



ATLANTIC AVENUE

MARBLEHEAD, MA



FOR SALE

GENERATIONAL ASSET, A+ TOWN, A+ LOCATION

3,450 SF FULLY LEASED PREMIER RETAIL/OFFICE OPPORTUNITY



EXECUTIVE SUMMARY

Freudenheim Partners is pleased to offer 12 Atlantic Avenue, a premier 3,450 SF retail/office investment opportunity located in the heart of Marblehead's vibrant downtown district. The property is fully leased to two established tenants: Eat Well Kitchen, a health-focused eatery offering organic juices and wholesome menu options and btone Fitness, a boutique gym specializing in Pilates-inspired strength training.

The building features 13 dedicated on-site parking spaces and additional street parking, making it a rare and highly desirable asset in the area.

Situated in the heart of Marblehead, 12 Atlantic Avenue offers excellent visibility, high foot traffic, and access to a strong demographic base. The property is surrounded by a thriving mix of local businesses, including upscale boutiques, cafés, and restaurants. Nearby establishments include Shubie's Marketplace, 5 Corners Kitchen, Marblehead Bank, Terry's Ice Cream Shop, Room Tonic, Real Estate Offices, The Landing and the Marblehead and Boston Yacht Clubs.

This property represents a rare opportunity to acquire a stable, high-demand asset in one of Massachusetts' most sought-after coastal communities. Its prime location, strong tenant base, and versatile design make it an ideal investment for those seeking long-term value and growth potential.

PROPERTY SNAPSHOT

LEASED
100%

TENANTS
btone Fitness: 2,350 SF
Eat Well Kitchen: 1,100 SF

BUILDING SIZE
3,450 SF

LAND AREA
12,341 SF

BUILT/RENOVATED
1993 /2019

PARKING
13 spaces

ZONING
B-1

AVG HH INCOME
\$160K+

SALE PRICE:
\$1,495,000

INCOME/EXPENSE:
Available on Request



Atlantic Ocean

Boston
Yacht Club

Marblehead
Yacht Club

Gregory St



12 ATLANTIC
AVENUE

Terry's Ice
Cream Shop

Room
Tonic

SHUBIE'S

Marblehead
Bank

Eat Well Kitchen
Btone Fitness

Atlantic Ave

Marblehead
House Of Pizza

5 Corners
Kitchen

The Hidden Door

The Barrelman

Elia Taverna

INVESTMENT HIGHLIGHTS

100%

FULLY LEASED

HIGH VISIBILITY



FLEXIBLE RETAIL/
OFFICE SPACE



13 ON-SITE
PARKING SPACES



SURROUNDED BY
ESTABLISHED RETAILERS



THRIVING, AFFLUENT
COASTAL COMMUNITY



ZONING ALLOWS FOR
DIVERSE USES

POTENTIAL
REDEVELOPMENT

LOCATION & DEMOS

Marblehead is an affluent community with a median household income exceeding \$160,000 and a population of approximately 20,350. Known for its historic charm, exceptional schools, and robust local economy, the town attracts a mix of families, professionals, and visitors seeking its quintessential New England experience.

DEMOGRAPHICS



Population
20K+

Avg HH Income
\$164K+

Avg Age
49.6

Number of HH
8.17K



PROPERTY PHOTOS



NEIGHBORHOOD PHOTOS



12 ATLANTIC AVENUE

MARBLEHEAD, MA

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