



CAMBRIDGE
HOUSE OF PIZZA
HOT
OVEN
SUBS

PIZZAS

GRINDERS

Call
AHEAD 876-8083

FOR LEASE

2420 Massachusetts Avenue
Cambridge, MA 02140

James Kalogeropoulos
RE/MAX Partners
Broker Owner
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Jimmy@jimmykre.com
9585635

REMAX®

THE SPACE

Location	2420 Massachusetts Avenue Cambridge, MA 02140	
Size	1,265 SF	
Space	Available	
Lease Rate	\$5,500 Rent (Monthly) - Triple Net cost is approximately \$828 per month, \$	
Lease Type	NNN	

Notes Triple Net cost is approximately \$828 per month, \$7.86 per sf.ft. \$50,000 key fee for the name, goodwill, phone number, FFE and infrastructure.

HIGHLIGHTS

- 36 Seats
- On-Site Parking
- Excellent Public Transportation Access
- Strong Demographics

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
57,764	331,916	899,704

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$199,654	\$188,418	\$180,356

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
24,308	142,171	377,991



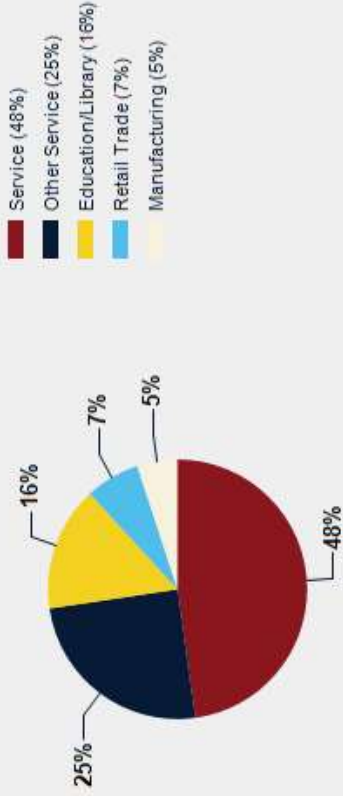
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PROPERTY FEATURES	
GLA (SF)	3,902
LAND SF	8,328
YEAR BUILT	1983
ZONING TYPE	BA-2
NUMBER OF PARKING SPACES	8



Major Industries by Employee Count



Largest Employers

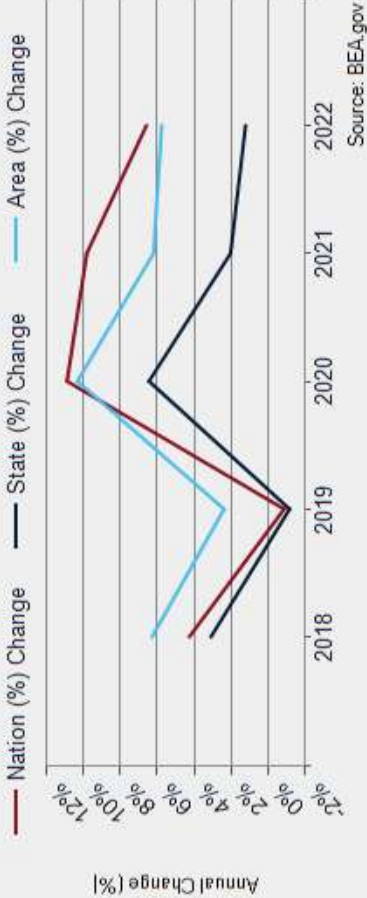
Harvard University	Approximately 20,000 employees
MIT (Massachusetts Institute of Technology)	Approximately 11,000 employees
Biogen	Approximately 7,000 employees
Novartis Institutes for BioMedical Research	Approximately 6,000 employees
Genzyme	Approximately 5,000 employees
Google	Approximately 4,000 employees
Microsoft	Approximately 3,500 employees
Amazon	Approximately 3,000 employees

