

96 BROOKLINE AVE, FENWAY TURNKEY RESTAURANT OPPORTUNITY



FENWAY
Johnnie's

FENWAY
Johnnie's

FENWAY
Johnnie's
96 BROOKLINE AVE.

98
BROOKLINE
AVENUE

For reservations,
large parties,
guest lists or
private events
Call
617-936-4344

GREAT FOOD GREAT DRINKS
GREAT DRINKS GREAT PEOPLE

PROJECT ORIENTATION

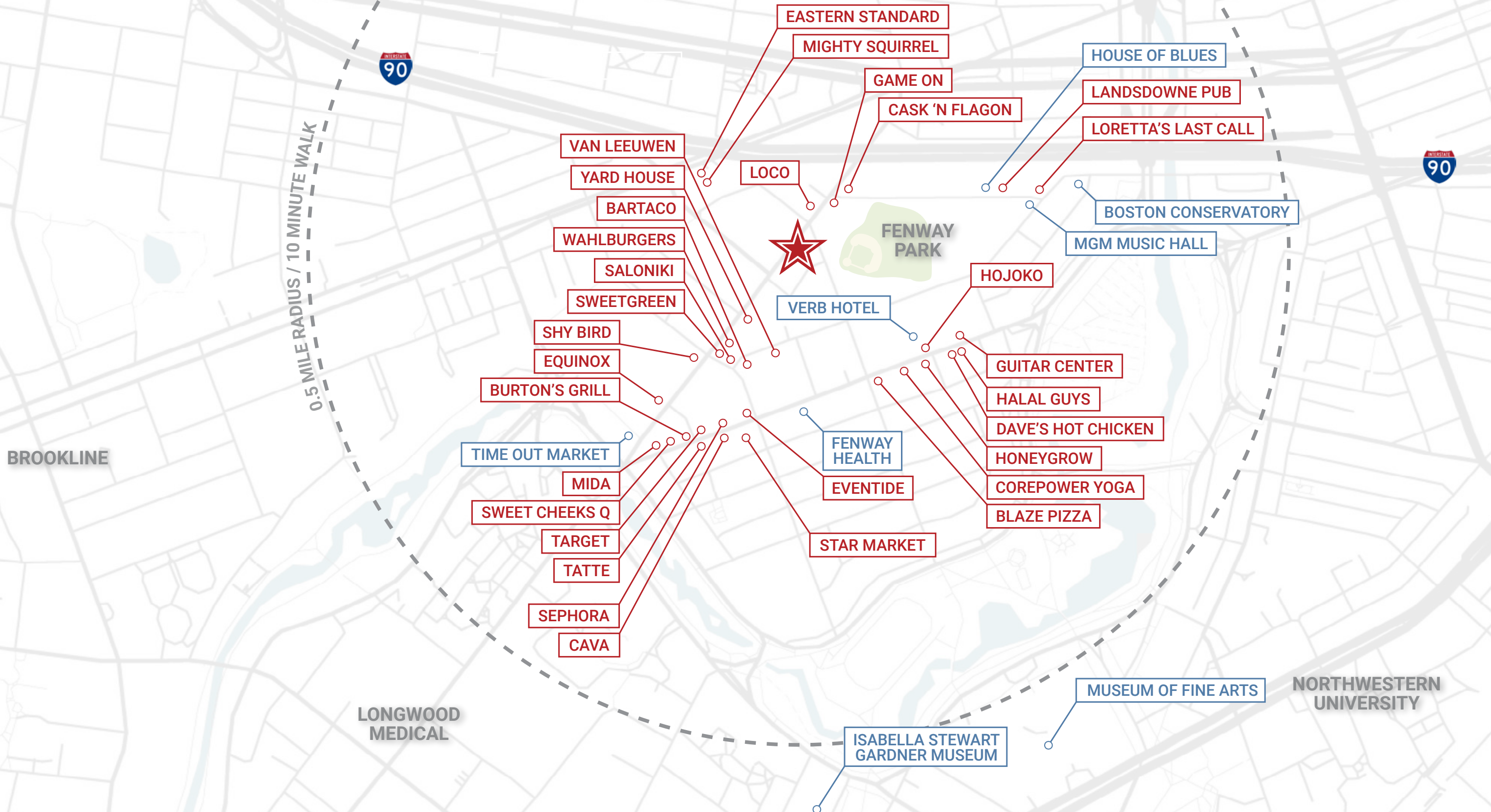
Fenway is one of Boston's most vibrant and active neighborhoods, defined by its mix of residents, students, office/lab users, and year-round sports and entertainment activity anchored by Fenway Park.

