

153-241 PARKINGWAY STREET

QUINCY, MA 02169

COMMERCIAL PROPERTY FOR LEASE



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143-241

PARKINGWAY STREET



Opportunity Overview

We are pleased to present a prime LEASING OPPORTUNITY at 153-241 Parkway, Quincy, MA 02169, offering up to 32,000 SF of divisible commercial space within one of Quincy Center's most active retail and mixed-use corridors.

The property consists of two contiguous parcels totaling $\pm 129,808$ SF (2.98 acres) with a combined $\pm 121,958$ SF of gross building area. Originally constructed in the 1940s and improved through ongoing upgrades, the complex supports a diverse mix of retail, service, and office users. The available spaces offer flexible configurations suitable for flagship retail, professional services, medical, fitness, or specialty commercial concepts.

Key building features include two exterior loading docks, wet sprinkler system, modern HVAC, and 24-hour access. The site is zoned QCZD 15, allowing a broad range of commercial uses and offering strong long-term adaptability. Tenants benefit from exceptional visibility, walkability, and immediate access to Quincy Center amenities, including MBTA Red Line and Commuter Rail service, municipal parking, and a growing residential population.

This is a rare opportunity to secure up to 32,000 SF in one of Greater Boston's most dynamic and transit-oriented commercial submarkets.

PROPERTY OVERVIEW

The property consists of two contiguous parcels totaling $\pm 129,808$ SF (2.98 acres) at 153–241 Parkway Street, Quincy, Massachusetts, improved with a combined $\pm 121,958$ SF of gross building area and $\pm 98,191$ SF of rentable space.

- **153–215 Parkway: GBA 86,643 SF | Rentable 63,315 SF | Land 49,222 SF**
- **221–241 Parkway: GBA 43,165 SF | Rentable 34,876 SF | Land 56,192 SF**

Built in the 1940s with ongoing upgrades, the property offers a flexible mix of office and retail space suited for retail, office, or service tenants.

The site provides 160 surface parking spaces, high visibility along a busy corridor, and excellent signage opportunities. Zoned QCZD 15, it supports a wide range of uses and potential redevelopment, benefiting from proximity to MBTA transit and Quincy Center amenities. The property is currently 100% occupied.



PROPERTY DETAILS

| | |
|---------------|--|
| Address | 153-241 Parkway Street, Quincy, MA 02169 |
| Property Type | Retail / Office / Mixed-Use |
| Subtype | Neighborhood Center / Office-Retail |
| Zoning | Zoned QCZD 15 |
| Lot Size | ±105,415 SF (2.42 Acres total across two parcels) |
| Rentable Area | ±42,782 SF (RBA); ±21,410 SF |
| Stories | 2 (Mixed retail and office use) |
| Year Built | 1940/2002 (well maintained) |
| Tenancy | Multiple |
| Occupancy | 100% occupied |
| Parking | 169 Parking spaces |