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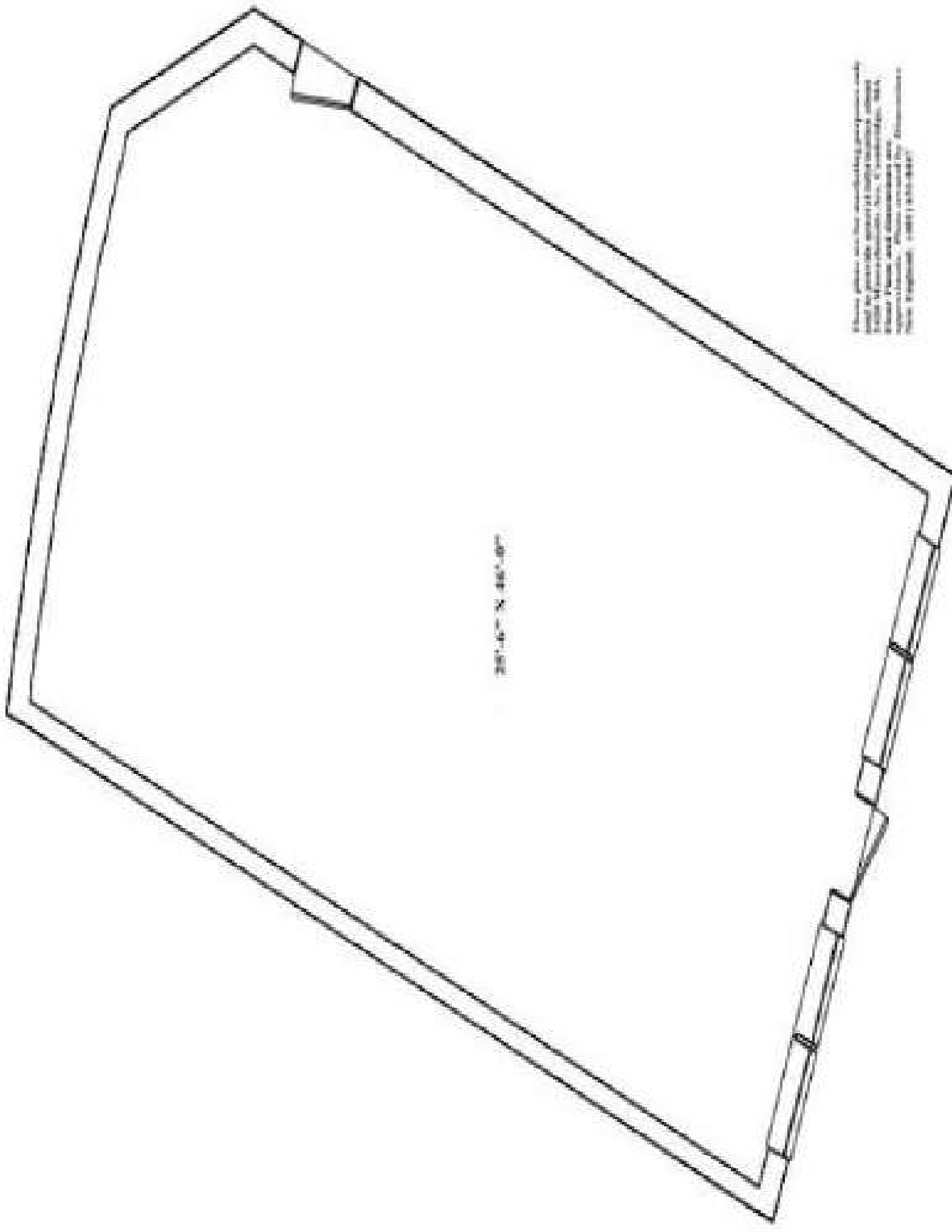
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Middlesex County GDP Trend



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The information is not intended to be used
for any purpose other than the one for which
it was prepared. The information is not
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New England (1981) (1981-1982)

