

15 MANNING AVENUE

MIDDLETON, MA



**WORLD-CLASS 130,000 SF
SPORTS FACILITY
WITH 2 HOCKEY RINKS AND
4 BASKETBALL COURTS**

1,500 SF

OF TOTAL SPACE AVAILABLE
INDOOR SPORTS FACILITY

- SUBDIVISION: 615 SF AND 885 SF
- AMENITIES: DUNKIN DONUTS AND JC GRILL
- 650,000 ANNUAL VISITORS



EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



ESSEX

SPORTS CENTER

ESSEX SPORTS CENTER – ONE OF THE PREMIER, REGIONAL MULTI-SPORT FACILITIES IN NEW ENGLAND

650,000
VISITORS ANNUALLY

2.5 HR
AVERAGE VISIT

1.8
VISITS PER PERSON PER WEEK

TENANTS

- 119,000 Square Foot Facility
- Two NHL Sized Ice Sheets
- 30,000 Square Foot Indoor Fieldhouse (4 Basketball Courts)
- 7,000 Square Foot Lobby
- Tenant Space
 - Mike Boyle Strength & Conditioning
 - Dunkin' Donuts
 - NS Wings Hockey
 - Sports Rehab Unlimited
 - JC Grill & Pizza



CORE USER GROUPS

- North Suburban Wings (Club Hockey)
- Saint John's Prep (High School)
- Essex Technical School (High School)
- Danvers Youth Hockey (Town Hockey)
- CN Hockey Academy
- 3Step Sports (Programs & Events)
 - Zero Gravity Basketball
 - Rivals Basketball
 - East Coast Power Basketball & Volleyball
 - Nor'easters Baseball
 - Hurricanes Softball
 - Show Baseball
 - Boston Warriors Basketball
 - Mass Elite Basketball
 - Swarm Basketball



