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**1105  
MASSACHUSETTS  
AVENUE**

RETAIL PROPERTY FOR LEASE

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### PROPERTY DESCRIPTION

CRG Commercial has been exclusively retained to lease 2,500 sf of retail space just outside Harvard Square. This premium location has multiple retailers and multifamily under one roof. Tenants love this building and usually stay long term. Includes 3 underground parking spots.

Previously a restaurant, there's an excessively large hood system in place, 2 walk-ins, a large storage room, a counter/bar. 114 person occupancy. Previously held beer/wine license. Benefit from a high foot and vehicle traffic count and convenient access to public transportation for unmatched convenience. Capitalize on the strategic location. Elevate your business presence with this distinguished property.

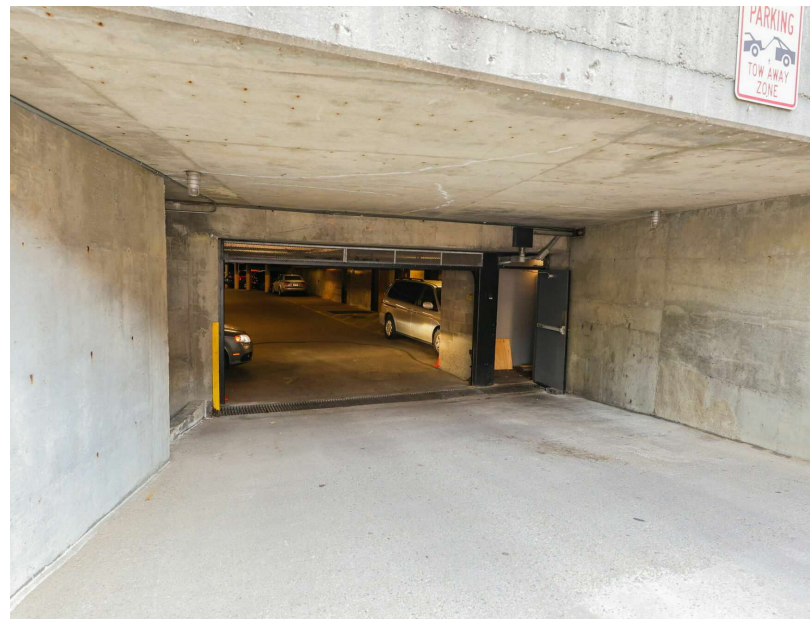
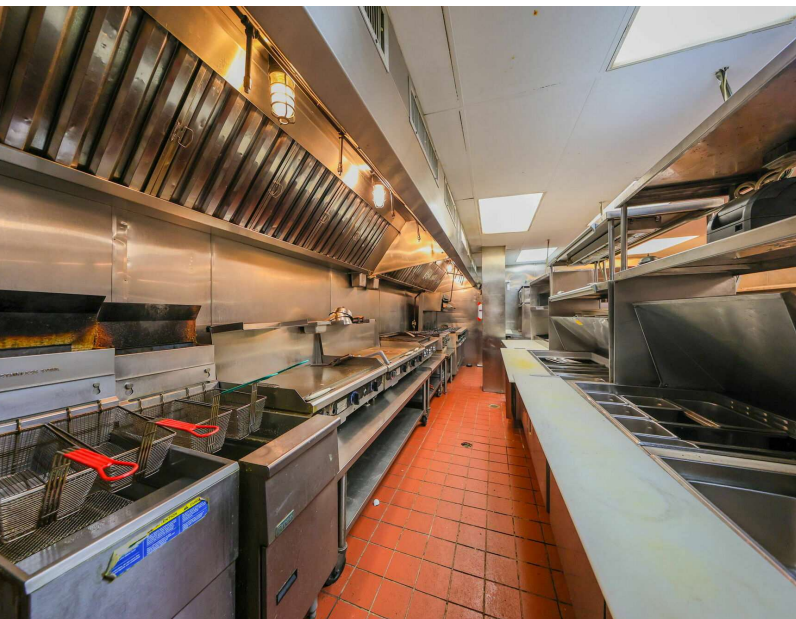
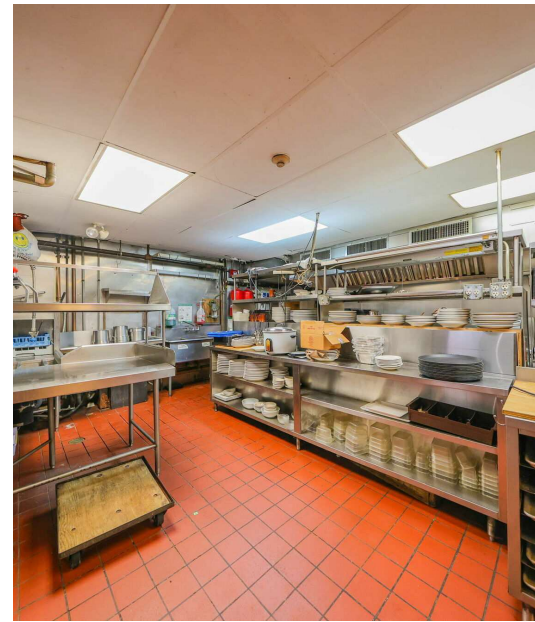
### PROPERTY HIGHLIGHTS

