

FLAGSHIP RETAIL OPPORTUNITY

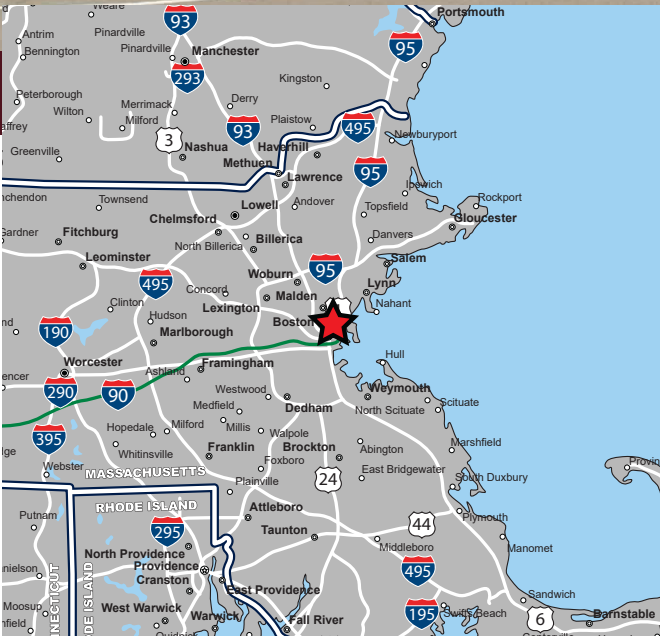
199 Alewife Brook Pkwy. (Route 2/3/16), Cambridge, Massachusetts



AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- » Flagship Retail Space Available for the First Time in 32 Years
- » Available for Lease - 10,000 SF (3,500 SF First Floor / 6,500 SF Second Floor)
- » Available for Sale - 13,040 SF Multi-Tenant Building Featuring Long Term Leases with Dunkin' and Bon Me
- » Prominent Pylon and Building Signage
- » Located at Signalized Intersection
- » Excellent Visibility
- » 26,438 ADT (2020)
- » Shadow Anchored by Trader Joe's & CVS
- » Area Retailers Include Whole Foods, PetSmart, TJX, HomeGoods, etc.