(914) 960-5485

15 Manning Road, Middleton, MA 01949

www.EssexSports.net

PROPERTY SUMMARY



PROPERTY DESCRIPTION

INDOOR SPORTS FACILITY:
1,500 SF OF TOTAL SPACE AVAILABLE

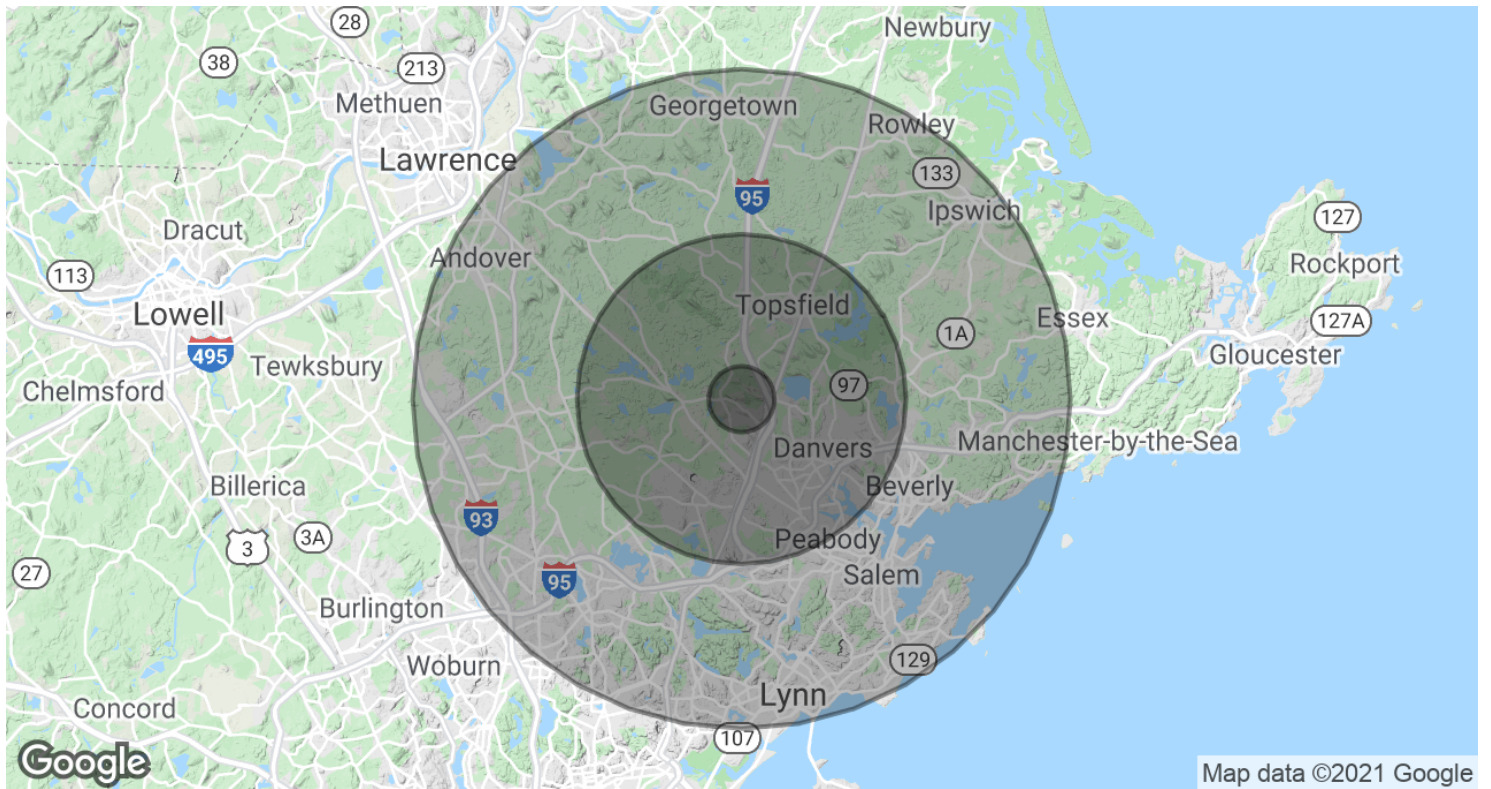
PROPERTY HIGHLIGHTS

- TWO LARGE HOCKEY RINKS
- ONE LARGE MULTI-PURPOSE TURF PLAYING FIELD
- 34'-40' CLEAR HEIGHT, FREE SPAN CONSTRUCTION
- LARGE PARKING LOT
- PHYSICAL THERAPY
- WORLD RENOWNED SPORTS TRAINER
- FOOD SERVICE
- TIME LAPSE VIDEO: [HTTPS://VIMEO.COM/199067764](https://vimeo.com/199067764)

PROPERTY SPECIFICATIONS

BUILDING SIZE	128,100 SF: 102,500 SF 1ST FLOOR 25,600 SF 2ND FLOOR
SPACE AVAILABLE	1,500 SF: 615 SF SPACE AND 885 SF SPACE ON MEZZANINE LEVEL
TYPE OF PROPERTY	MULTI-TENANT ATHLETIC AND RETAIL FACILITY
LAND	8.5 ACRES
CEILING HEIGHT	34'-40' CLEAR HEIGHT
AIR CONDITIONING	IN OFFICE AND SUPPORT AREAS
HEAT	ENERGY EFFICIENT GAS-FIRED HEATERS
UTILITIES	CITY WATER, SEPTIC
ZONING	ALL SPORTS AND RECREATIONAL USES
PARKING	280 +