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





MBTA QUINCY CENTER
RAIL AND BUS STATION



QUINCY CENTER
ALL TRAINS

STOP & SHOP



T.J. maxx

star
market
Walgreens



City Hall

THOMAS CRANE
PUBLIC LIBRARY



300 RESIDENTIAL UNITS WITH
PRE-LEASED NATIONAL
TENANTS INCLUDING TRADER
JOE'S AND CHIPOTLE

34

34

34

Franklin St

Hancock Street

Revere Rd

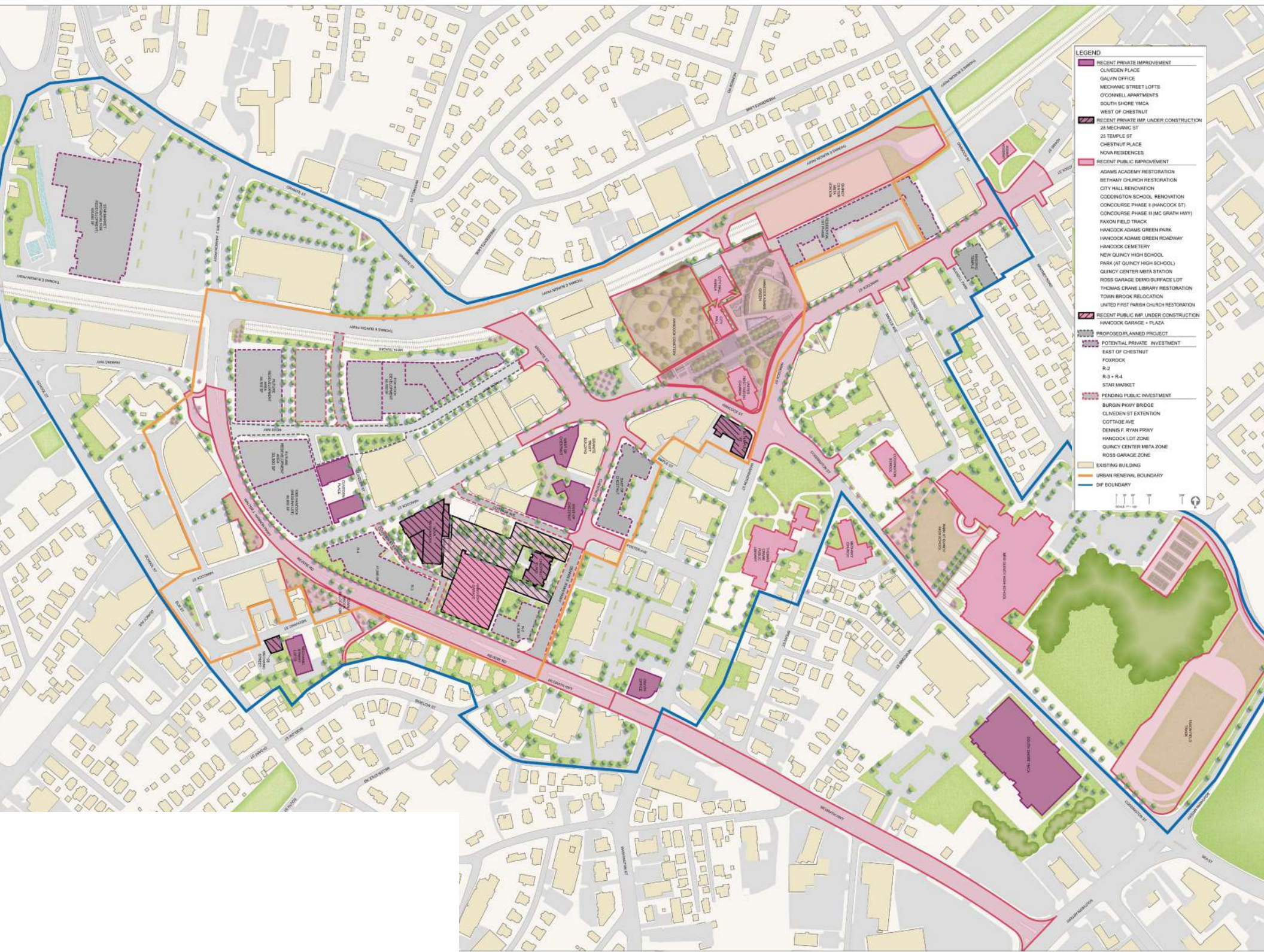
Revere Rd

Franklin St

Franklin St

Franklin St

Thomas Burgin Pkwy



- LEGEND**
- RECENT PRIVATE IMPROVEMENT
 - OLIVEN PLACE
 - GALVIN OFFICE
 - MECHANIC STREET LOFTS
 - O'CONNELL APARTMENTS
 - SOUTH SHORE YMCA
 - WEST OF CHESTNUT
 - RECENT PRIVATE IMP UNDER CONSTRUCTION
 - 28 MECHANIC ST
 - 35 TEMPLE ST
 - CHESTNUT PLACE
 - NOVA RESIDENCES
 - RECENT PUBLIC IMPROVEMENT
 - ADAMS ACADEMY RESTORATION
 - BETHANY CHURCH RESTORATION
 - CITY HALL RENOVATION
 - ODDINGTON SCHOOL - RENOVATION
 - CONCOURSE PHASE II (HANCOCK ST)
 - CONCOURSE PHASE II (MC GRATH HWY)
 - PATCH FIELD TRACK
 - HANCOCK ADAMS GREEN PARK
 - HANCOCK ADAMS GREEN ROADWAY
 - HANCOCK CEMETERY
 - NEW QUINCY HIGH SCHOOL
 - PARK (AT QUINCY HIGH SCHOOL)
 - QUINCY CENTER MBTA STATION
 - ROSS GARAGE DEMO/SURFACE LOT
 - THOMAS CRANE LIBRARY RESTORATION
 - TOMAS BROOK RELOCATION
 - UNITED FIRST PARISH CHURCH RESTORATION
 - RECENT PUBLIC IMP UNDER CONSTRUCTION
 - HANCOCK GARAGE + PLAZA
 - PROPOSED/PLANNED PROJECT
 - POTENTIAL PRIVATE INVESTMENT
 - EAST OF CHESTNUT
 - FOURBROOK
 - R-2
 - R-3 + R-4
 - STAR MARKET
 - PENDING PUBLIC INVESTMENT
 - BURGIN PRVY BRIDGE
 - OLIVEN ST EXTENSION
 - COTTAGE AVE
 - DENNIS F. RYAN PRVY
 - HANCOCK LOT ZONE
 - QUINCY CENTER MBTA ZONE
 - ROSS GARAGE ZONE
 - EXISTING BUILDING
 - URBAN RENEWAL BOUNDARY
 - DIF BOUNDARY

QUINCY CENTER RISING

Yes, Trader Joe's is coming to Quincy Center!

A new multi-use development is being built on the site of the former IHOP building at 115 Parkway, which was razed after the city took the property by eminent domain. The new development will include 300 apartments, a 900 car public parking garage, and retail space on the first floor, with the specialty grocer to be Trader Joe's. The Patriot Ledger has confirmed Trader Joe's is coming, and Mayor Koch has also confirmed the development.

