

Walgreens #17685

1st Floor | ± 16,580 SF

14 McGrath Highway



Property Overview

Size. Inline space; $\pm 16,580$ SF (1st 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

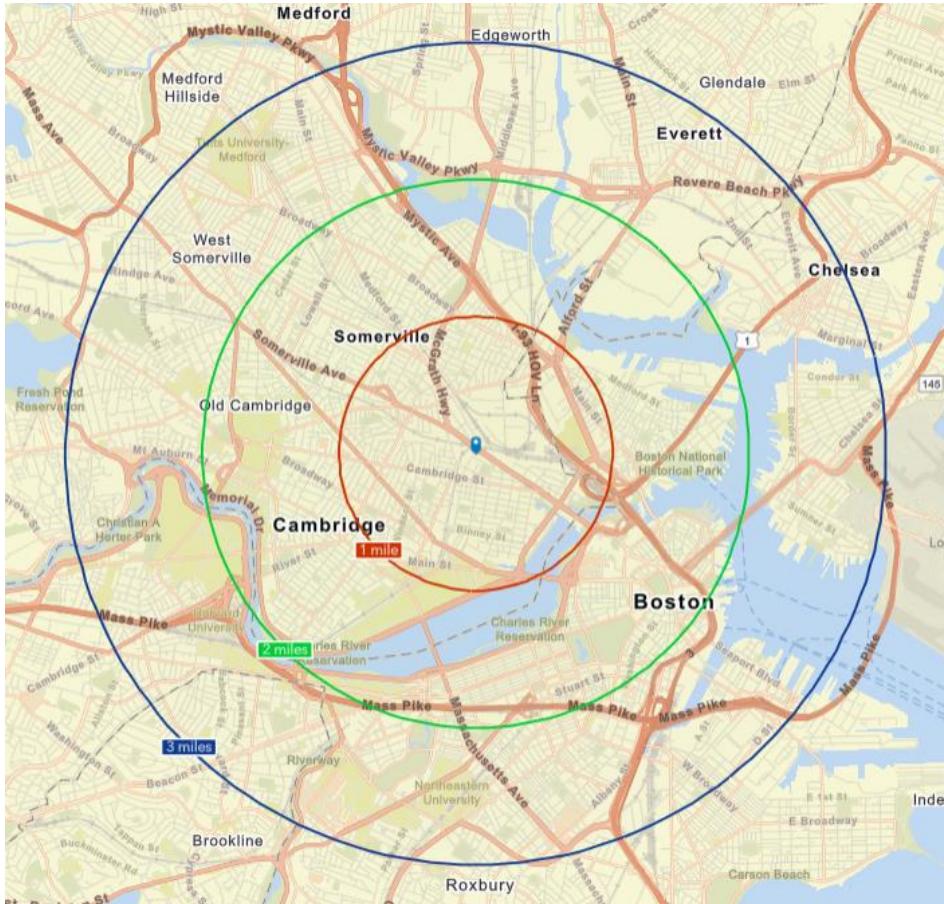
Zoning. City of Somerville

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

SUBLEASE OPPORTUNITY

Somerville, MA

14 McGrath Highway



SUBLEASE OPPORTUNITY



SUBLEASE OPPORTUNITY

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

STEVE MENCH

503.444.9911 steve.mench@menchrecapital.com

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