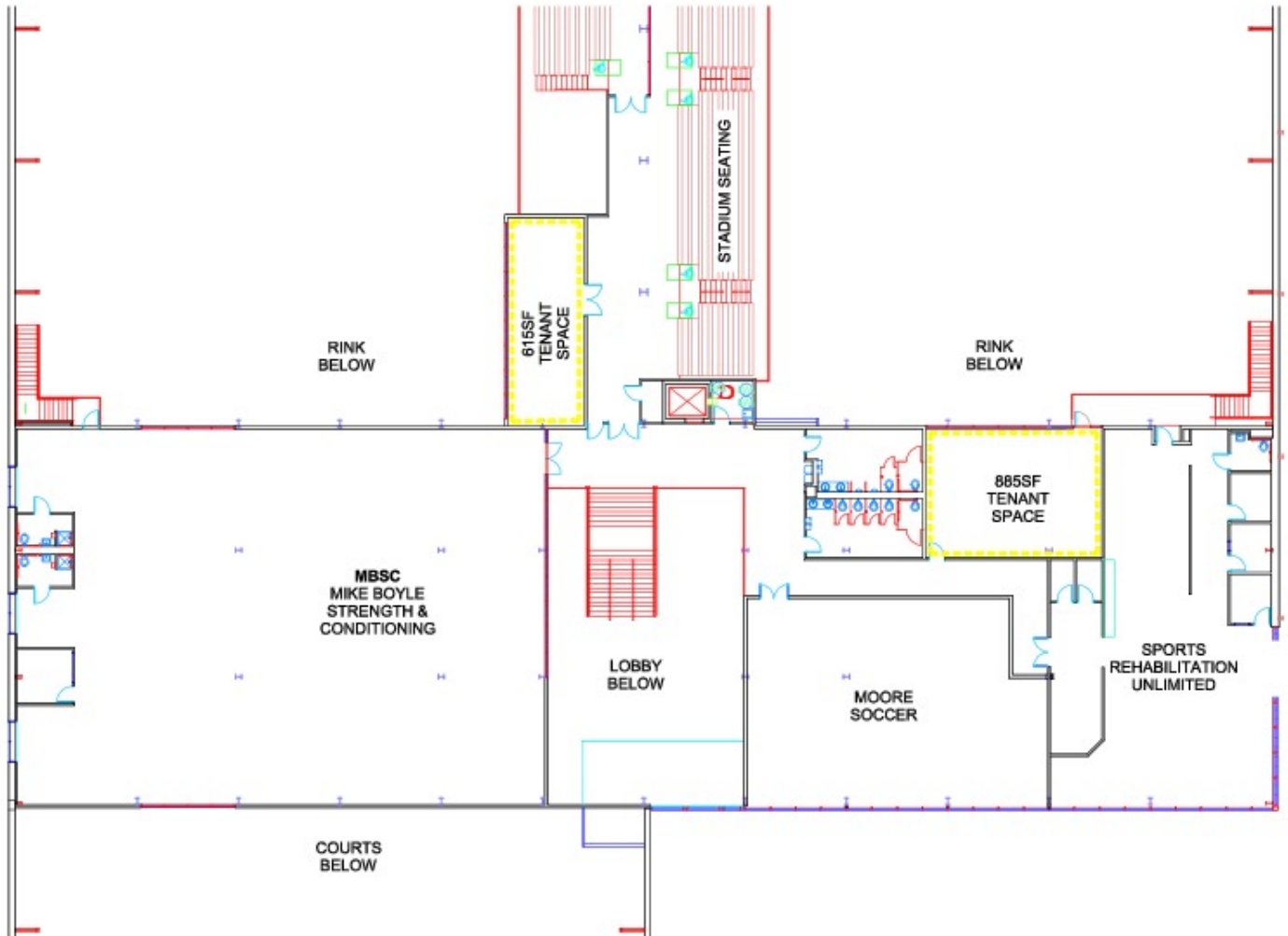
DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILE	5 MILES	10 MILES
TOTAL POPULATION	31,322	87,446	512,901
AVERAGE AGE	44.5	43.8	40.2
AVERAGE AGE (MALE)	28.8	42.3	38.8
AVERAGE AGE (FEMALE)	38.8	45.6	41.4
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	11,454	32,765	196,851
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$128,781	\$101,947	\$88,142
AVERAGE HOUSE VALUE	\$541,823	\$438,973	\$427,956

