

## 14 McGrath Highway





## Property Overview

**Size.** Inline space;  $\pm$  16,580 SF (1<sup>st</sup> floor)

**Other Tenants in Center:** Star Markets, Dollar Tree, Marshalls and many other national and local retailers.

**Centrally Located.** Located in the center of Somerville. Strong incomes and densely populated.

**Opportunity.** Sublease thru 4/30/2028, with excellent visibility + access

**Major Intersection Nearby.**  $\pm$  31,075 VPD at intersection

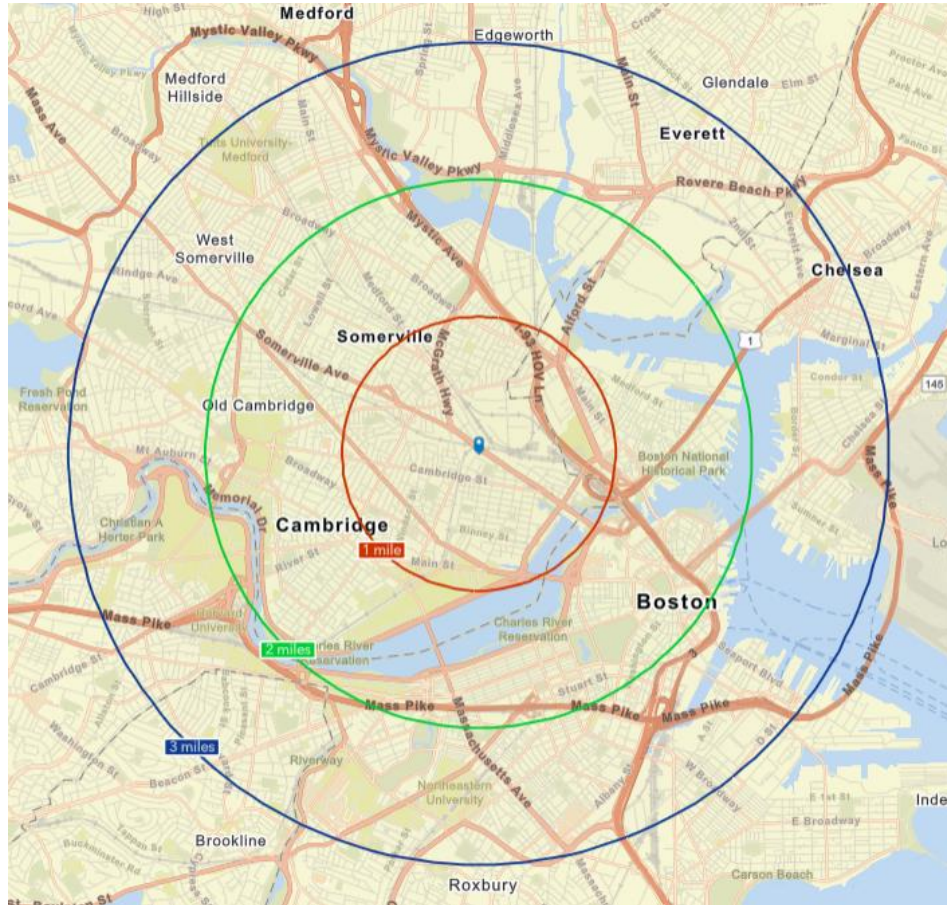
**Zoning.** City of Somerville

**Access.** McGrath Highway: Signalized FI+FO  
Gore Street: Signalized FI+FO

**Convenient Location.** Surrounded by residential housing

**Restricted Uses.** Retail pharmacy

**Signage.** Shared Pylons on McGrath Highway and Gore Street + building signage



'23 Estimates	1.00 Mile	2.0 Mile	3.0 Mile
Population	55,870	235,356	513,049
Households	25,352	106,080	219,827
Avg. HH Inc.	\$161,557	\$175,324	\$160.421

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# SUB-LEASE TERMS

## SUGGESTED RENT\*

\$165,800/year (\$10.00 PSF)

*(inclusive of RET ONLY. R&M, insurance, utilities subtenant responsibility)*

## CO-TERMINUS

4 years; sublease to expire on 4/30/28

## DELIVERY

“As-Is”

## OFFERS EVALUATED AS RECEIVED

*\*Final pricing + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

# CONTACT

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