



Prime Retail Location | Heavy Foot Traffic

1524-1530A Dorchester Ave, Boston, MA 02122



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Prime Retail Location | Heavy Foot Traffic

\$27.00 /SF/YR

Discover a street-level retail or office space with premier frontage along the heavily trafficked Dorchester Avenue.

1524 Dorchester Avenue is offering 3,300 square feet of...

- 1524 Dorchester Ave includes two suites offered on a NNN basis with visibility and accessibility to over 15,000 daily vehicles along Dorchester Ave.
- Highly sustainable locale boasts desirable consumer demographics, including \$1.48B in specified consumer spending YTD.
- More than 293,000 residents live within a 3-mile radius and earn an average household income of \$105,414
- Customers can reach the property via multiple public bus line outlets and commuter rails like Fields Corner Station and Shawmut Station.
- 1524 Dorchester Ave is surrounded by retailers and demand drivers, including Dunkin', Target, McDonald's, T-Mobile and many more.



Rental Rate:	\$27.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	14,000 SF
Year Built:	1920
Walk Score ®:	93 (Walker's Paradise)
Transit Score ®:	69 (Good Transit)
Rental Rate Mo:	\$2.25 /SF/MO

1st Floor Ste 1524 Dorchester Ave

Space Available	3,300 SF
Rental Rate	\$27.00 /SF/YR
Contiguous Area	10,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

10,000 square foot total that can be broken out into different availabilities. Possibilities are as follows: 1,100 sf + 5,600 sf; 1,100 sf + 5,600 sf + 3,300 sf; 5600 sf + 3,300 sf.

1st Floor Ste 1524 Dorchester Ave

Space Available	5,600 SF
Rental Rate	\$27.00 /SF/YR
Contiguous Area	10,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Great location for many uses. Retail. Office. Medical. Client Service Center. Call Center. The availability of this perfectly placed property affords occupants access to one of Boston's densely populated and retail-reliant submarkets. The Dorchester area has a proven track record of supporting and sustaining local retailers, with nearly 150,000 residents in a 2-mile radius who earn an average household income of \$92,909. These residents have spent \$225,466,816 on apparel, personal items, and hobbies so far in 2023. The available suites will provide tenants with impeccable accessibility and strategic residence in a sought-after corridor.

1st Floor Ste 1524 Dorchester Ave

Space Available	1,100 SF
Rental Rate	\$27.00 /SF/YR
Contiguous Area	10,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
EbLens	487	
LaMartine Beauty Supply	-	
Liberty Tax Service	900	
Sprint Store	2,000	
Sprint Store at RadioShack	-	