In addition to the Trader Joe's, the new mixed-use development at 115 Parkway in Quincy Center will also include a bank and a café. The project, developed by Atlantic Development, will feature ground-floor retail space beneath the residential tower and parking garage.

This project is part of a larger, ongoing redevelopment of Quincy Center, with other planned businesses and projects nearby:

A new IHOP: The original IHOP at the Parkway site closed permanently in June 2024. As part of a relocation plan, the city is contributing \$1.2 million to help IHOP open across the street at 181-191 Parkway, next to Petco.

MacArthur Landing Apartments: A mixed-use building planned by Quincy Mutual at Chestnut and Maple streets will include 100 apartments and ground-floor retail, featuring a restaurant.

Beth Israel Deaconess Medical Center: Developer FoxRock Properties is building a new multispecialty ambulatory center on the former Ross lot at 55 General McConville Way. It could offer primary care, cancer care, and other specialty services.

FoxRock Properties developments: In addition to the medical center, FoxRock is also planning ground-floor restaurant and retail space in other new buildings it is constructing in Quincy Center.



MARKET OVERVIEW

Quincy, Massachusetts, is a thriving coastal city located just south of Boston within the Greater Boston metropolitan area. Strategically positioned with direct access to Interstate 93, Route 3A, and MBTA Red Line transit, Quincy offers exceptional connectivity and a dynamic location for commercial real estate investment. Its proximity to downtown Boston, Logan International Airport, and surrounding South Shore communities makes Quincy a sought-after hub for business, retail, and residential growth. With a diverse economy and strong demand for mixed-use properties, Quincy continues to expand as one of the most active markets in Greater Boston.

