

# KENMORE ROW

HOTEL COMMONWEALTH

**JOE MCINERNEY**



617.236.7999 x14



125 Newbury Street, Suite 200,  
Boston, MA 02116



[jmcinerney@urbanmeritage.com](mailto:jmcinerney@urbanmeritage.com)





# HIGHLIGHTS

---



Great visibility in the heart of Kenmore Square located at the base of the Hotel Commonwealth.



A rare opportunity to act as an amenity to one of Boston's most prestigious hotels.



The MBTA station is directly in front of Kenmore Row and has a daily high volume of foot traffic.



Neighboring restaurants from award winning restaurant group coming soon.



Just steps away from the iconic Fenway Park.



Adjacent to the Boston University campus.



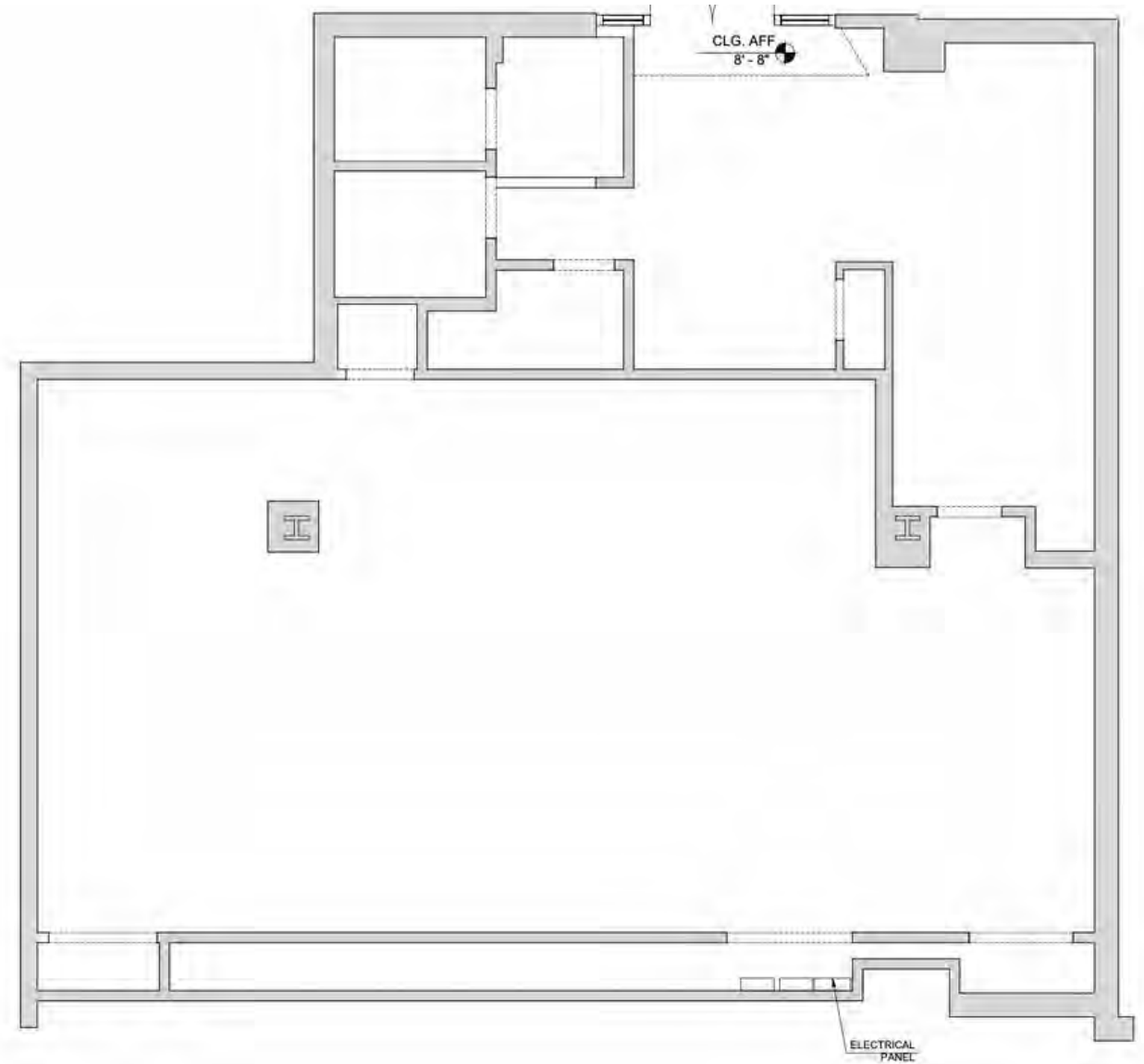
Located on the famously known Boston Marathon route.



