



300 DERBY ST

SALEM, MA



11,456 SF FULL BUILDING OPPORTUNITY (CAN BE SUBDIVIDED) + 1,532 SF PATIO FACING DERBY STREET

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

- **4,704 SF** First Level + **4,416 SF** Second Level + **2,336 SF Mezzanine** + **1,532** Patio Space
- “Double high” ceilings combined with **historic brick and beam construction** offer one of the more unique retail/ restaurant/ office environments on the North Shore



DOWNTOWN SALEM AERIAL

T SALEM
2,122 INBOUND RIDERS/DAY

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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