Demographic and Economic Growth

Quincy benefits from its position as both a historic city and a modern employment center. The community is home to a diverse, growing population of professionals, families, and students, drawn by the city's affordability relative to downtown Boston and its strong transit accessibility. Steady population growth, combined with new multifamily and mixed-use developments in Quincy Center, has created a vibrant economic base and increased demand for retail, office, and service-oriented tenants.

Commercial Real Estate Sectors

OFFICE AND RETAIL SPACE: Quincy's commercial market appeals to local and regional businesses seeking visibility in a walkable downtown environment. Properties such as 153–241 Parkingway Street are ideal for professional offices, service providers, and retailers needing a presence near transit and dense residential neighborhoods.

RETAIL ACTIVITY: The retail sector benefits from heavy foot traffic generated by Quincy Center, MBTA stations, and nearby residential developments. With over \$1 billion in ongoing redevelopment projects, Quincy Center has transformed into a vibrant live-work-play destination, drawing small-format retailers, food services, and national tenants alike.

LIGHT INDUSTRIAL AND MIXED-USE: With limited industrial availability and strong tenant demand, adaptive reuse opportunities in Quincy are growing. Properties with flexible configurations—such as multi-tenant buildings with loading docks and ample parking—can attract industrial-flex, logistics, and e-commerce users seeking urban-proximate space.

REDEVELOPMENT POTENTIAL: QCZD 15 zoning supports a wide range of commercial uses, positioning the property as a candidate for repositioning or long-term investment. The site's infrastructure, transit connectivity, and strong visibility make it highly adaptable for evolving tenant demand.

LOCATION OVERVIEW

The property at 153-241 Parkway Street, Quincy, MA 02169 is prominently positioned in the heart of downtown Quincy, one of Norfolk County's most vibrant and accessible commercial corridors. Situated just minutes from Interstate 93, Route 3A, and MBTA's Red Line, the property offers exceptional connectivity to Boston, Logan International Airport, and the broader South Shore region. With high daily traffic counts, strong pedestrian visibility, and direct access to regional transit, the location is ideal for retail, office, and mixed-use tenants seeking a high-profile South Shore address.

