



SALEM, MA

300 DERBY ST

4,204 SF RESTAURANT SPACE + 2,000 SF OUTDOOR PATIO

UP TO 7,259 SF OF SECOND FLOOR & MEZ SPACE WITH DEDICATED ACCESS (SUBDIVIDABLE)



SALEM MARKET OVERVIEW

Downtown Salem, also known as **“Witch City”**, presents a unique opportunity to serve a dual customer-base. Having become known as the **“Halloween capital of the world”**, Salem attracts **5.6 Million tourist visits annually**, and provides for a year round draw, especially during the fall **“Haunted Happenings”** season. Salem’s beautiful waterfront, and positioning in the heart of Boston’s high income North Shore communities provides for a cultural and social hub for much of the region, with cutting edge **restaurants, galleries and museums**. The walkable downtown core, combined with an influx of new, quality downtown housing and strong public transit links, creates a vibrant environment where both affluent locals and tourists are primed for a unique and **diverse retail and cultural experience**.

PROJECT INFORMATION

- **4,204 SF** First Level Restaurant Space + **2,000 SF** Patio
- **4,838 SF** Second Floor + **2,421 SF** Mezzanine (Subdividable)
- “Double high” ceilings combined with **historic brick and beam construction** offer one of the more unique retail/ restaurant/ office environments on the North Shore



300 DERBY ST | SALEM, MA | UP TO 11,456 SF AVAILABLE (SUBDIVIDABLE) + 1,532 SF PATIO



DOWNTOWN SALEM AERIAL

T SALEM
2,122 INBOUND RIDERS/DAY

BRIDGE ST

WITCH CITY MALL



300
DERBY STREET

ESSEX ST



NEW ENGLAND
PIRATE MUSEUM

PYRAMID BOOKS

JAHÖ

SALEM
WATERFRONT
HOTEL - SUITES

OYSTER BAR
SEA LEVEL

DUNKIN'



COUCH DOG



Salem
Witch
Village

HOTEL SALEM

DERBY ST



Eastern Bank



ROCKLAND
TRUST



LAFAYETTE
HOTELS

NORTH SHORE BANK

Pirates

NOTCH



Crave



LONGBOARDS

The BABE



2025 DEMOGRAPHICS

	1 MILES	3 MILES	5 MILE
TOTAL POPULATION	25,331	118,419	252,885
NUMBER OF HOUSEHOLDS	12,299	51,142	101,709
MEDIAN HH INCOME	\$85,617	\$96,781	\$95,26



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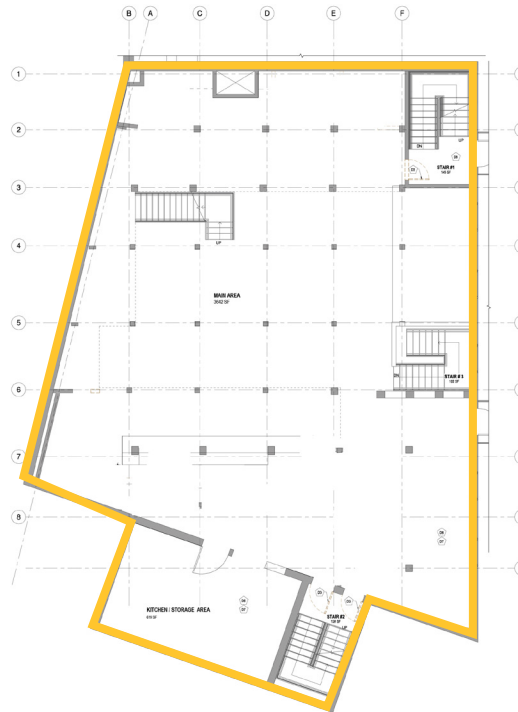
Atlantic
RETAIL

FLOOR PLANS

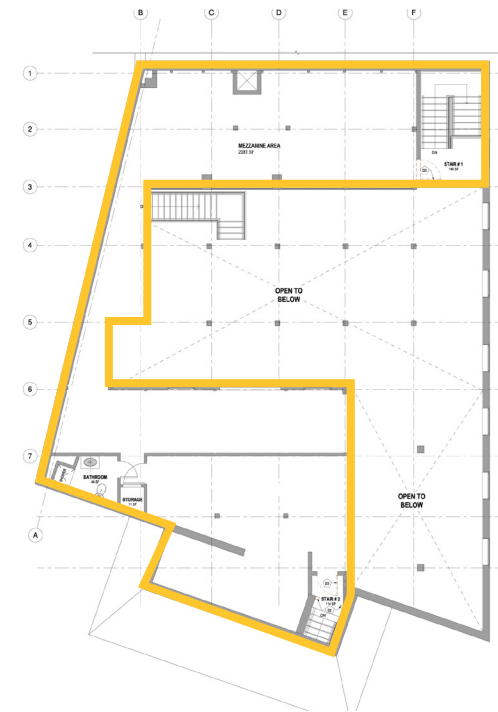
MULTIPLE SUBDIVISION
OPTIONS AVAILABLE



FIRST FLOOR
4,204 SF + 2,000 SF Patio



SECOND FLOOR
4,838 SF



MEZZANINE
2,421 SF



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DYNAMIC SECOND FLOOR & MEZ

In addition to the ground floor restaurant opportunity, the second floor and mezzanine of 300 Derby Street offer one of Salem's most unique physical spaces. The lofted "double high" ceilings, combined with brick and beam construction result in a dynamic creative space, perfect for any of the following uses (and more):

- **Entertainment Venue**
- **Event Space**
- **Retail**
- **Brewery/ Distillery**
- **Health & Wellness/ Fitness**
- **Creative Loft Office Space**
- **Real Estate Office**
- **And many more...**



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