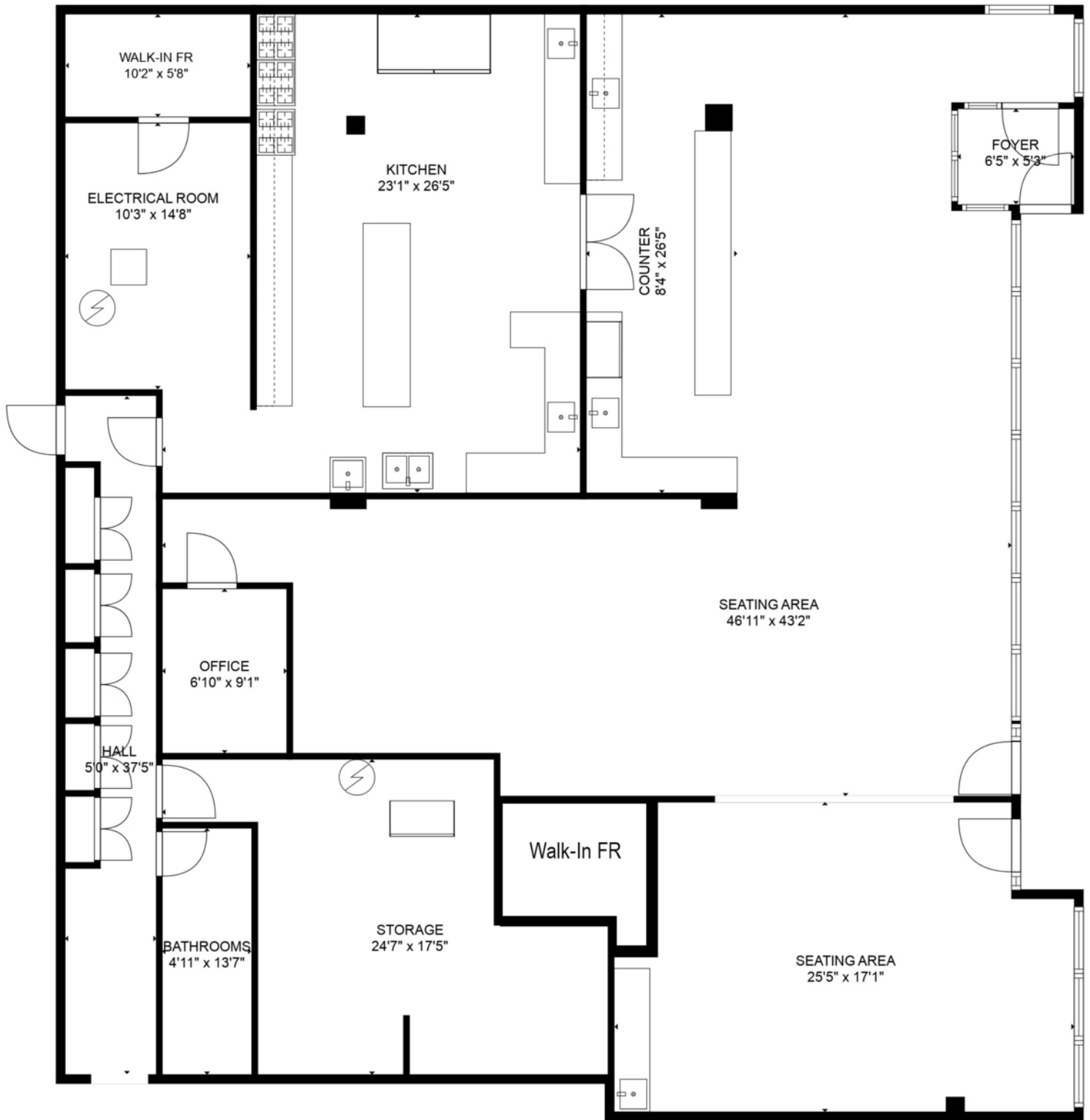
- 114 Person occupancy
- Very large hood system
- High Foot and Vehicle Traffic
- Flexible floor layouts
- Proximity to public transportation
- Expansive windows for natural light
- 3 Underground parking spaces

### OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NN)
Number of Units:	9
Available SF:	2,500 SF
Building Size:	10,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,711	9,647	27,630
Total Population	7,783	24,493	67,232
Average HH Income	\$125,654	\$142,768	\$162,801





**TOTAL: 2474 sq. ft**

FLOOR 1: 2474 sq. ft

EXCLUDED AREAS: STORAGE: 340 sq. ft, ELECTRICAL ROOM: 151 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

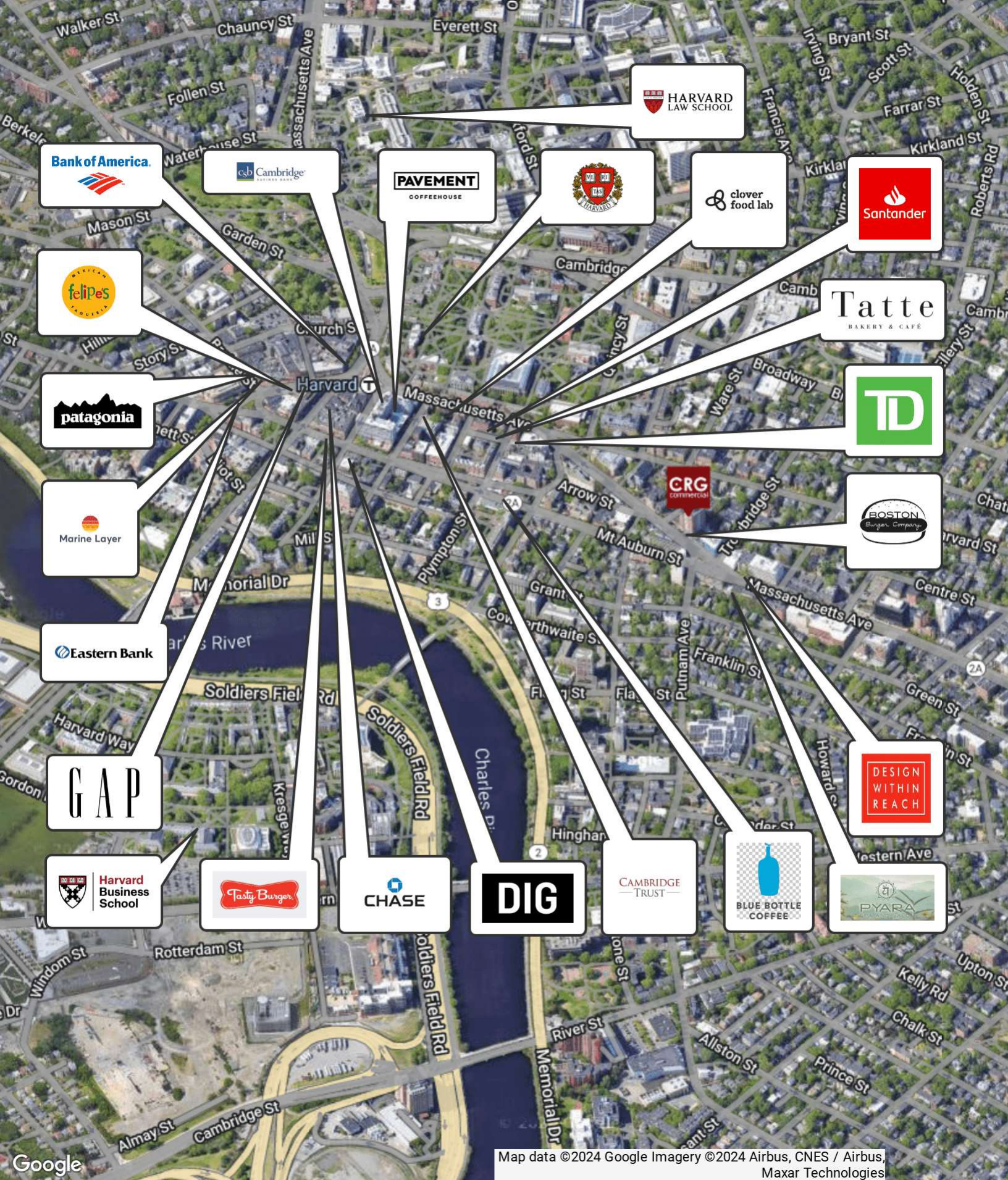