201-61-11 401-01



Massachusetts Avenue

2A

2410

2400

2381

496

2

2399 2399
2381 2381

2405

1 1

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35

1727
19

34 30 26 9
34 28 24

5

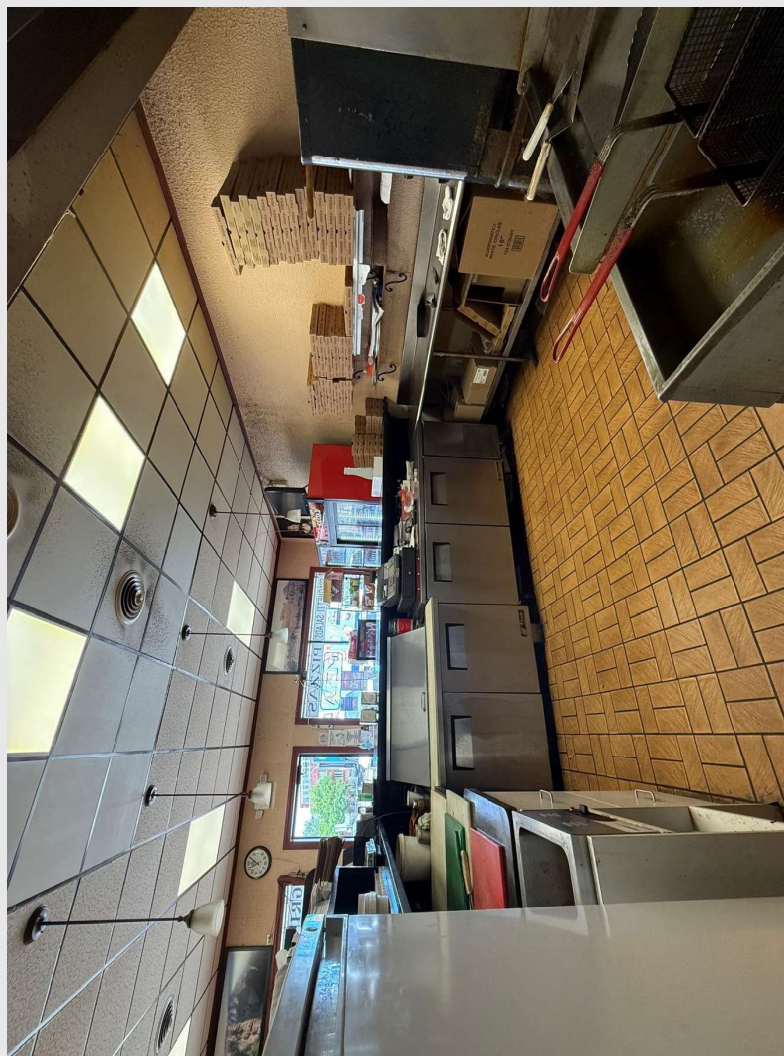