Accessibility and Transportation

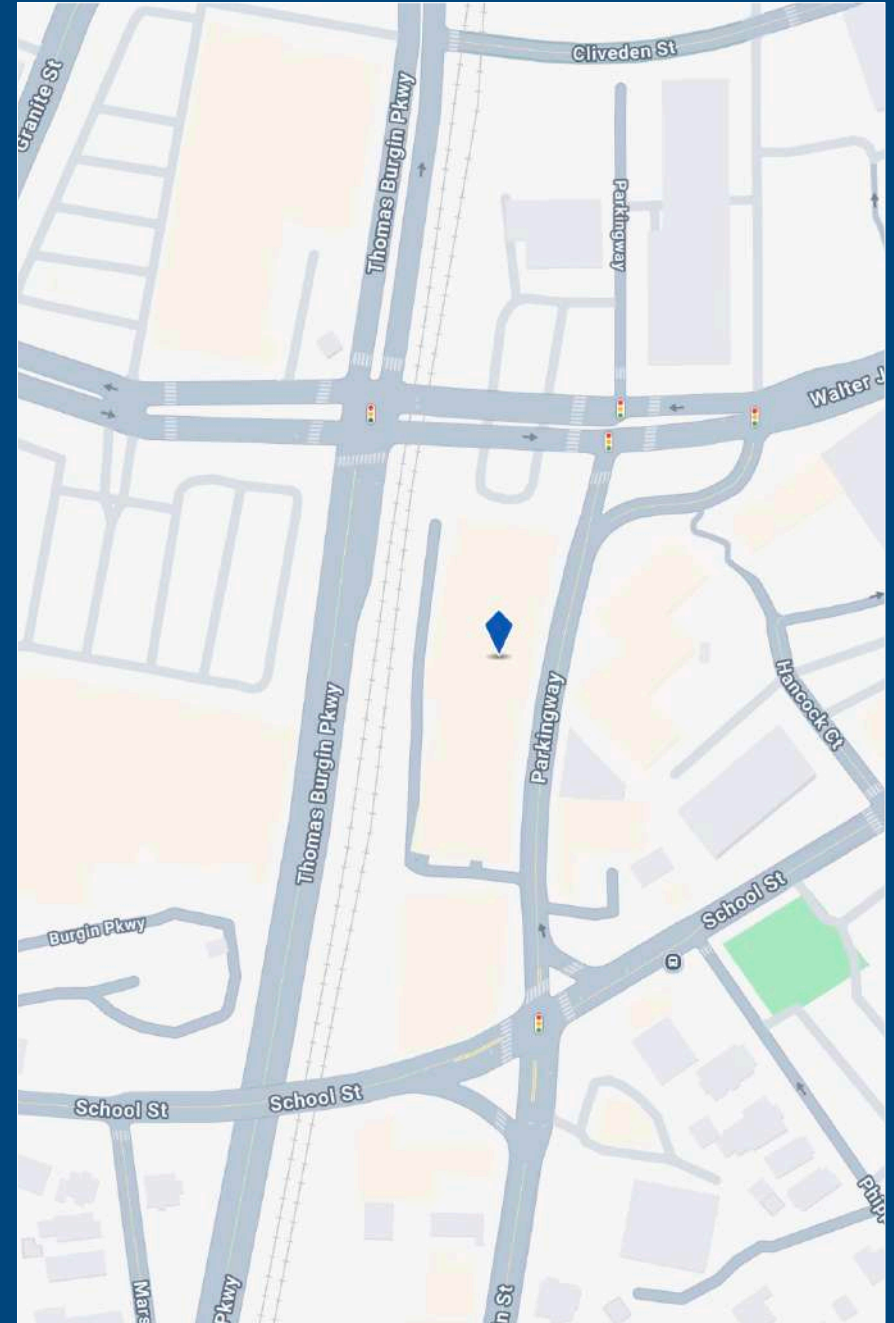
Parkway Street connects directly into Quincy Center, a key commercial and transit hub serving the South Shore. The property benefits from ± 155 feet of street frontage, strong vehicle exposure, and easy access to multiple transportation options. Tenants and visitors enjoy immediate access to MBTA bus routes, the Quincy Center Red Line station, and commuter rail connections, all within walking distance. The property also features ± 92 surface spaces, ± 18 covered spaces, and additional on-site parking, providing exceptional convenience for employees, customers, and service vehicles.