**MATTHEW JAVITCH**

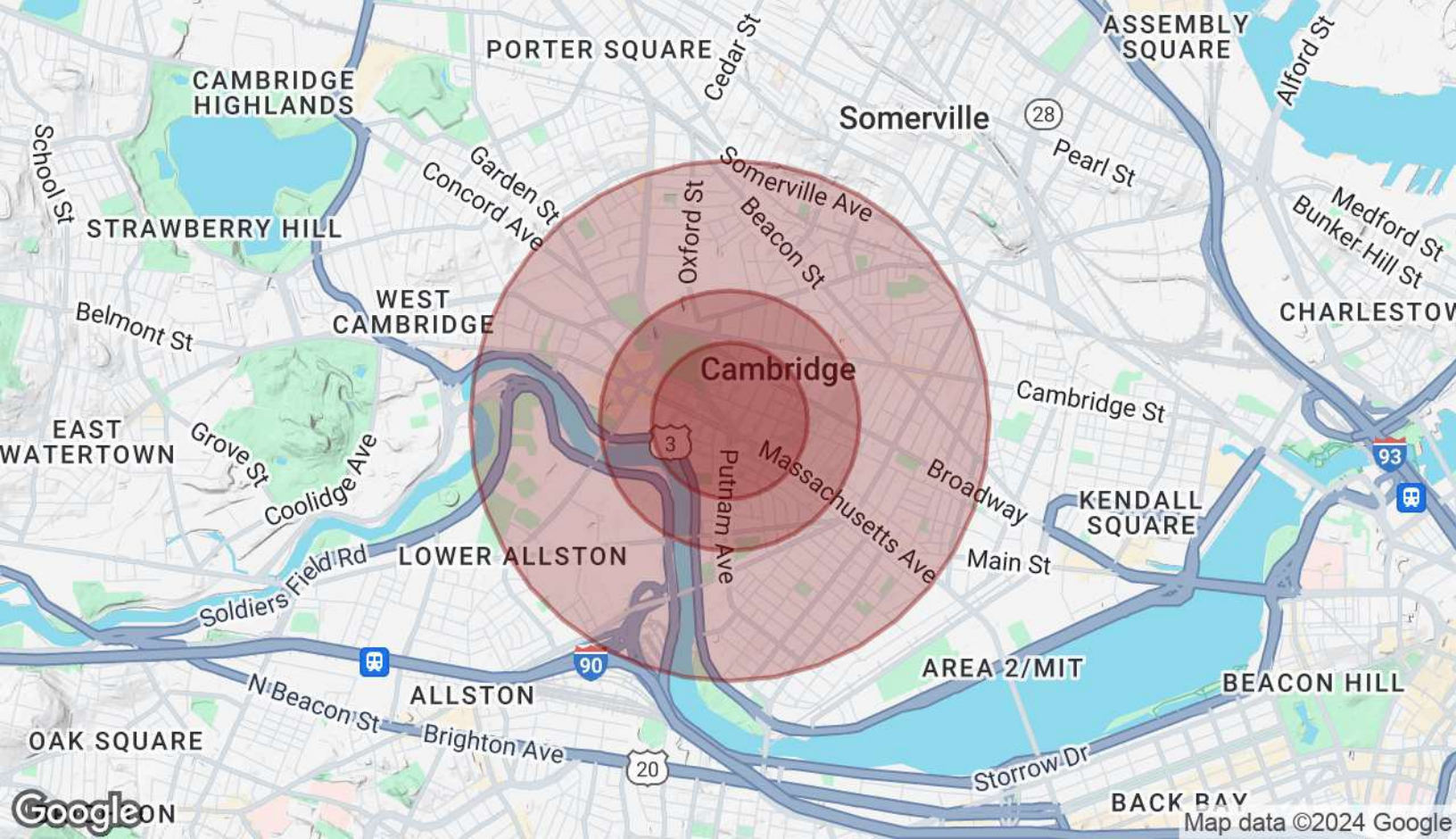
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	7,783	24,493	67,232
Average Age	32	34	36
Average Age (Male)	31	33	35
Average Age (Female)	32	34	36
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2,711	9,647	27,630
# of Persons per HH	2.9	2.5	2.4
Average HH Income	\$125,654	\$142,768	\$162,801
Average House Value	\$1,258,317	\$1,165,818	\$1,211,737

Demographics data derived from AlphaMap