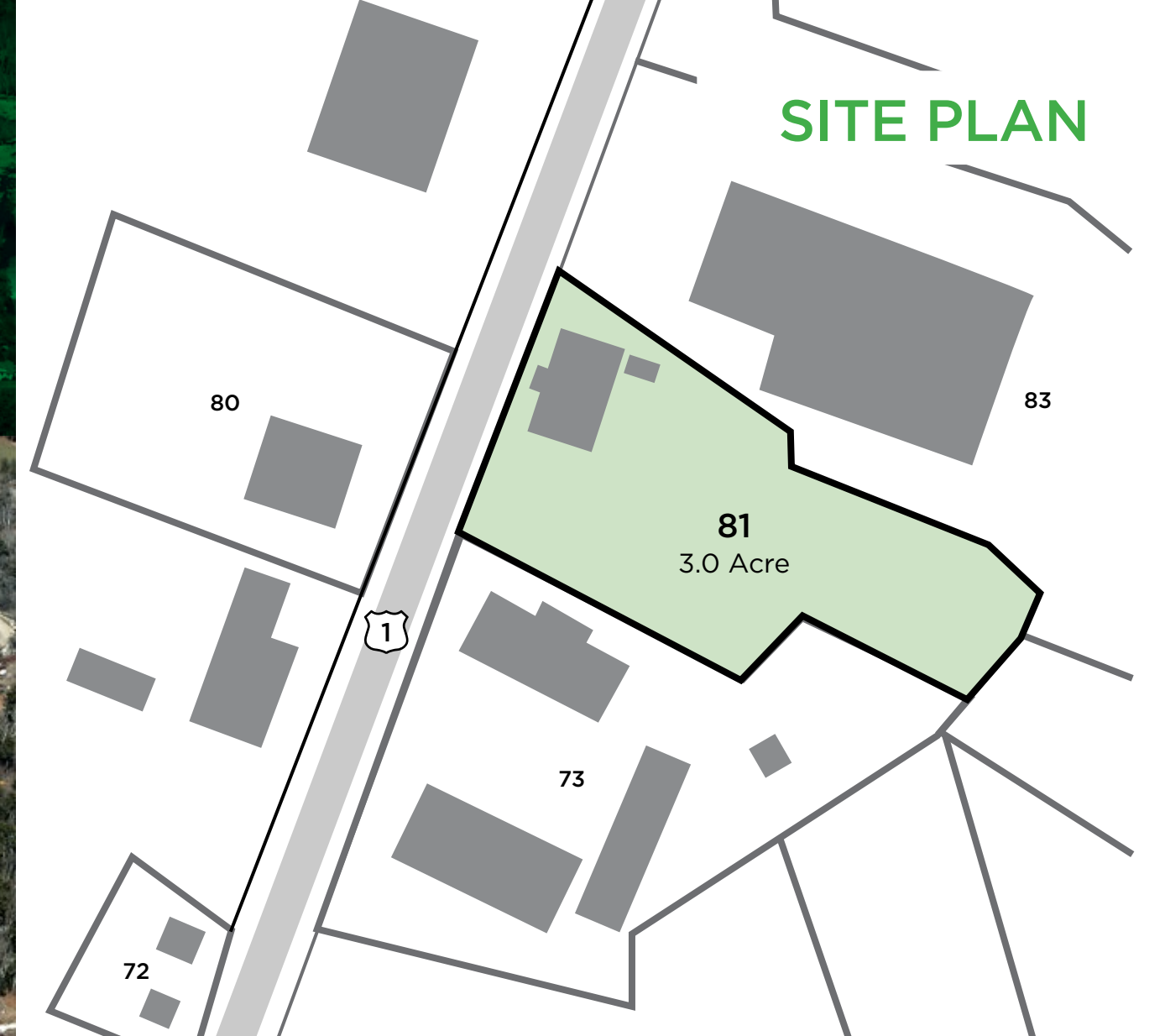
COASTAL NEW ENGLAND TOWN

Ipswich is traditional coastal New England town with its historical architecture, rural landscape, and expansive river & ocean views. 81 Turnpike Rd is approximately a 10-minute drive from the ocean and just under a 10-minute drive from Ipswich's town center, which is home to numerous museums, shops, pubs, fine restaurants, and entertainment.



Process & Pricing

81 Turnpike Road is offered on an “as-is, where-is” basis and without a formal asking price. Once qualified investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a “Call for Offers” date.



Demographics

(5-MILE RADIUS)

39,824

Population

14,738

Households

\$142,808

Avg Household Income

\$115,764

Median Household Income

\$595,586

Median Home Value

49%

Population % w/ Bachelor's Degree or Higher

81 TURNPIKE

Ipswich, MA

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