Surrounding Amenities

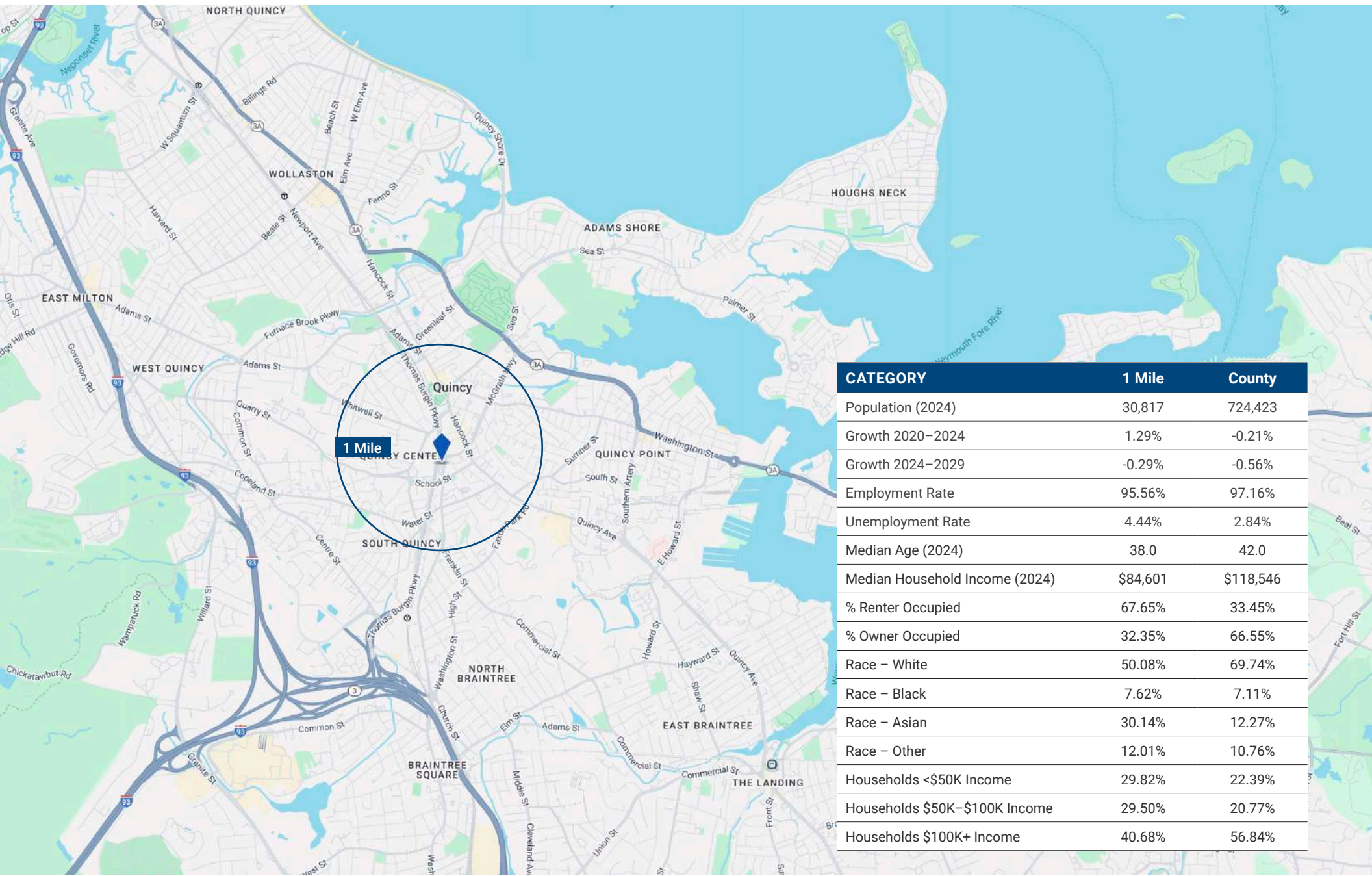
The property is surrounded by a diverse mix of restaurants, retail stores, banks, and service providers that drive strong daily activity in downtown Quincy. The area is home to numerous national tenants, including grocery, fitness, and consumer retail chains, as well as independent businesses that contribute to Quincy's lively urban fabric. In addition, the property is steps away from new multifamily and mixed-use developments, which continue to add residential density, daytime population, and consumer demand to the area.

Economic and Demographic Context

Quincy is part of the Greater Boston metropolitan area and benefits from its robust employment base, growing population, and strong demand for transit-oriented living. As families, professionals, and businesses seek suburban alternatives to Boston's urban core, Quincy has emerged as a dynamic mixed-use center offering affordable rents, excellent transit connectivity, and a walkable lifestyle. The city's ongoing redevelopment initiatives in Quincy Center, combined with demographic growth and expanding infrastructure, make this location increasingly attractive for both owner-users and investors.



DEMOGRAPHICS





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Sean Kenealy is president and owner of Key Realty, a family-run commercial real estate company celebrating 50 years in business. The Quincy-based company offers commercial real estate sales, leasing, and consulting services on the South Shore and in greater Boston. As a sixteen-time CoStar Power Broker Award winner, Sean consistently ranks among the top local brokers for sales and leasing. Born in Boston and raised on the South Shore, Sean also has been actively involved in the Quincy Center redevelopment project since its inception.