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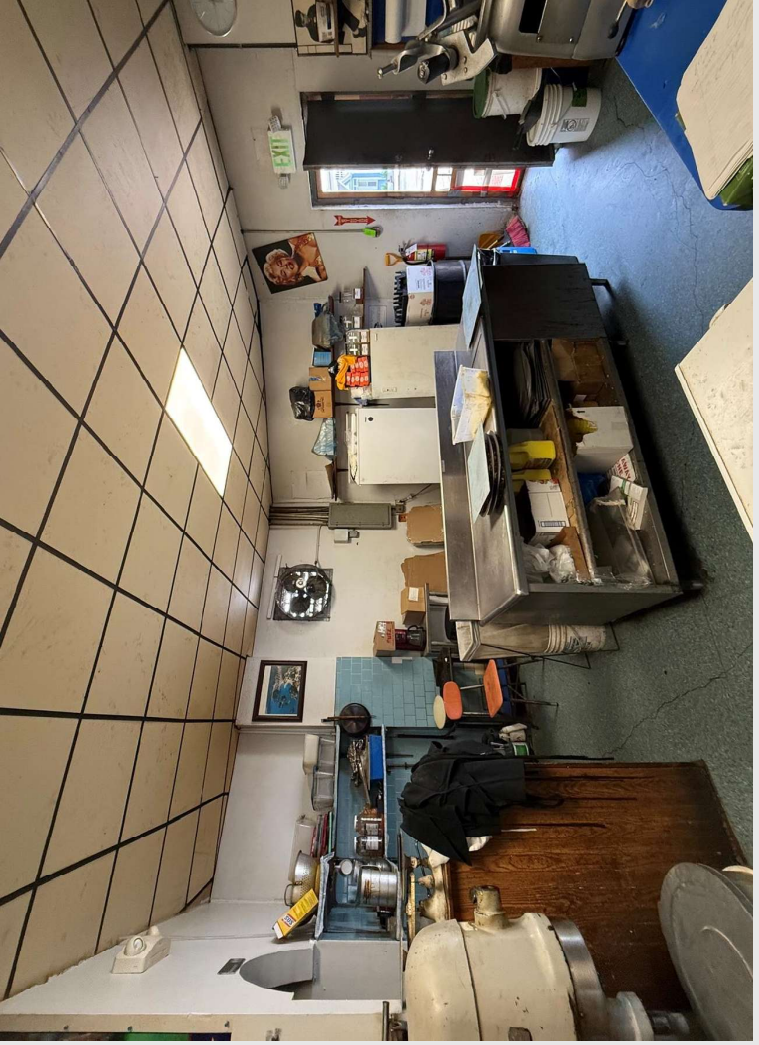
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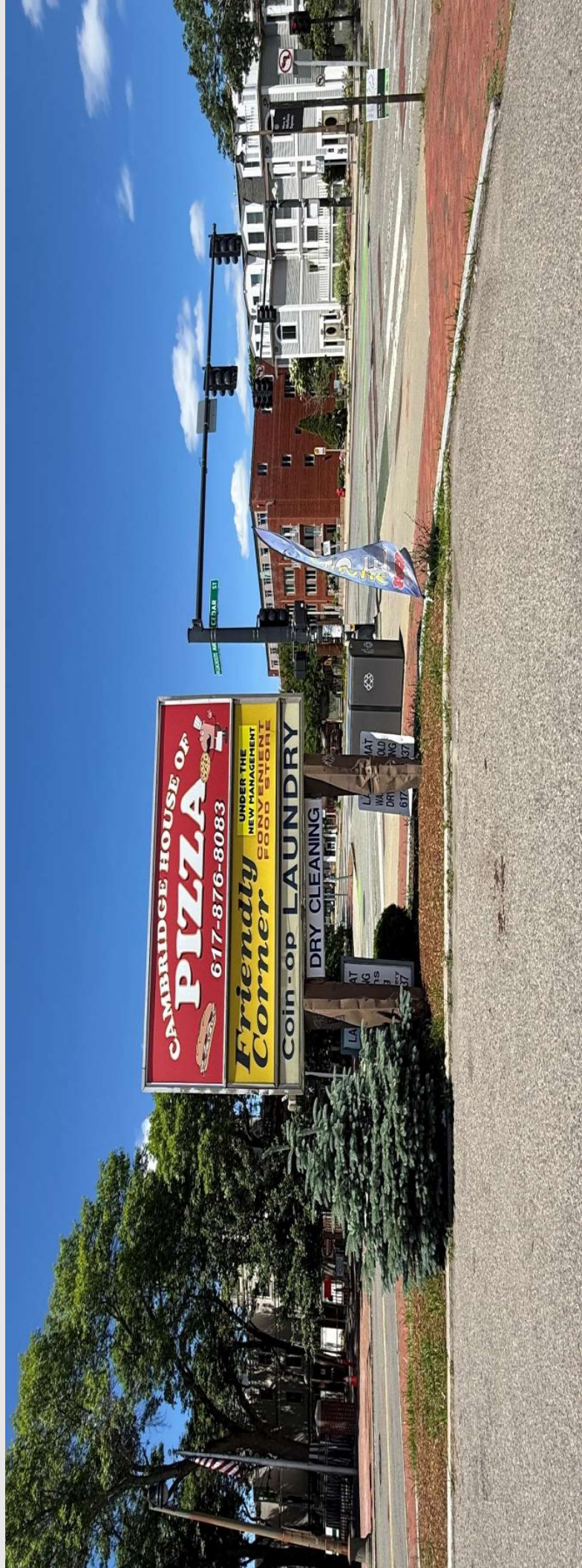
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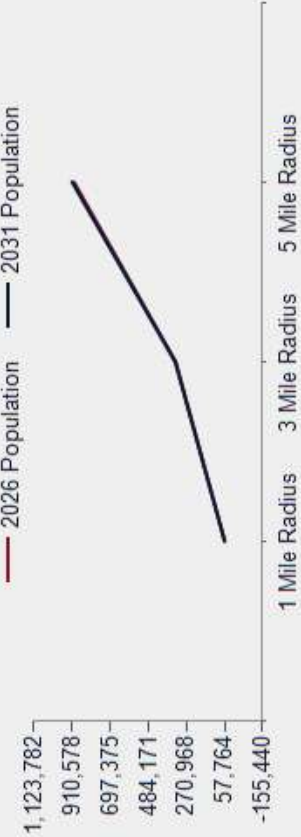




