



625 MASS AVE | CAMBRIDGE, MA

CENTRAL SQUARE RETAIL SPACE FOR LEASE
STREET LEVEL: 13,226 SF | BASEMENT: 15,654 SF



THE NEIGHBORHOOD

Central Square is one of Cambridge's most active retail and residential markets. Mass Ave is a major thoroughfare that runs through Cambridge, Boston, and the adjacent affluent suburbs of Arlington and Lexington. Central Square sits between two of the nation's most renowned universities – Harvard and MIT. Positioned between Harvard Square and Kendall Square, Central Square is home to daily needs providers and some of the area's best restaurants.



PROPERTY OVERVIEW

- Street level: 13,226 SF (previously Walgreens)
- Basement: 15,654 SF (previously Harvard Office)
- Site abuts the MBTA Red Line Headhouse and the Route 1 bus stop



DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7,435	26,452	70,266
DAYTIME POPULATION	8,582	25,208	98,439
MEDIAN HH INCOME	\$87,757	\$98,500	\$88,981
MEDIAN HOME VALUE	\$1,245,020	\$1,232,866	\$1,160,959





HARVARD
UNIVERSITY
19,639 STUDENTS

SITE
625 MASS AVE

WESTERN AVE 11,828 ADT

RIVER STREET 10,654 ADT

MASSACHUSETTS AVE 15,156 ADT

MAIN ST

MIT
11,920 STUDENTS

MARKET AERIAL

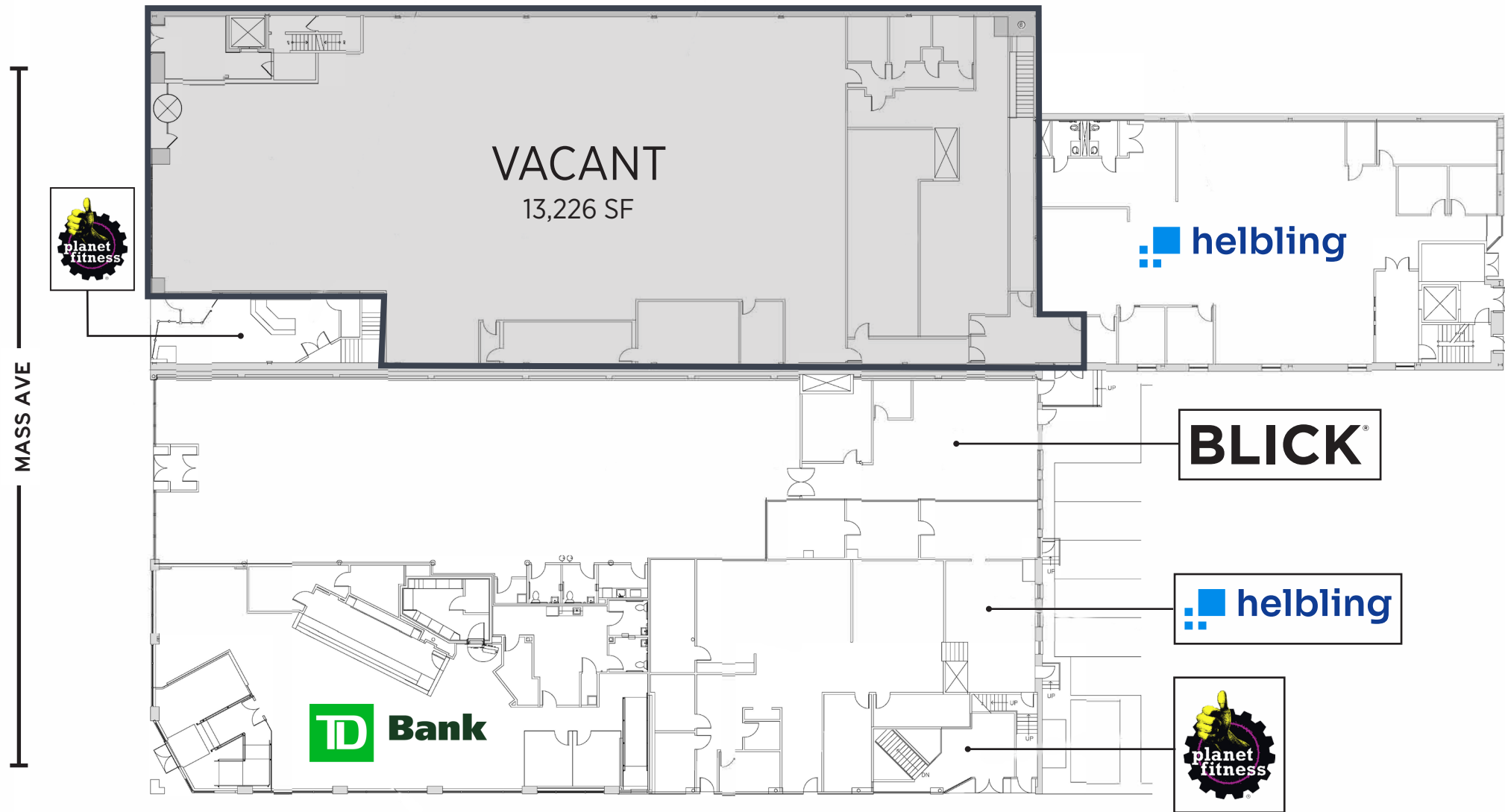
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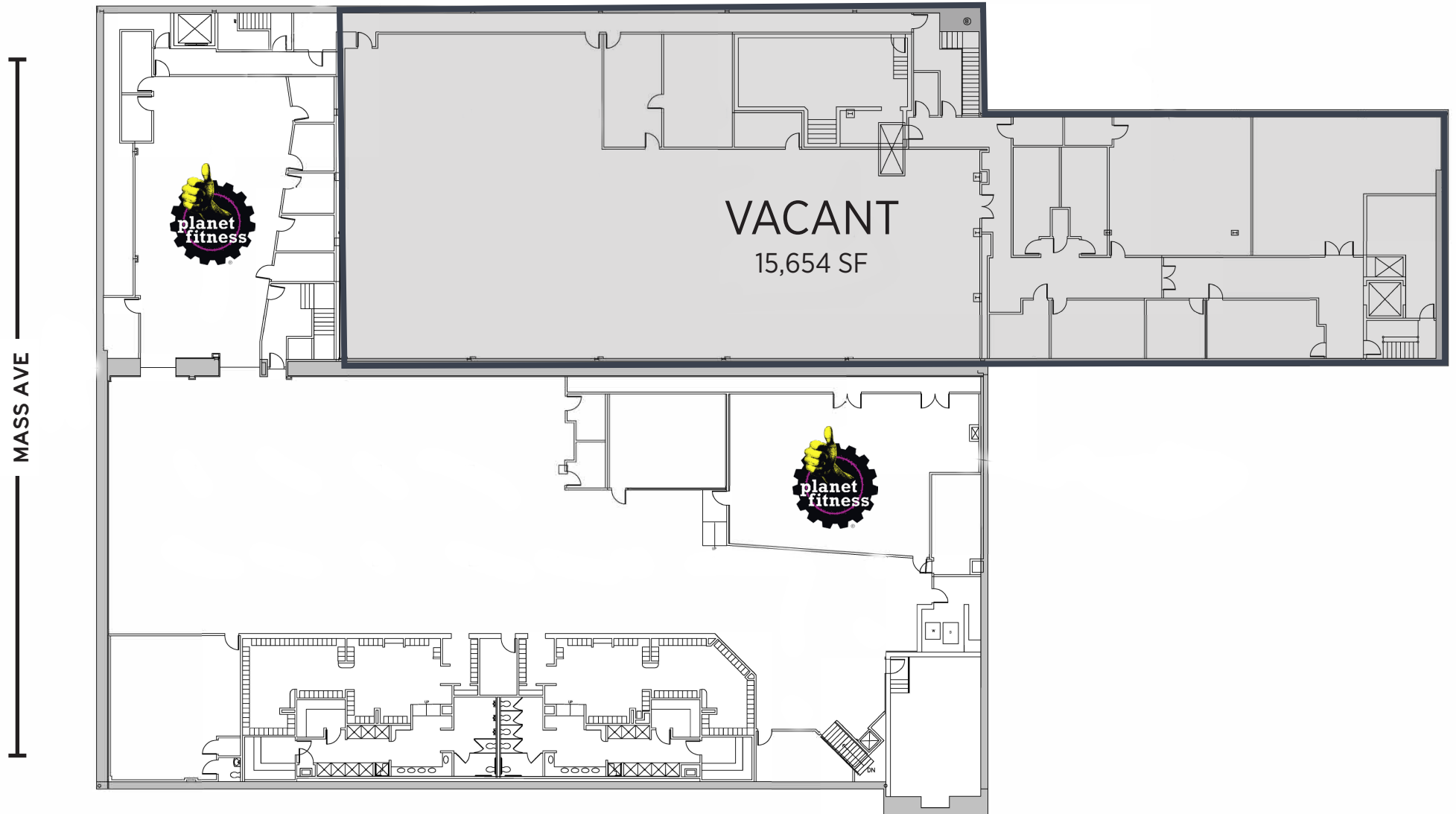
ZOOM AERIAL



FLOOR PLAN STREET LEVEL



FLOOR PLAN BASEMENT LEVEL



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