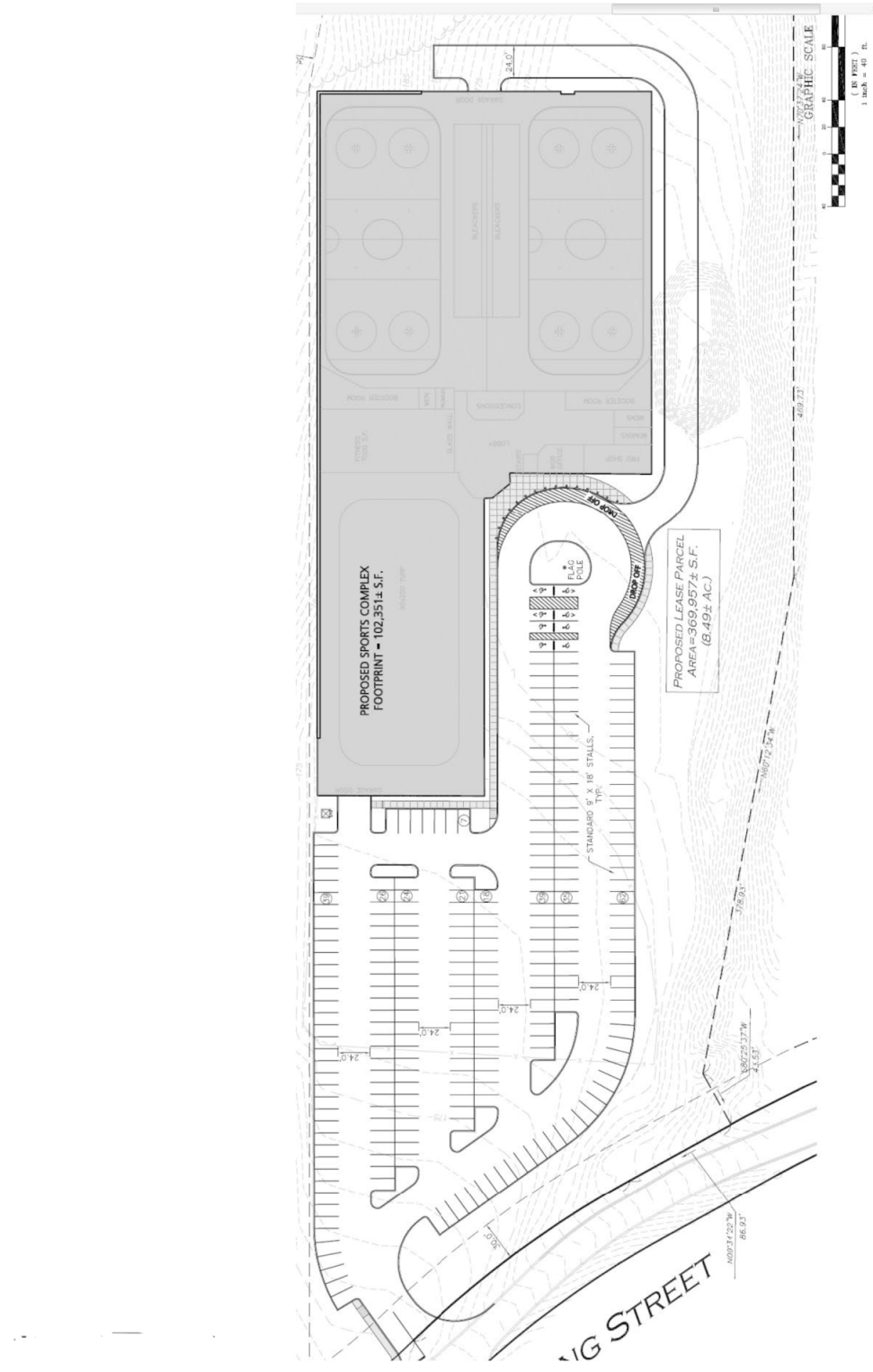
* Demographic data derived from 2010 US Census

