



**WORLD-CLASS 130,000 SF
SPORTS FACILITY
2,500 SF AVAILABLE**

15 MANNING AVENUE

MIDDLETON, MA

2,500 SF CLASS A RETAIL SPACE AVAILABLE

- Oversized window line (Netting Available)
- 20' Clear Height
- On-Site Dunkin'

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

WORLD-CLASS SPORTS FACILITY:
2,500 SF OF TOTAL SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- TWO REGULATION SIZE HOCKEY RINKS
- ON SITE DUNKIN' AND JC GRILL
- ONE LARGE MULTI-PURPOSE TURF FIELDHOUSE
- 20' CLEAR HEIGHT
- PHYSICAL THERAPY: SPORTS REHABILITATION UNLIMITED
- WORLD RENOWNED SPORTS TRAINER: MIKE BOYLE
- LOCATED 1.3 MILES OFF ROUTE 1
- LESS THAN 3 MILES TO I-95 INTERCHANGE

OFFERING SUMMARY

Building Size:	128,100 SF
Available Space:	2,500 SF
Lot Size:	8.5 Acres
Type of Property:	Multi-tenant athletic and retail facility
Ceiling Height:	20' Clear
AC:	In office and support areas
Heat:	Energy efficient gas-fired heaters
Utilities:	City water/septic
Power:	2,000 Amps, 3 Phase
Parking:	256
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,347	35,949	208,405
Total Population	30,067	90,697	529,229
Average HH Income	\$133,110	\$128,866	\$120,708



ESSEX

SPORTS COMPLEX



STUBBLEBINE
MANAGEMENT
GROUP



650K+ Visitors
Annually



2.5Hr Average
Visit Duration



1.9 Visits Per Person
Per Week

The **Essex Sports Complex** is a 119,000 SF recreation facility located in Middleton, MA featuring twin NHL ice surfaces, an indoor court / turf field house, strength and conditioning, physical therapy, and multiple food & beverage options. Both the ice and court surfaces are state-in-the art maintained by industry-leading tenants.

Stubblebine **Management Group** has developed the facility and now manages day to day operations in line with our vibrant athletic ecosystem network.

FACILITY FEATURES

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



CORE USER GROUPS

- North Shore Wings (Club Hockey)
- Saint John's Prep (High School)
- Essex Technical School (High School)
- Masco Youth Hockey (Youth Hockey)
- Danvers Youth Hockey (Youth Hockey)
- CN Hockey (Hockey School)
- 3Step Sports (Programs & Events)
 - Zero Gravity Basketball
 - Rivals Basketball
 - East Coast Power Basketball & Volleyball
 - NorEasters Baseball
 - Hurricanes Softball
 - Show Baseball
 - Boston Warriors Basketball
 - Mass Elite Basketball
 - Swarm Basketball



CAPTIVE DEMOGRAPHIC

650,000+

Visitors Annually
3.4 Hr Average Visit
1.9 Visits Per Week

\$110,000+

Average Household Income
Programing for Ages 3-70
Young Families

VENUE X MEDIA

Digital Exchange Integration
Audience Measurement
Multi-Channel Enablement



STUBBLEBINE
MANAGEMENT
GROUP



STUBBLEBINE
MANAGEMENT
GROUP

HIGHWAY PROXIMITY



1.4 MILES
4 MINUTES



11 MILES
24 MINUTES



2.3 MILES
5 MINUTES



8 MILES
17 MINUTES

BOSTON, MA

20 MILES | 25 MINS

NEW HAMPSHIRE

12 MILES | 15 MINS

ESSEX NORTH SHORE
AGRICULTURAL & TECHNICAL
SCHOOL

LESS THAN 1 MILE



HomeGoods Staples
DUNKIN' CVS

Public Storage



DICK'S

MARKET BASKET



Stop&Shop



15 MANNING AVE.
MIDDLETON, MA



COSTCO
WHOLESALE

Marshalls



KOHL'S

Walmart

DUNKIN'

15 MANNING AVENUE

MIDDLETON, MA

2,500 SF 2ND FLOOR RETAIL SPACE AVAILABLE

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