# SPACE DETAILS

## WALK-UP

2,408sf retail opportunity. Space currently occupied by 305 Fitness. Ideal for a boutique fitness studio or a group fitness concept. Delivered with fully equipped lighting and sound system.

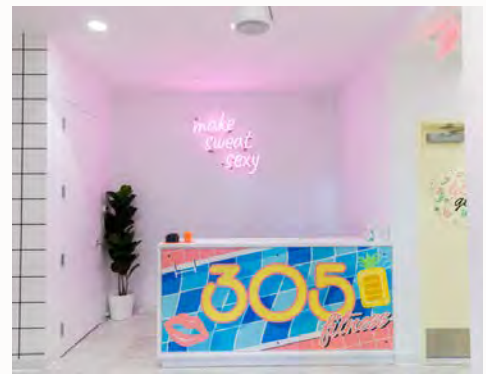






**WALK-UP**

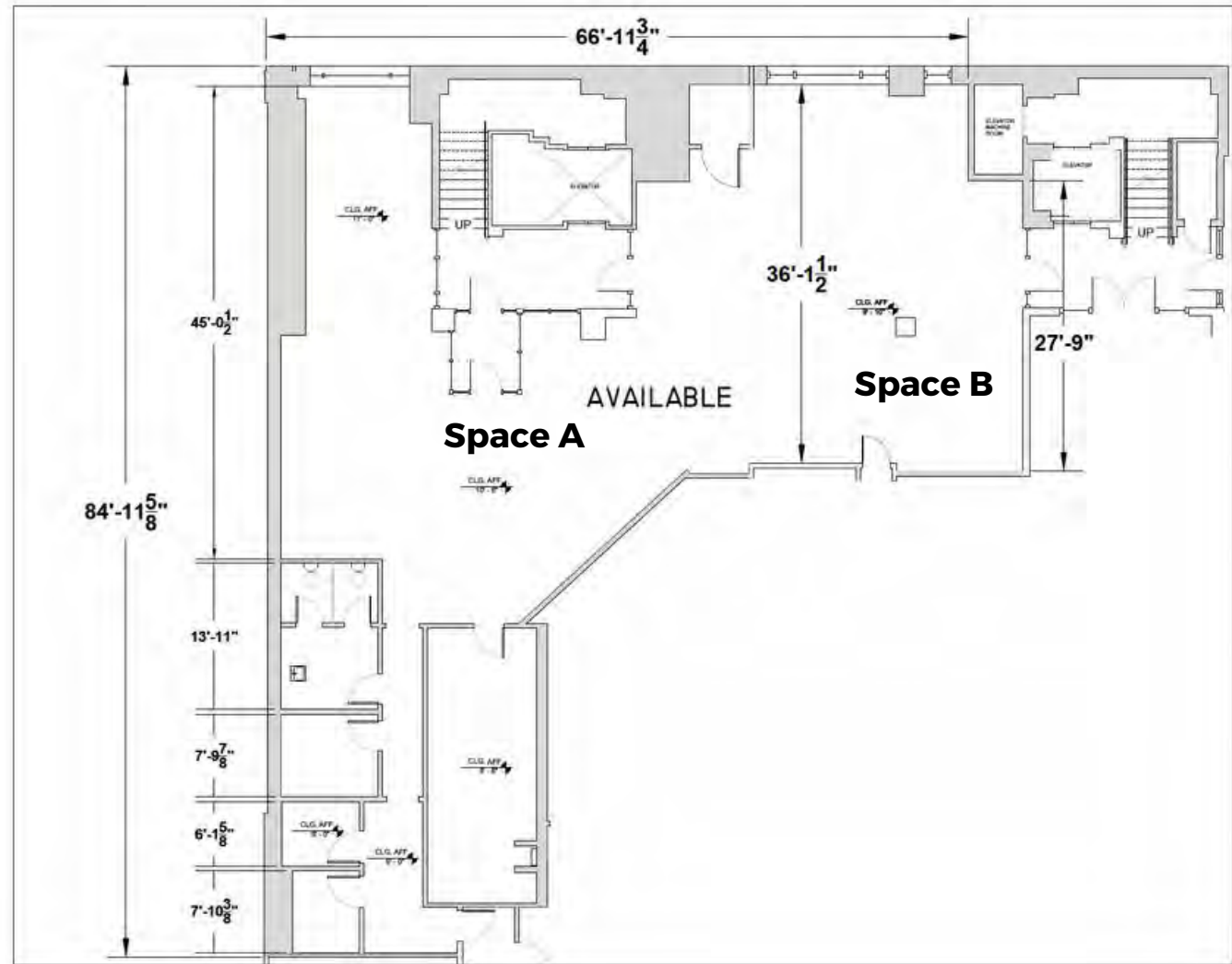
---



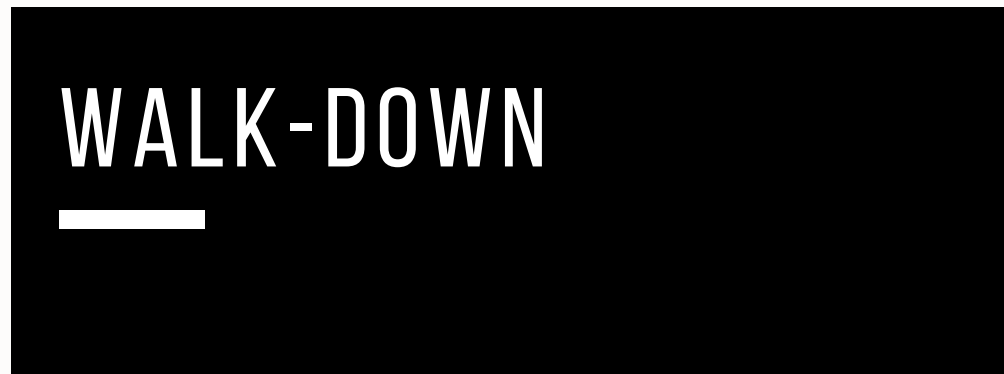
# SPACE DETAILS

## WALK-DOWN


Multiple retail opportunities, ideal for a fast casual breakfast concept. The full space is 3,565sf and can be divisible down to 1,044sf. Space A – 2,521sf. Previously occupied by Starbucks. Space B – 1,044sf. Previously occupied by The Wine Gallery.









An aerial photograph of a city, likely Boston, featuring a large baseball stadium (Fenway Park) in the center. The stadium has a red roof and green seating. The surrounding area is densely packed with buildings, streets, and parking lots. A white rectangular box is superimposed over the stadium area, containing the word "LOCATION" repeated three times in a bold, white, sans-serif font.

