

Street Retail
Spaces For Lease



370 BROADWAY, CAMBRIDGE, MA 02139

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ABG
ASSOCIATED BROKERAGE GROUP

PROPERTY SUMMARY

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

The property offers approximately 2,250 square feet of ground-level space with excellent street presence and visibility. Designed to accommodate a wide range of commercial uses, the space features high ceilings, large storefront windows that provide abundant natural light, and an efficient, open layout suitable for both retail and professional users. Additional highlights include dedicated patio space and on-site storage, enhancing operational flexibility. The property's configuration supports a variety of potential uses, including retail, personal services, office, and specialty concepts, making it a versatile opportunity for tenants seeking a highly functional and adaptable commercial space.

PROPERTY HIGHLIGHTS

- High ceilings and large storefront windows providing strong natural light
- Private patio area suitable for outdoor use or tenant amenities
- On-site storage space supporting operational flexibility
- Flexible floor plan with potential to subdivide to approximately 800 square feet

LOCATION DESCRIPTION

Cambridge offers a dynamic, walkable urban environment defined by its strong retail corridors, dense residential base, and year-round pedestrian activity. Conveniently located between Harvard Square, Central Square, Kendall Square, and Inman Square, the area is surrounded by Massachusetts Avenue, Harvard Street, and Cambridge Street, positioning the location within one of Cambridge's most coveted and rapidly evolving neighborhoods. The surrounding area benefits from a diverse mix of independent retailers, restaurants, and neighborhood-serving businesses, supported by nearby academic institutions, innovation hubs, and established residential communities. Excellent access to major thoroughfares and public transportation further enhances daily traffic from residents, students, and professionals.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,080 - 1,184 SF
Building Size:	8,680 SF

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LOCATION MAP

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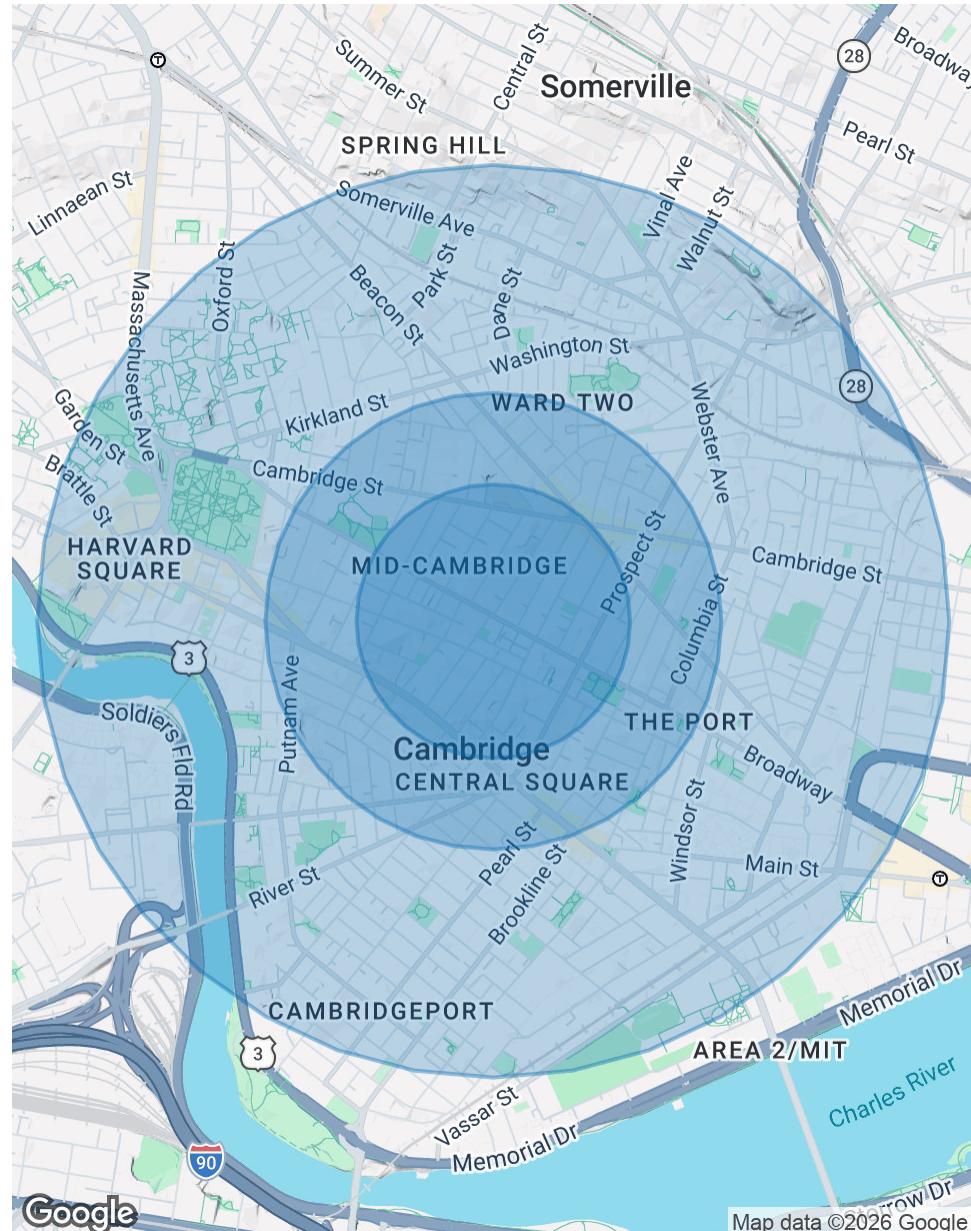
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DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,320	25,626	72,308
Average Age	39	37	35
Average Age (Male)	38	37	35
Average Age (Female)	39	38	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,060	11,991	29,325
# of Persons per HH	2	2.1	2.5
Average HH Income	\$191,919	\$174,705	\$157,844
Average House Value	\$1,281,880	\$1,281,312	\$1,147,052

Demographics data derived from AlphaMap



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