96 Brookline Avenue presents a rare, multi-level, second-generation restaurant opportunity at the center of activity. Located steps from Lansdowne Street and directly within the Fenway entertainment district, the property benefits from exceptional visibility, foot traffic, and day-to-night activation.

This opportunity allows an operator to establish a flagship presence in one of Boston's most sought-after dining and entertainment corridors, with the added flexibility of integrated office, event, or support space above.



RETAIL MIX

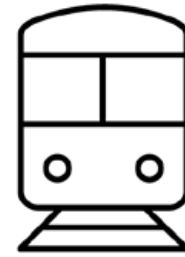


BY THE NUMBERS



40,000

residential units within
one-mile radius



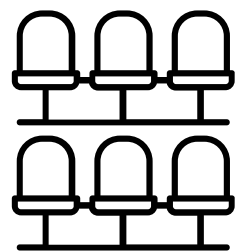
80,000

students at neighboring
universities



20M

square feet of office space in the
Fenway neighborhood



37,755

seats at Fenway Park with
events year-round



24,000

daily entries at MBTA
Green Line Fenway station



20

20 cultural institutions
within one-mile radius

THE OPPORTUNITY

This distinctive 10,000 SF restaurant space is thoughtfully distributed across the ground floor and lower level, creating a flexible, multi-level environment suited for full-service dining, sports bars, and immersive hospitality concepts.