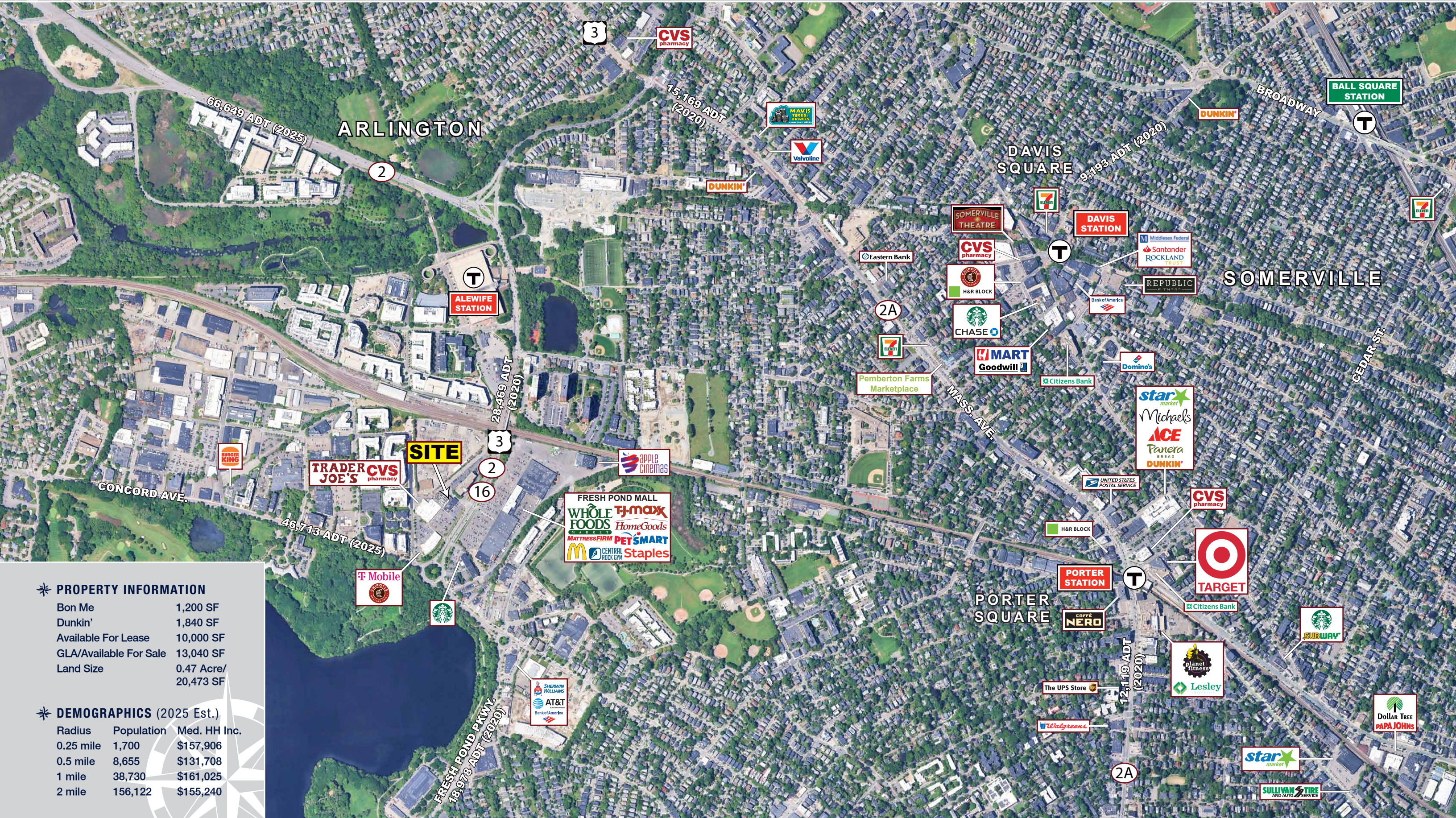


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EASTERN
RETAIL PROPERTIES



PROPERTY INFORMATION

Bon Me	1,200 SF
Dunkin'	1,840 SF
Available For Lease	10,000 SF
GLA/Available For Sale	13,040 SF
Land Size	0.47 Acre/ 20,473 SF

DEMOGRAPHICS (2025 Est.)

