



PROPERTY DESCRIPTION

Discover the untapped potential of this expansive commercial property on lively Blue Hill Avenue, a short distance from Franklin Park Zoo, Nubian Square, and plenty of other local attractions. Offering endless possibilities for retail, restaurant, office, and more; prospective lessees are invited to envision the transformation with due diligence. Space is approximately 2,734 sq ft to be offer at \$24 per sq ft. on a Triple Net Lease (NNN). Currently configured as a function hall with a bar and dance floor, bathroom, office space, and sprinkler system. Bonus storage is available in the basement. Unlock the possibilities and breathe new life into this space, tailoring it to your unique vision.

PROPERTY HIGHLIGHTS

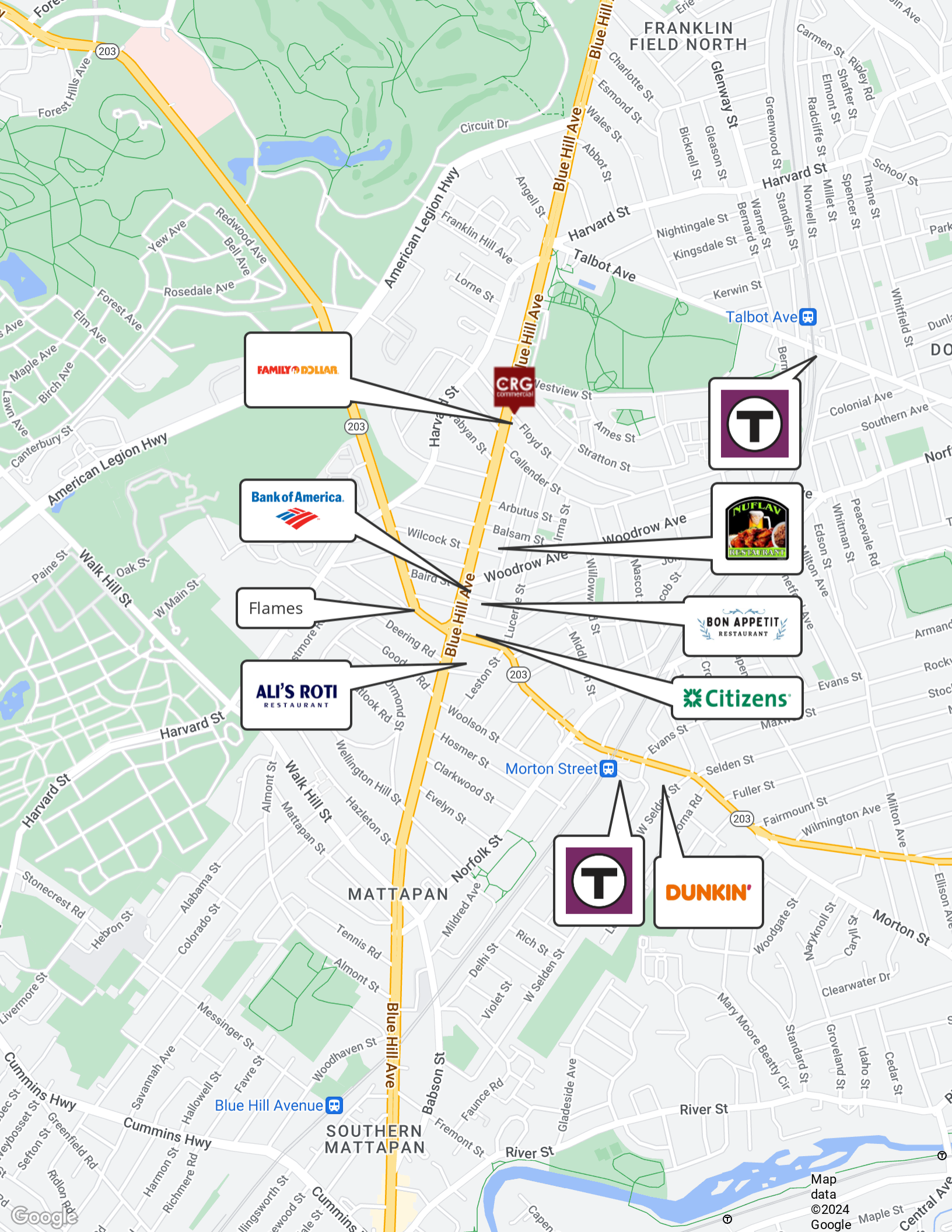
- Close to the Commuter Rail
- Close to Franklin Park and Nubian Sq
- Lots of supporting retail nearby

