



# RETAIL SPACE FOR SALE OR LEASE IN UNION SQ.

181 Washington St.  
Somerville, MA



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## ***PROPERTY HIGHLIGHTS***

- 2,690 SF retail space
- 100+ feet of frontage
- Subdividable to 870 SF
- New construction - 35 residential units above
- Rental rate: Negotiable
- 3 exclusive parking spaces
- ATM opportunity

## ***PROPERTY DESCRIPTION***

ABG has been exclusively retained for the leasing of 181 Washington Street in Somerville's Union Square. The property is located minutes from the Green Line extension currently under construction set to open in 2018. With over 100 feet of frontage, your business will receive unparalleled visibility. Nu Cafe and Juice Bar has recently opened next door. There is a master development of Union Square with 2.3 million SF of new developments planned.



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## LOCATION DESCRIPTION

Diverse, vibrant, and artistic, Union Square is alive with activity seven days a week. Union Square features many restaurants, cafés, nightlife and specialty markets all within walking distance. The recent Census found Somerville had the second highest proportion of residents between the ages of 25 and 34 in the United States. Union Square will also be home to a new MBTA Green Line station, giving massive exposure to commuters. Union Square offers quick access to Cambridge and downtown Boston as well as Route 93.



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## FLOOR PLANS



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## DEMOGRAPHICS

Radius	Population		Avg. HH Income	Median HH Income
	2016 Est.	2020 Proj.	2016 Est.	2016 Est.
1 mile	54,686	56,688	\$86,323	\$65,033
3 mile	485,177	511,933	\$96,908	\$68,392
5 mile	987,310	1,038,134	\$91,537	\$64,640

## TRAFFIC COUNTS

Street	Cross Street	Traffic Vol.	Distance
Washington St.	Mansfield St.	16,600	0.02 mi
Somerville Ave.	Linden St.	23,600	0.13 mi
Prospect St.	Somerville Ave.	31,000	0.16 mi
Prospect St.	Bennett St.	12,700	0.22 mi
Webster Ave.	Everett St.	10,400	0.27 mi

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## *PROPERTY CONTACT*

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## *COMPANY CONTACT*

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