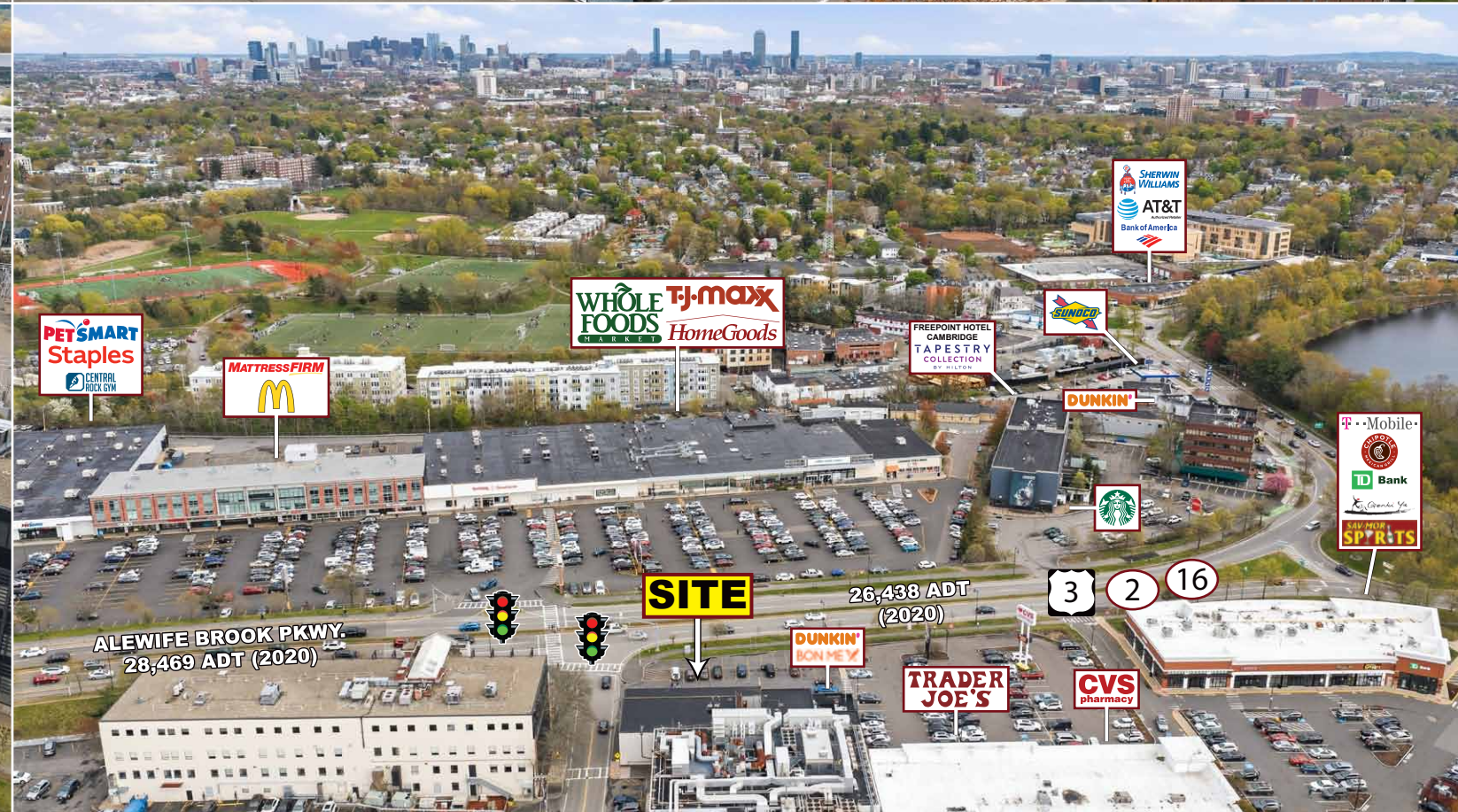
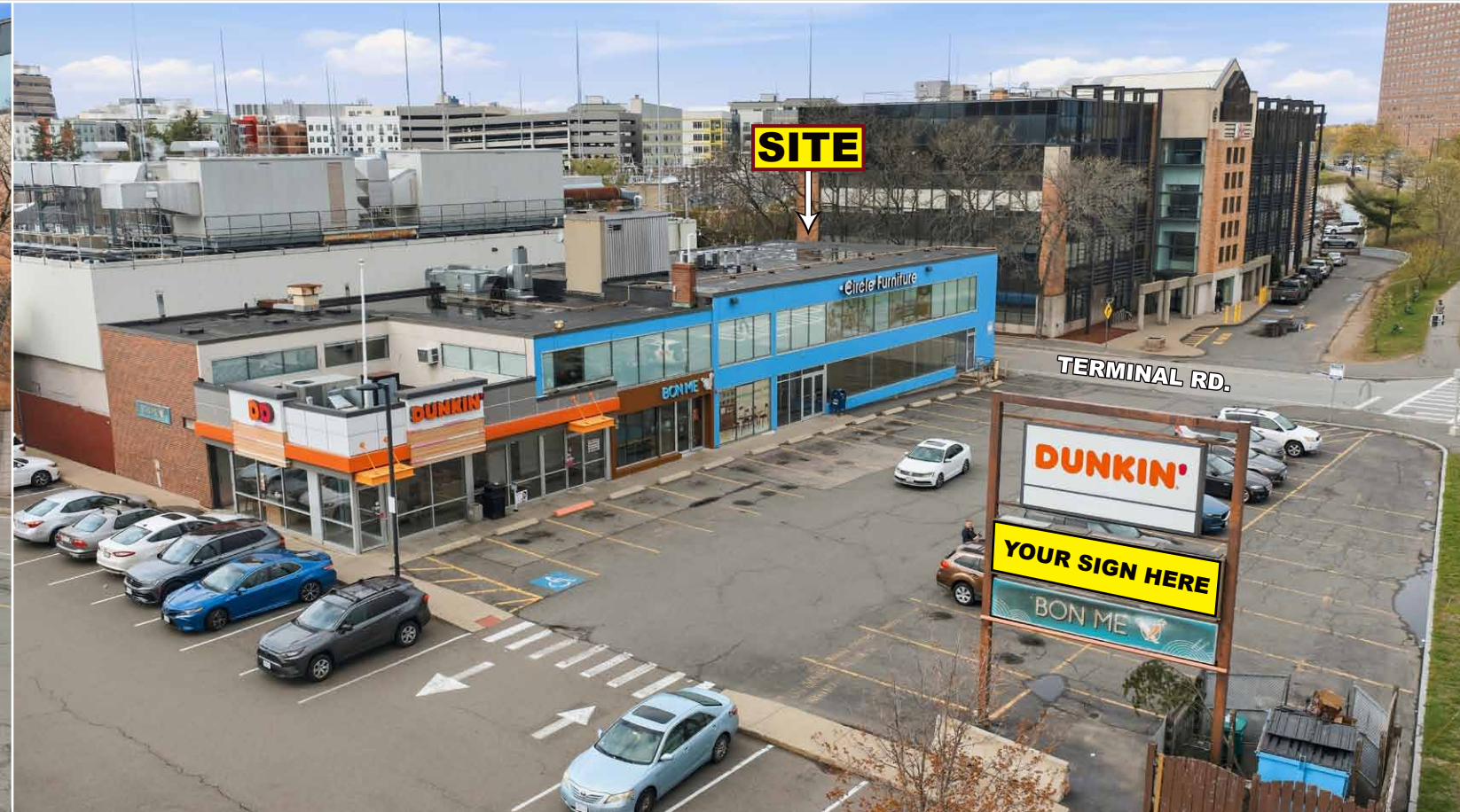
Radius	Population	Med. HH Inc.
0.25 mile	1,700	\$157,906
0.5 mile	8,655	\$131,708
1 mile	38,730	\$161,025
2 mile	156,122	\$155,240

