



**267 OLD COLONY AVE**  
**SOUTH BOSTON, MA 02127**

TRIMOUNT PLACE



FOR SALE  
865 SF

FOR SALE  
3,300 SF

COMMERCIAL  
**865 SF &  
3,300 SF**  
RETAIL SPACES  
FOR SALE





# FACILITY

## FEATURES

Located at the intersection of Old Colony Avenue and Dorchester Street in South Boston, this retail space is the best location in South Boston. Just a short walk from Andrew Square and the MBTA Red Line station. And steps from major points of attraction including bars/restaurants, public transportation and is a short drive to the Seaport, major highways and express to Logan Airport.

Space Available	865 SF & 3,300 SF
Space Use	Retail/Commercial
Year Built	2025
Zoning:	L1
Walk Score®	Walker's Paradise (91)
Transit Score®	Excellent Transit (71)
Bike Score®	Very Bikeable (76)
Condition	Cold Dark Shell





# FLOOR PLAN

## GROUND LEVEL



## PHOTO DETAILS





# 3,300 SF COMMERCIAL SPACE

BLANK SLATE TO CUSTOMIZE FOR YOUR BUSINESS



[CLICK HERE](#)  
OR SCAN THE  
QR CODE TO  
EXPERIENCE  
A VIRTUAL  
WALKTHROUGH





# 856 SF COMMERCIAL SPACE

BLANK SLATE TO CUSTOMIZE FOR YOUR BUSINESS



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OR SCAN THE  
QR CODE TO  
EXPERIENCE  
A VIRTUAL  
WALKTHROUGH





# PROMINENT VISIBILITY

LOCATED ON THE BUSY CORNER OF DORCHESTER STREET AND OLD COLONY,  
THE LARGE UNIT OFFERS GREAT SIGNAGE OPPORTUNITIES

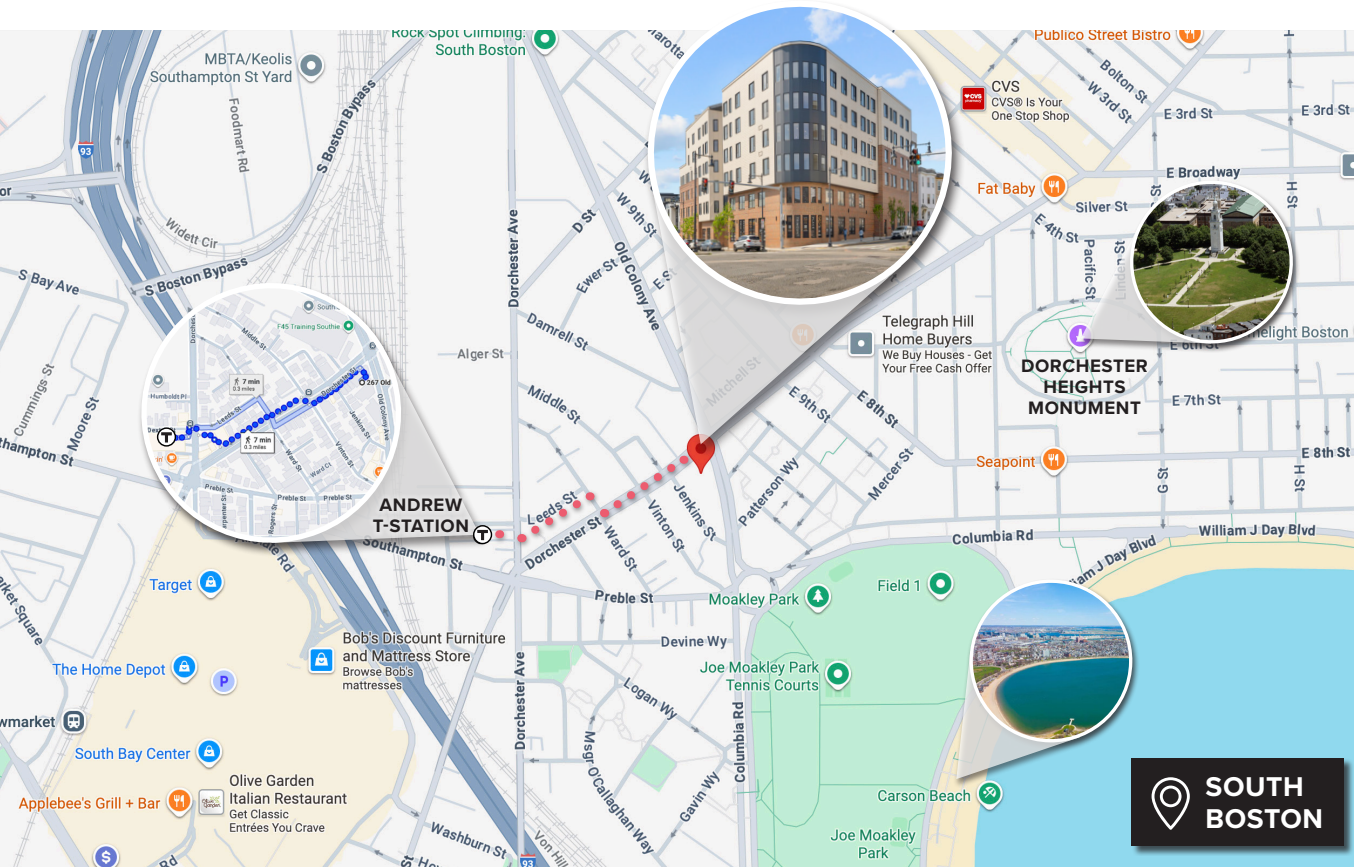




# AERIAL MAP

267 OLD COLONY AVE, S. BOSTON, MA

## KEY HIGHLIGHTS



**Prime Location:** Ideally situated in South Boston's Old Colony Avenue corridor, 267 Old Colony Avenue offers quick access to Andrew Square Red Line station, Joe Moakley Park, and Carson Beach. The area is well-connected, offering easy access to downtown Boston and the Seaport District, making it ideal for professionals and city dwellers seeking a dynamic lifestyle. The surrounding area is lively and walkable, featuring restaurants and shops.

**Luxury Residences:** is part of a broader South Boston redevelopment strategy, including 55 luxury residences, 3 commercial spaces, and 60 parking slots. Versions of the development contemplated both rentals and homeownership models. The project replaced a former industrial site and transformed it into a modern, mixed-use building catering to urban living.

**Thriving Demographics:** South Boston has experienced a population growth of over 25% since 2000, with a 28% increase in residents holding bachelor's degrees, indicating a young and educated demographic.



**36,700 ADT** AVERAGE DAILY TRAFFIC (ADT)



**2024 POPULATION**  
**AVG. HOUSEHOLD INCOME**

2 miles	5 miles	10 miles
220,170	849,354	1,757,396
\$132,546	\$120.406	\$128,272



# GET IN TOUCH

## 267 OLD COLONY AVE SOUTH BOSTON

Don't miss out on this exceptional leasing opportunity in one of South Boston's most desirable locations. Contact Dodge today to schedule a viewing and explore the potential of this property.



**DODGE TUCKER**

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