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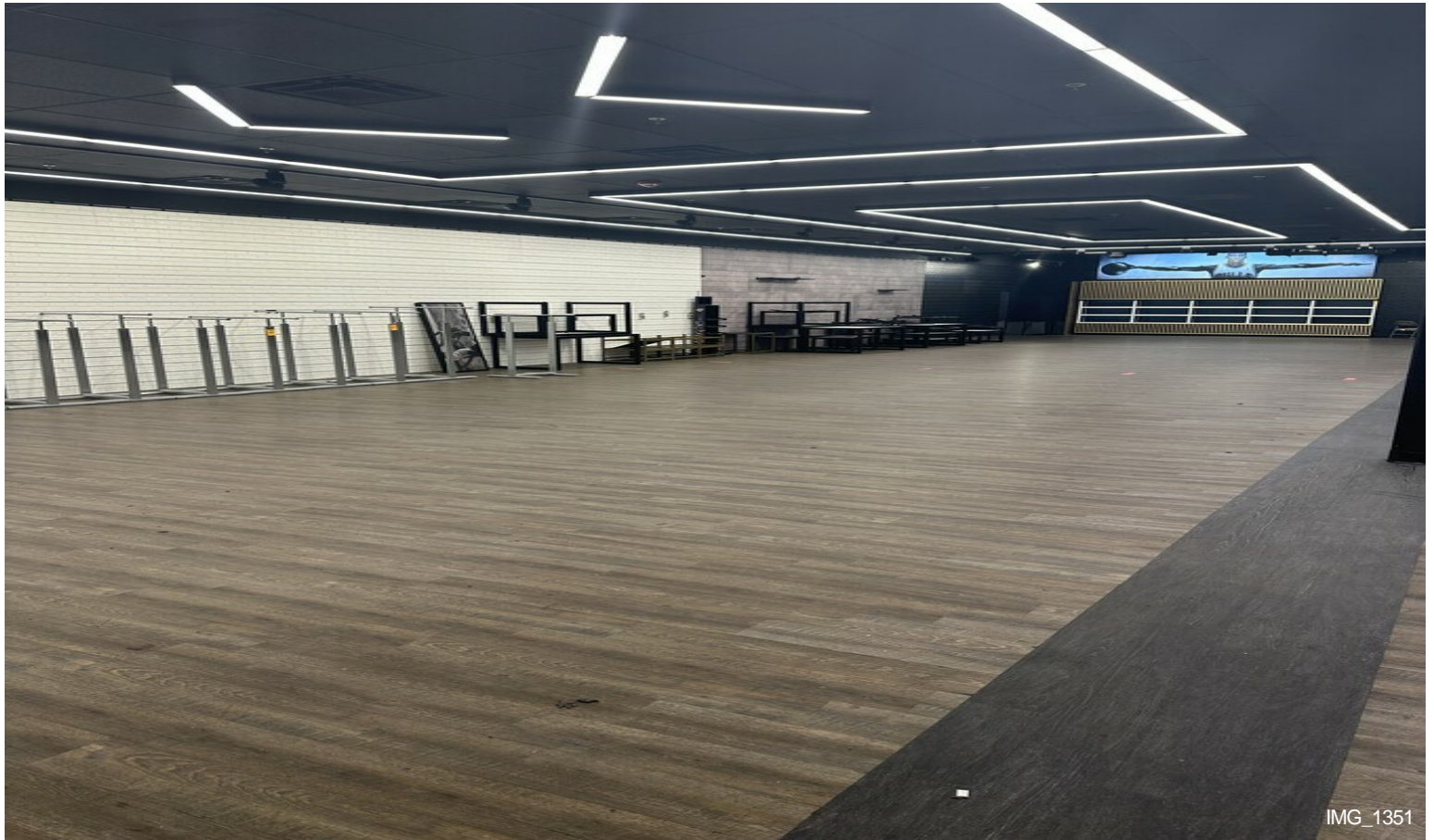
Discover a street-level retail or office space with premier frontage along the heavily trafficked Dorchester Avenue.

1524 Dorchester Avenue is offering 3,300 square feet of prime commercial space. The availability of this perfectly placed property affords occupants access to one of Boston's densely populated and retail-reliant submarkets. The Dorchester area has a proven track record of supporting and sustaining local retailers, with nearly 293,224 residents in a 3-mile radius who earn an average household income of \$105,414. The available suites at 1524 Dorchester Avenue will provide tenants with impeccable accessibility and strategic residence in a sought-after corridor.

The 3,300-square-foot space is offered on an NNN basis and allows immediate occupancy upon signing. It is newly renovated and has curb-cut accessibility at the intersection of Dorchester Avenue and Park Street. The space has a history of long-standing occupancy, providing potential tenants operational flexibility due to its high ceilings, private restrooms, and business-friendly commercial zoning. Due to its size, the space can be used for private offices, financial service providers, nail and beauty salons, retail, and more.

Once its own city, Dorchester is now Boston's largest and most diverse neighborhood. Dorchester lies about 5 miles south of Downtown Boston, with connections into the city through Interstate 93 and the Fields Corner stop on the MBTA Red Line. The neighborhood is densely packed with apartments in triple-decker houses and a large commercial district that runs down Dorchester Avenue.