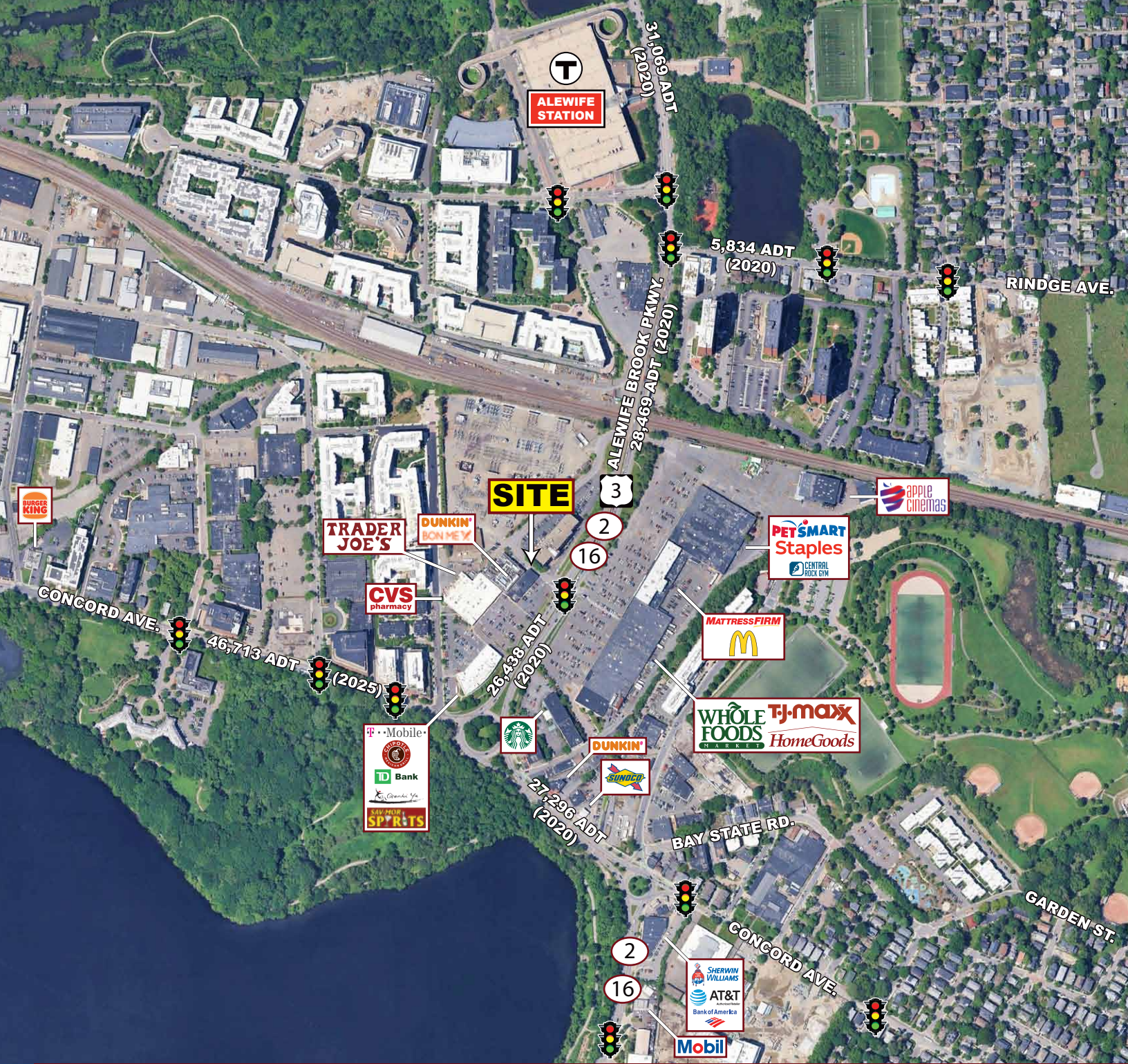
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EASTERN
RETAIL PROPERTIES





Flagship Retail Opportunity - 199 Alewife Brook Pkwy. (Rte. 2/3/16), Cambridge, MA



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