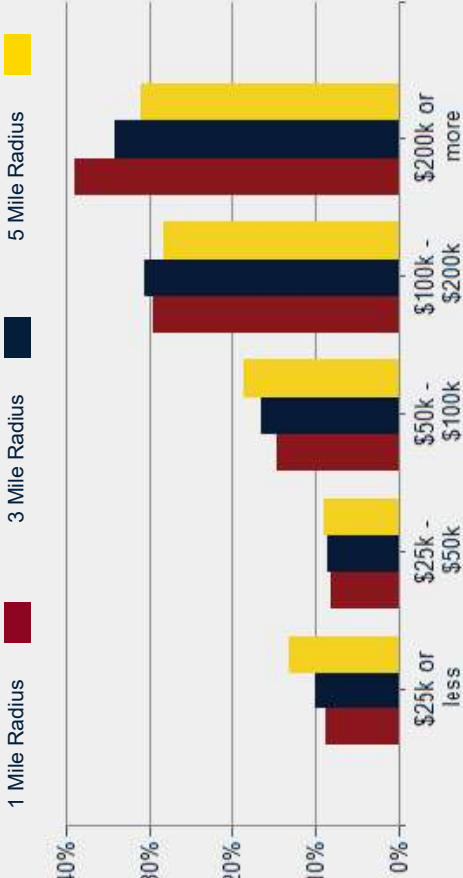


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	50,470	300,070	767,150
2010 Population	50,807	302,329	799,282
2026 Population	57,764	331,916	899,704
2031 Population	57,954	334,413	910,578
2026 African American	5,711	25,992	67,504
2026 American Indian	74	768	2,537
2026 Asian	8,666	52,859	159,324
2026 Hispanic	4,417	31,174	110,903
2026 Other Race	1,539	14,765	59,920
2026 White	36,463	204,313	523,252
2026 Multiracial	5,288	33,089	86,787
2026-2031: Population: Growth Rate	0.35%	0.75%	1.20%