LOCATION  
LOCATION  
LOCATION

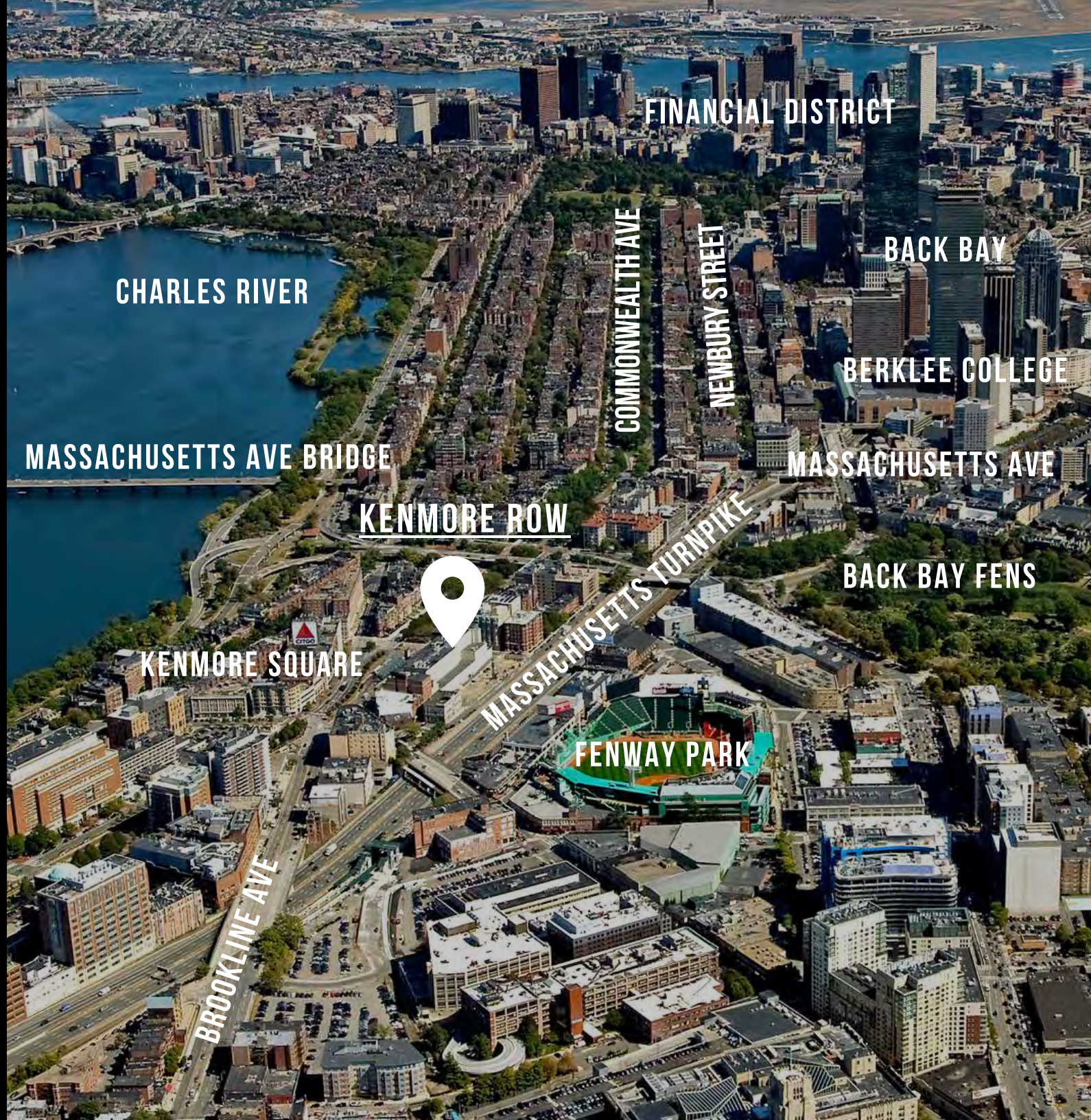


# LOCATION

---

Students, shoppers, diners and nightlife seekers flock to the area. Kenmore Row is only 0.3 miles to Boston University, Lansdowne Street, and Fenway Park and only 0.5 miles to Newbury Street and the Back Bay.

Kenmore Row's location in the heart of Boston is a bustling central hub for all modes of transportation.



FINANCIAL DISTRICT

BACK BAY

CHARLES RIVER

BERKLEE COLLEGE

MASSACHUSETTS AVE BRIDGE

MASSACHUSETTS AVE

KENMORE ROW

BACK BAY FENS

KENMORE SQUARE

FENWAY PARK

BROOKLINE AVE



# DEMOGRAPHIC

---

Less than one mile from the Property is the Longwood Medical & Academic Area (LMA), a rapidly growing medical complex of world-class hospitals and research facilities which draws an annual visitation of four million people and generates combined revenues of over \$6 billion. If the LMA's economic impact were ranked as a state, it would be number 7, after Maryland. The LMA continues to grow rapidly, generating increasing lodging demand. The LMA office vacancy rate has historically been less than one percent, a testament to the vitality and strength of the market.

The most prominent type of household in the Fenway area is the "Non-family Household Person Living Alone", at 59% of the total population. Statistics have shown that this category is the most likely to spend on food and beverages, and that they do so the most often. Furthermore, the frequency of dining-out increases when a population is in their mid-twenties and have relatively high salaries. This describes the majority of the population living in the Fenway area, making the restaurants at Kenmore Row ideally located to attract foot traffic.







*The ultimate  
retail space is waiting.*



**ICONIC DESTINATION.**



**ENDLESS POSSIBILITIES.**





FAMOUS  
NEIGHBORS









青  
BLUE  
RIBBON  
結  
SUSHI  
司  
KENMORE SQUARE





# KENMORE ROW

K  
R

**JOE MCINERNEY**



617.236.7999 x14



125 Newbury Street, Suite 200,  
Boston, MA 02116



[jmcinerney@urbanmeritage.com](mailto:jmcinerney@urbanmeritage.com)



UrbanMeritage