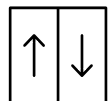
AVAILABLE NOW



TURNKEY RESTAURANT



DEDICATED REAR LOADING & TRASH

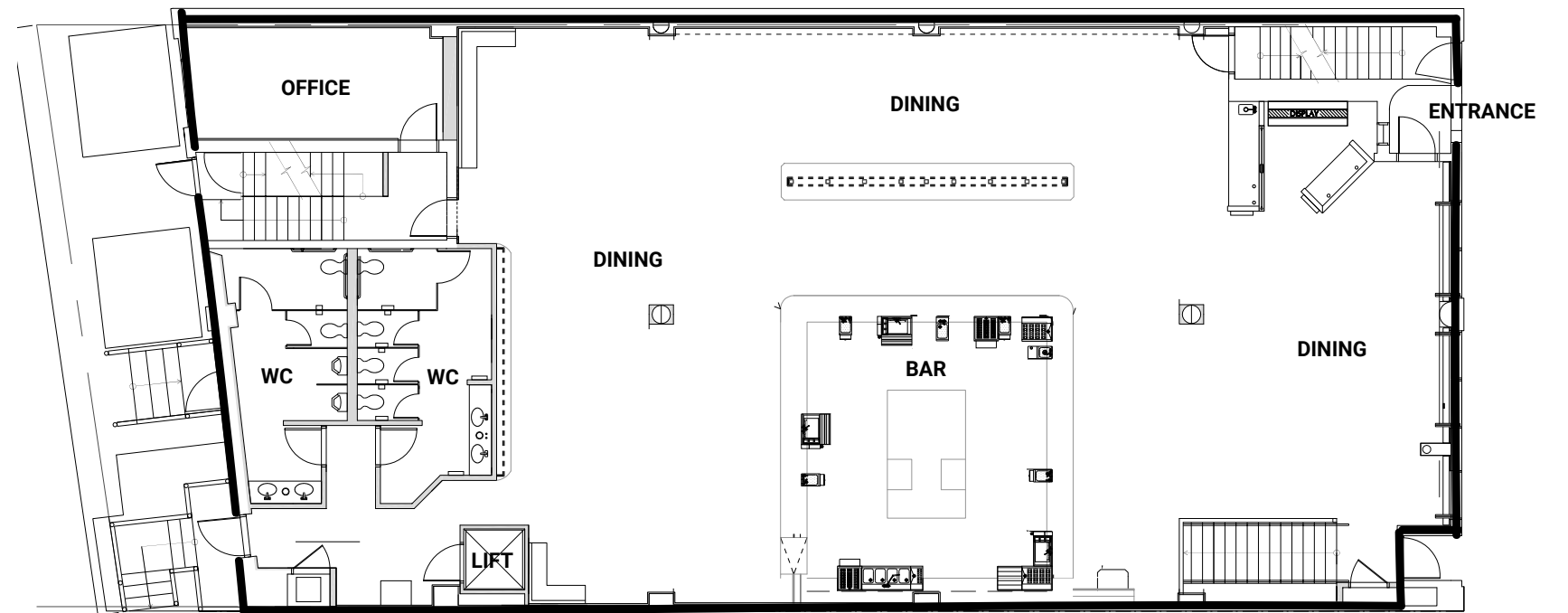


VERTICAL TRANSPORTATION IN PLACE

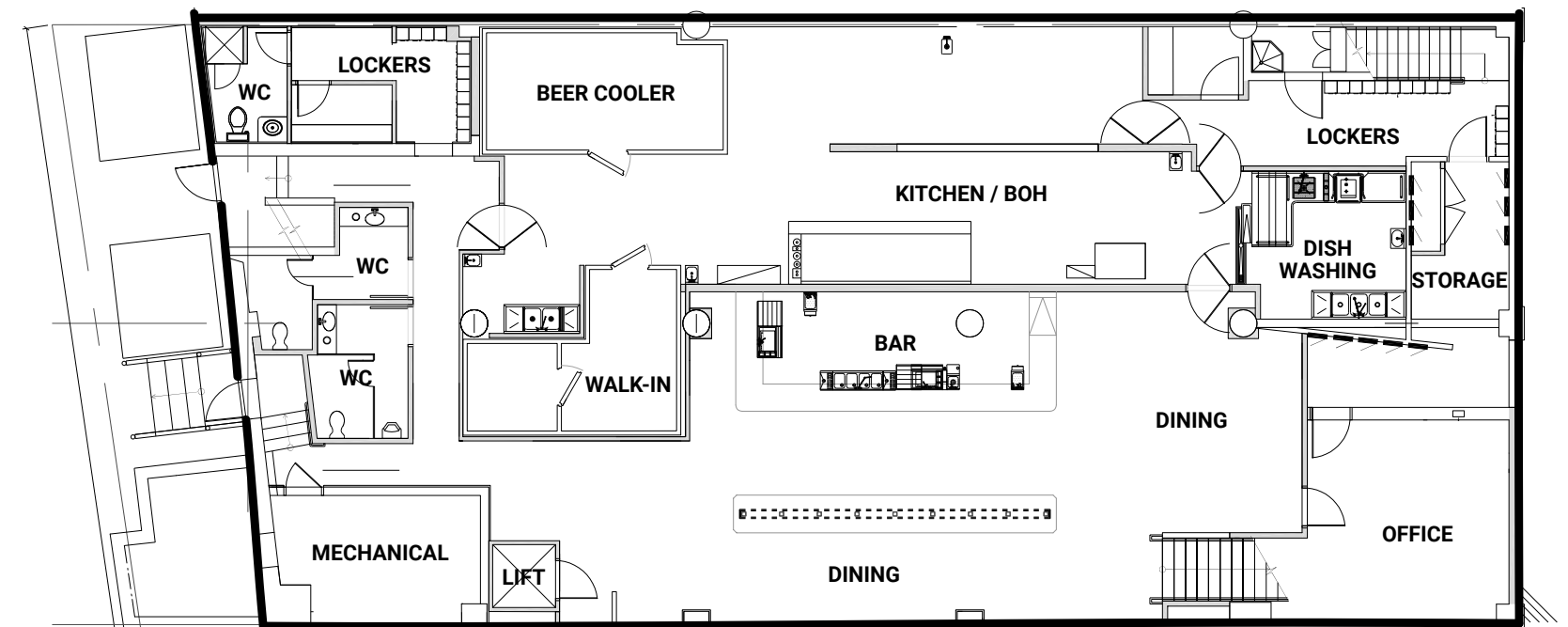


CEILING HEIGHTS: 13' GROUND & 10' LOWER

GROUND LEVEL



LOWER LEVEL





Ground floor dining room and bar



Lower level dining room and bar



Kitchen located on lower level

LET'S TALK

This is a rare opportunity to take over a prominent, multi-level space at the center of Fenway's energy. Graffito is targeting experienced operators looking to capitalize on consistent foot traffic, event-driven demand, and the ability to create a truly differentiated destination.



GRAFFITO

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