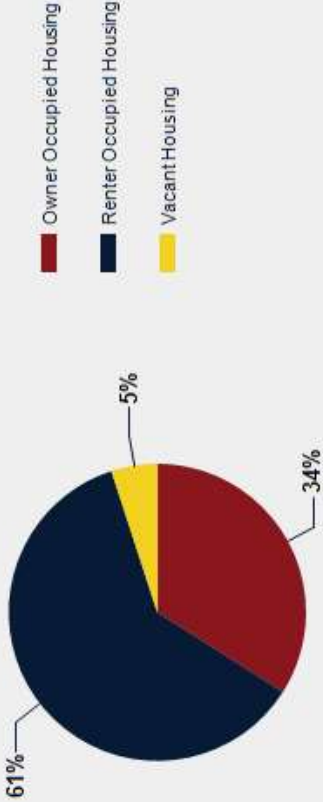
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,458	9,691	34,439
\$15,000-\$24,999	668	4,651	15,089
\$25,000-\$34,999	666	4,396	13,084
\$35,000-\$49,999	1,302	7,760	21,011
\$50,000-\$74,999	1,799	11,847	35,126
\$75,000-\$99,999	1,760	11,718	35,035
\$100,000-\$149,999	4,008	24,140	61,204
\$150,000-\$199,999	3,192	19,261	45,976
\$200,000 or greater	9,454	48,707	117,026
Median HH Income	\$155,997	\$141,851	\$125,826
Average HH Income	\$199,654	\$188,418	\$180,356



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri



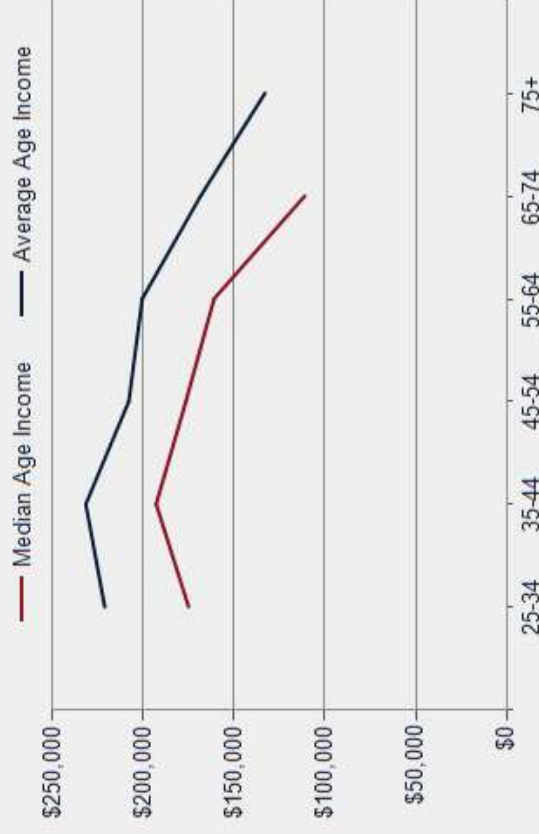
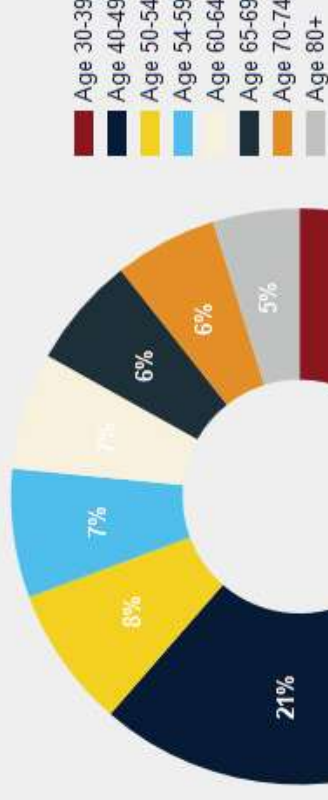
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	7,789	41,831	100,503
2026 Population Age 35-39	5,290	29,282	71,846
2026 Population Age 40-44	3,851	22,450	55,340
2026 Population Age 45-49	2,871	17,503	44,596
2026 Population Age 50-54	2,562	15,870	41,991
2026 Population Age 55-59	2,330	14,946	40,263
2026 Population Age 60-64	2,118	14,573	39,337
2026 Population Age 65-69	2,020	13,164	35,230
2026 Population Age 70-74	1,861	12,165	31,607
2026 Population Age 75-79	1,566	10,198	26,343
2026 Population Age 80-84	841	6,341	17,030
2026 Population Age 85+	750	5,980	16,708
2026 Population Age 18+	49,971	284,643	774,368
2026 Median Age	33	35	34
2031 Median Age	34	36	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$175,218	\$156,982	\$137,110
Average Household Income 25-34	\$221,425	\$201,518	\$186,905
Median Household Income 35-44	\$193,081	\$171,517	\$162,110
Average Household Income 35-44	\$231,850	\$218,944	\$217,827
Median Household Income 45-54	\$176,705	\$177,612	\$163,527
Average Household Income 45-54	\$208,145	\$212,907	\$209,997
Median Household Income 55-64	\$161,134	\$156,880	\$145,730
Average Household Income 55-64	\$200,718	\$196,232	\$194,048
Median Household Income 65-74	\$111,157	\$104,121	\$96,247
Average Household Income 65-74	\$168,584	\$163,549	\$164,899
Average Household Income 75+	\$133,131	\$121,399	\$120,878