FLOOR PLANS



SITE PLAN

SITE AND PARKING PLAN



SOLE AGENT

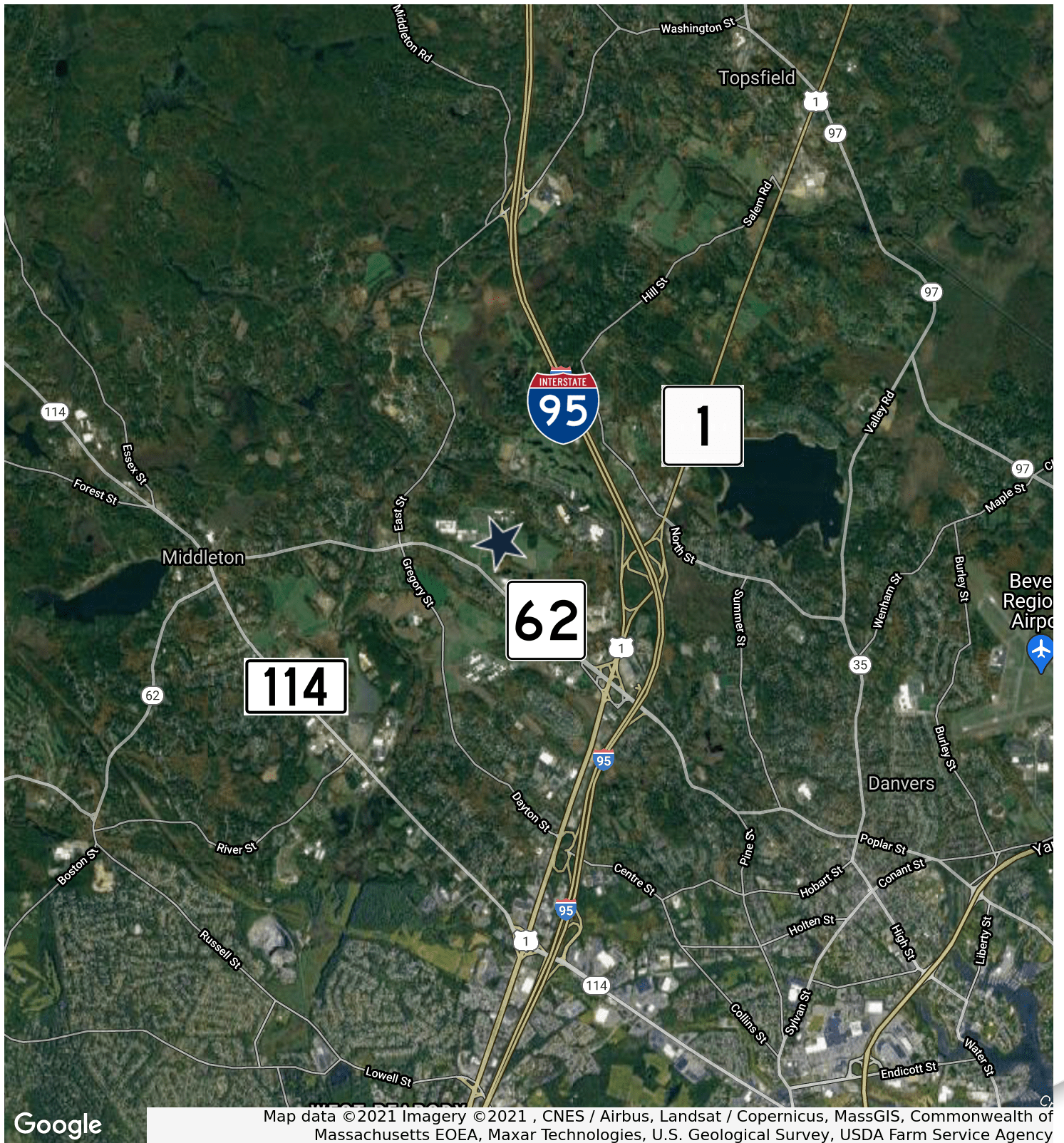


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ONE CRANBERRY HILL | LEXINGTON, MA
STUBBLEBINECOMPANY.COM

LOCATION MAPS



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