Property Photos



Property Photos



Property Photos



Property Photos



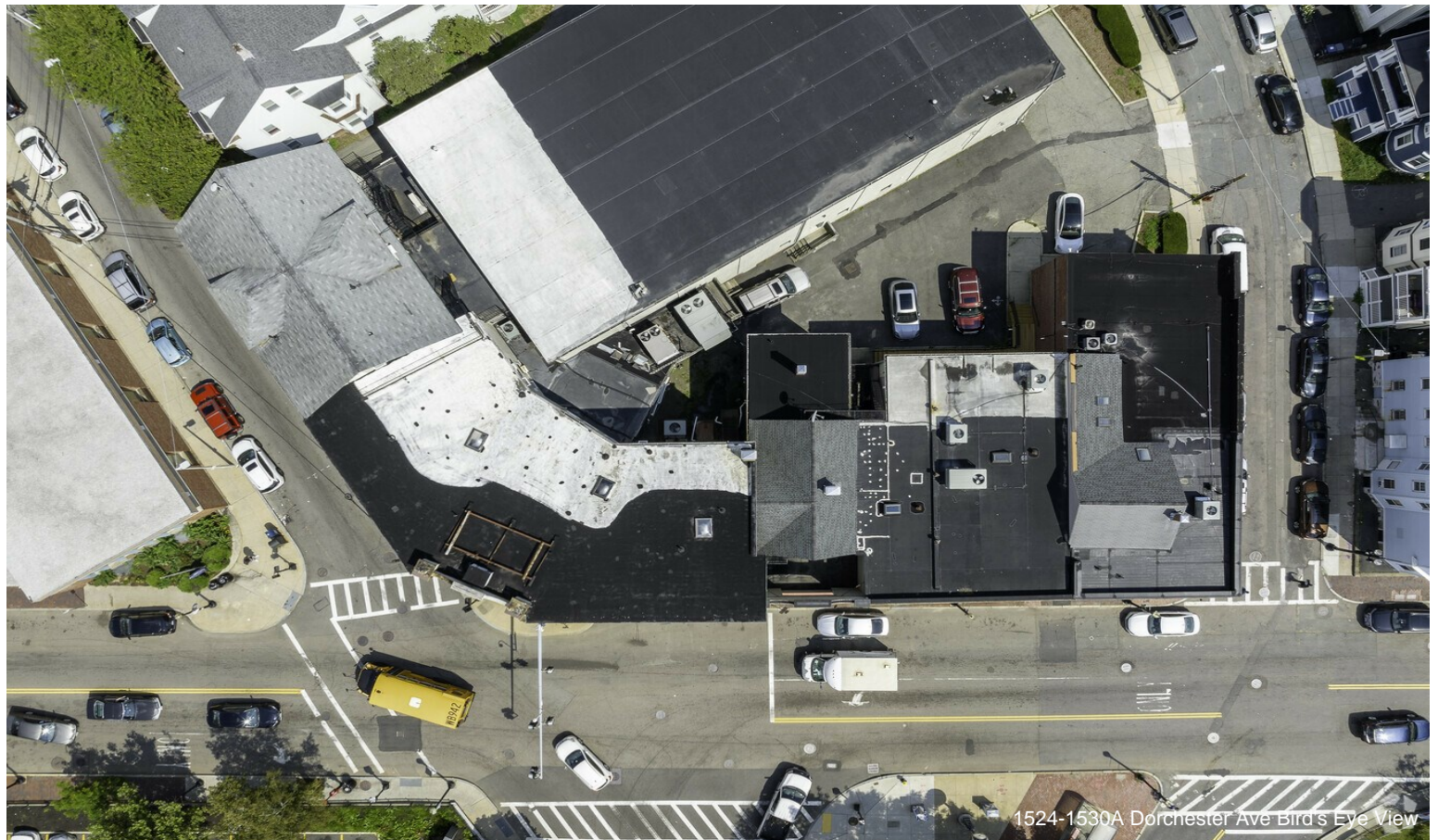
Property Photos



Property Photos



Ground Floor Retail Space

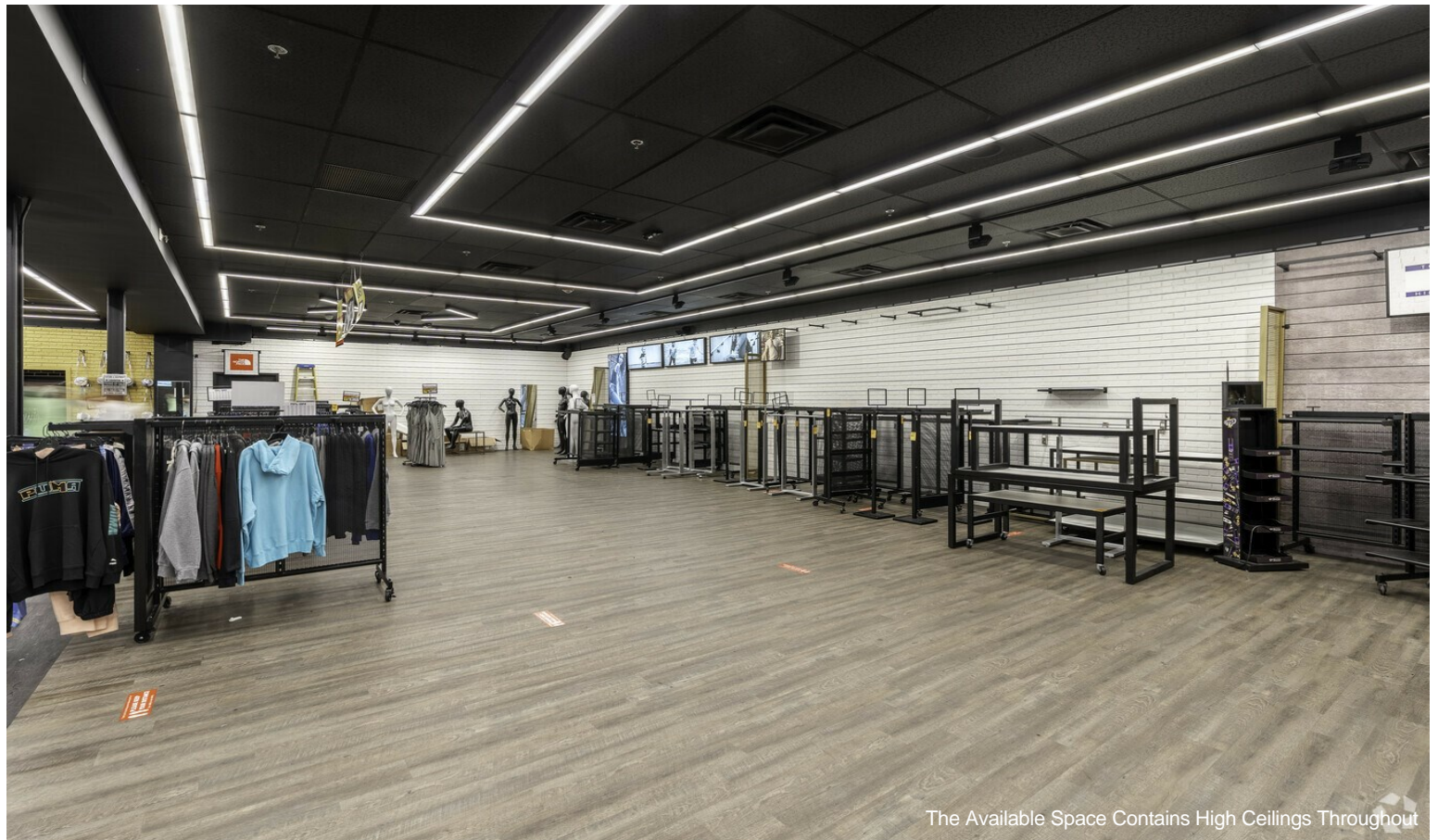


1524-1530A Dorchester Ave Bird's Eye View

Property Photos



The Available Space Contains High Ceilings Throughout



The Available Space Contains High Ceilings Throughout

Property Photos



Perfect Space For a Variety of Retailers



Glass Storefront Space Available