Population By Age



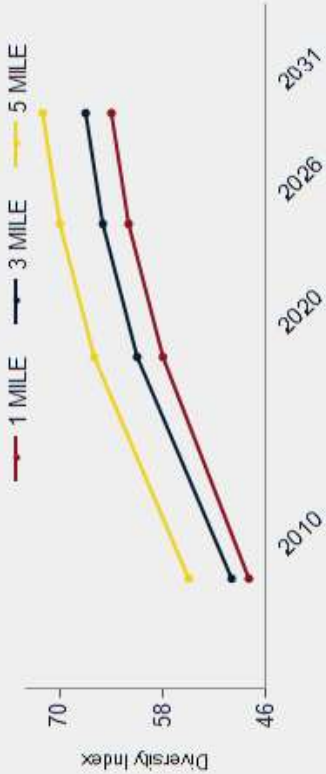
DIVERSITY INDEX				
	1 MILE	3 MILE	5 MILE	
Diversity Index (+5 years)	64	67	72	
Diversity Index (current year)	62	65	70	
Diversity Index (2020)	59	61	66	
Diversity Index (2010)	48	50	55	

POPULATION BY RACE



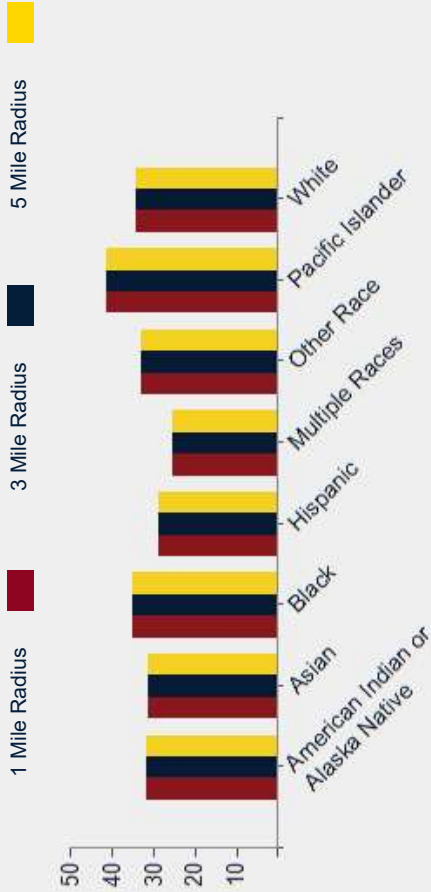
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	9%	7%	7%
American Indian	0%	0%	0%
Asian	14%	15%	16%
Hispanic	7%	9%	11%
Multiracial	9%	9%	9%
Other Race	2%	4%	6%
White	59%	56%	52%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	32	32	33
Median Asian Age	31	32	31
Median Black Age	35	35	34
Median Hispanic Age	29	31	30
Median Multiple Races Age	26	29	29
Median Other Race Age	33	34	32
Median Pacific Islander Age	41	36	33
Median White Age	34	37	35

2026 MEDIAN AGE BY RACE



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Exclusively Marketed by:



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