



**DOT BLOCK**  
**DORCHESTER**  
1211 DORCHESTER AVENUE



Made in  
**DORCHESTER**



## SEEKING LOCAL ENTREPRENEURS

DOT BLOCK IS SEEKING DYNAMIC LOCAL FOOD AND BEVERAGE OPERATORS, ALONG WITH SERVICE AND AMENITY RETAILERS TO OCCUPY THREE STREET-FRONT RETAIL SPACES ON DORCHESTER AVENUE

# DOT BLOCK

PHASE 1: 7,089 SF OF RETAIL | 245 RESIDENTIAL UNITS

Bound by Dorchester Avenue, Hancock, Pleasant and Greenmount Streets, the property encompasses a full 3.95 acre city block. This transformational mixed use development will connect Dorchester's Savin Hill and Field's Corner neighborhoods. Strategically situated just five miles south of Downtown Boston, Dot Block benefits from the city's strong transportation infrastructure, while being just a short walk to the MBTA Red Line and multiple bus routes. With easy access to Interstate 93, Dot Block is connected to key destinations throughout Boston and the surrounding areas.



## TRANSIT-ORIENTED DESTINATION

Strategically located within a short walk of the MBTA Red Line (Savin Hill T, 7 min. walk), surrounded by MBTA bus service and easy access to Interstate 93.

## LOCATION

The development is located along Dorchester Avenue, a major local thoroughfare and commercial corridor with traffic counts that exceed 34,000 vehicles per day. Dot Block is positioned immediately adjacent to Dorchester's Savin Hill and Field's Corner neighborhoods.

# ABOUT DORCHESTER BOSTON MASSACHUSETTS

## STRONG DEMOGRAPHIC BASE

Within one mile there are 52,000 residents and 42,000 employees. The average household income in the area is over \$79,000.

## BOSTON'S LARGEST & MOST POPULOUS NEIGHBORHOOD

Located within the Savin Hill area of Dorchester, Boston's largest neighborhood with 88,565 residents.





# DORCHESTER

BOSTON | MASSACHUSETTS



PREMIER END CAP RESTAURANT/RETAIL  
**OPPORTUNITIES**



WILLOW BAKER DEVELOPMENT  
191 UNITS (APPROVED)

SOUTH BAY  
475 UNITS (UNDER CONSTRUCTION)

BOSTON TEACHER'S UNION REDEVELOPMENT - APPROVED

UNIVERSITY PLACE RESIDENCES  
184 UNITS - APPROVED

JFK STREET STOP  
8,900 RIDERS DAILY

HUB 25  
278 UNITS - UNDER CONSTRUCTION

BAYSIDE EXPO CENTER  
DEVELOPMENT SITE



224  
BOSTON



DOUBLE TREE HOTEL EXPANSION  
104 ROOMS - APPROVED

UNIVERSITY OF MASSACHUSETTS  
2 MILLIONS SF MASTER  
DEVELOPMENT EXPANSION  
PLAN TO BE COMPLETED IN 2025

1258 MASS AVE  
40 UNITS (UNDER CONSTRUCTION)

75 MORRISSEY  
175 UNITS - UNDER REVIEW

DORCHESTER BAY CITY  
1,970 UNITS - UNDER REVIEW

the banshee

951 - 959 DORCHESTER AVE  
38 UNITS (UNDER CONSTRUCTION)

BOSTON GLOBE REDEVELOPMENT  
695,000 SF  
CREATIVE OFFICE/MIXED-USE

HARP+BARD  
RESTAURANT & BAR



THE BEAT  
695,000 - UNDER CONSTRUCTION

SAVIN  
BAR + KITCHEN  
EST. 2010

GHOST PEPPER  
TACO + TEQUILA BAR

DOLLAR TREE

Shanti  
Indian Cuisine

Gibson | Sotheby's  
INTERNATIONAL REALTY

McKenna's  
Cafe

**DB**

DOT BLOCK  
DORCHESTER  
245 UNITS (UNDER CONSTRUCTION)  
484 TOTAL UNITS

SAVIN HILL APARTMENTS  
132 UNITS



SAVIN HILL STOP  
2,440 RIDERS DAILY

PHU CUONG MARKET

dbar



REIGN DRINK LAB

DUNKIN'

1320 DORCHESTER AVE  
80 UNITS (UNDER REVIEW)

PHO HOA

AutoZone

123 HAMILTON  
52 UNITS (UNDER CONSTRUCTION)

FIELDS CORNER  
NEIGHBORHOOD



Advance  
Auto Parts

Bank of America

# DORCHESTER

## BOSTON | MASSACHUSETTS

# DOT BLOCK

## SITE PLAN



---

Creating community engagement through curated street level retail activation

---



ON BEHALF OF  
**SAMUELS & ASSOCIATES**

**BEN RAVELSON**

617.239.3646

[BRAVELSON@ATLANTICRETAIL.COM](mailto:BRAVELSON@ATLANTICRETAIL.COM)

**ANDREW JACOB**

617.909.2275

[AJACOB@ATLANTICRETAIL.COM](mailto:AJACOB@ATLANTICRETAIL.COM)

**RACHAEL DIHARCE**

617.603.5454

[RDIHARCE@SAMUELSRE.COM](mailto:RDIHARCE@SAMUELSRE.COM)