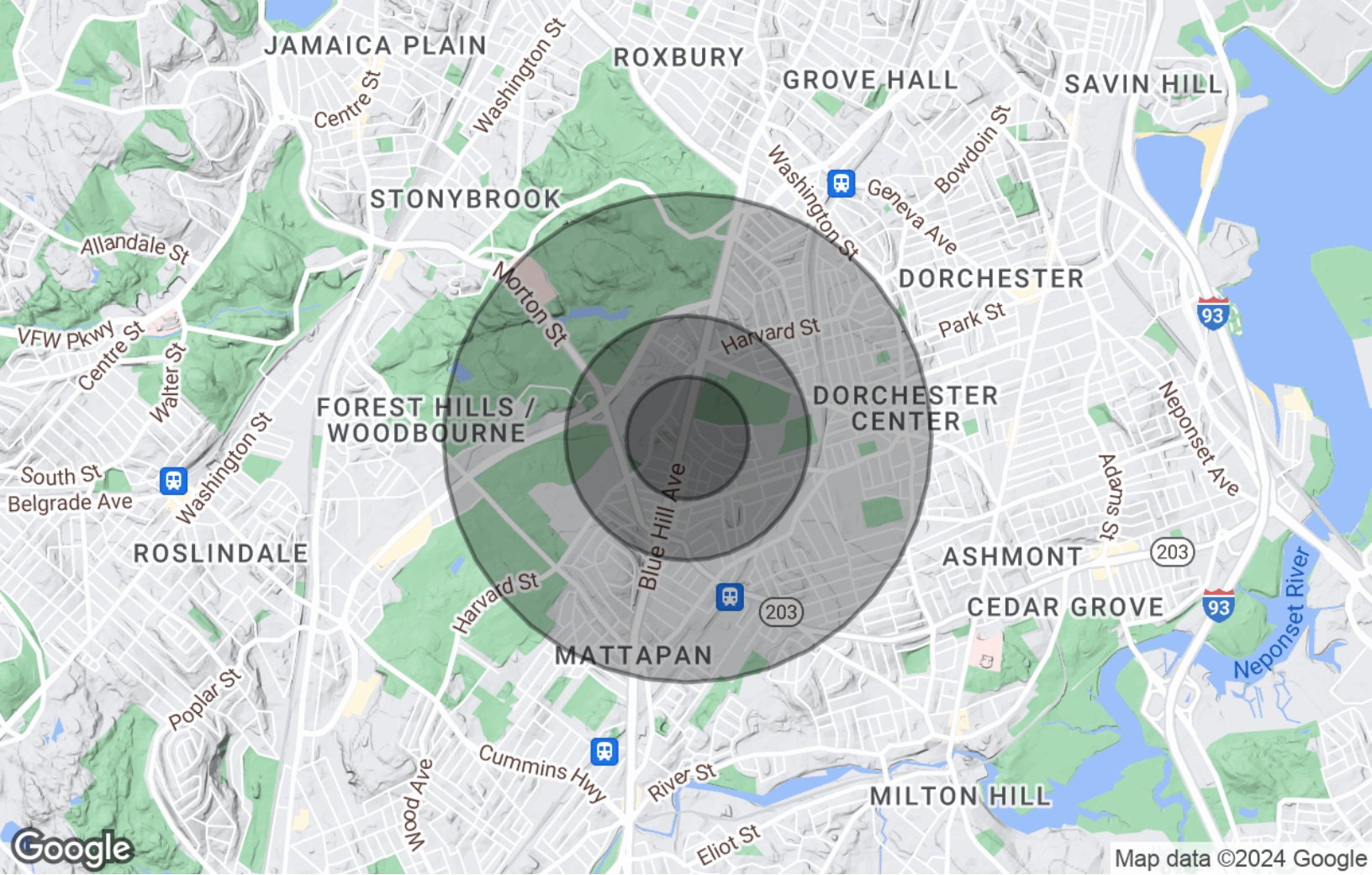
OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	2,734 SF
Building Size:	6,477 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,230	4,758	15,930
Total Population	4,011	14,413	46,782
Average HH Income	\$57,401	\$53,467	\$61,974







POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,011	14,413	46,782
Average Age	29.9	29.6	32.8
Average Age (Male)	29.5	28.8	30.9
Average Age (Female)	34.6	34.8	35.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,230	4,758	15,930
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$57,401	\$53,467	\$61,974
Average House Value	\$213,267	\$277,116	\$390,198

* Demographic data derived from 2020 ACS - US Census