

PRIME LEASING OPPORTUNITY



483, 489, 493 CONCORD AVE, CAMBRIDGE, MA 02138

PROMINENT COMMERCIAL SITE • ONSITE PARKING • BILLBOARD ADVERTISING

ALL STAR REALTY, INC. | 617-826-3490 | WWW.VISITALLSTARREALTY.COM

PROPERTY DETAILS

Available ± 7,300 SF (within two buildings)

Lot Size ± 10,400 SF (3 parcels)

Parking 15 +/-

Billboards (3) 17' x 40'

Traffic Count ± 36,000 ADT (CoStar-2025)

Zoning C-1A, MXR Overlay, Parkway Overlay

Frontage ± 125' (Concord Ave)

Demographics CoStar- 2025

Radius	Population	Avg. Household Income
1.0 mile	43,915	\$164,300
2.0 mile	164,286	\$160,133
5.0 mile	889,072	\$148,804



EXECUTIVE SUMMARY

An exceptional leasing opportunity is now available on one of Cambridge's most prominent and highest-traffic retail corridors. Positioned directly on the bustling Fresh Pond Parkway / Concord Ave rotary, this site delivers unmatched visibility from every direction, benefiting from over 36,000 ADT and a rare billboard advertising opportunity, creating significant branding potential.

Surrounded by a powerhouse lineup of national retailers—including Whole Foods, TJ Maxx, CVS, Trader Joe's, McDonald's, and TD Bank—the property benefits from a strong consumer draw and steady traffic generated by one of Cambridge's most active retail destinations.

The property is well suited for a wide range of uses, including retail, banking, food, medical and long-term ground lease opportunities. Its strategic location offers immediate access to Alewife Station and excellent connectivity to Boston, Somerville and Route 2.

This is a rare chance to secure a presence in one of Cambridge's premier retail and business destinations, distinguished by exceptional visibility, accessibility, and long-term growth potential.

PROPERTY HIGHLIGHTS

- Prime Cambridge location with unmatched visibility
- 36,000+ vehicles per day
- Billboard Advertising Opportunity
- Surrounded by recognized national retailers
- Flexible zoning for multiple commercial uses
- Excellent access to Alewife Station and major regional routes
- Strong demographics and established consumer draw





FOR MORE INFORMATION CONTACT



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