

Retail/Development Opportunity in the Heart of Dorchester

1759-1769 Dorchester Avenue
Boston, Massachusetts 02124

EXCLUSIVELY MARKETING BY
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LEADINGEDGE

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Overview

PRIME LOCATION - Set on the corner of Dorchester Ave and Welles Ave, 3,600sf+/- of retail space in this free-standing building. Located in the Dorchester Neighborhood District and within 3F-D-3000 and MFR/LS subdistrict, opportunity calls! Gas heat, large basement for storage, and high traffic count with great visibility for signs/marketing. Located between Ashmont and Fields corner. The building at one time had two entrances, opening up the possibility for dividing the space into separate uses. With a neighborhood full of mixed use buildings and new low rise condo builds with retail on the first level, this corner exposure property is ripe for redevelopment.

Building Information

Gross Internal Area

Retail: 3,668 sqft.

Lot size: 4,625 sqft.

2024 Taxes

Assessed: \$661,700

Taxes: \$16,863.10

Registered Land

Book: 605 **Page:** 169

Features

Public Water, Public Sewer

Gas Heat, Electric 200 Amps

Zoning Information

The property is located in the Dorchester Neighborhood District, and is within the 3F-D-3000 (3-Family Residential) and MFR/LS (Multifamily Residential/Local Services) subdistrict, It is also subject to the Neighborhood Design Overlay District. Below are some of the allowed and conditional uses;

Allowed

Place of Worship
 Agency or Office Space
 Group Residence
 Multi-family
 Row
 Three family Detached dwelling
 Townhouse

Two Family
 Local Retail Business
 Dry Cleaning Shop
 Laundry - Self service
 Shoe Repair
 Tailor shop

Conditional

Bank
 Post office
 Adult Education
 Community Center
 Day Care Center
 Bakery



Population

	1 Mile	2 Mile	3 Mile
2010 Population	51,911	140,522	266,061
2023 Population	48,682	137,496	268,629
2028 Population Projection	45,781	131,176	259,630
Annual Growth 2010-2023	-0.5%	-0.2%	0.1%
Annual Growth 2023-2028	-1.2%	-0.9%	-0.7%
Median Age	35.5	34.9	36.1
Bachelor's Degree or Higher	28%	27%	33%
U.S. Armed Forces	102	203	250

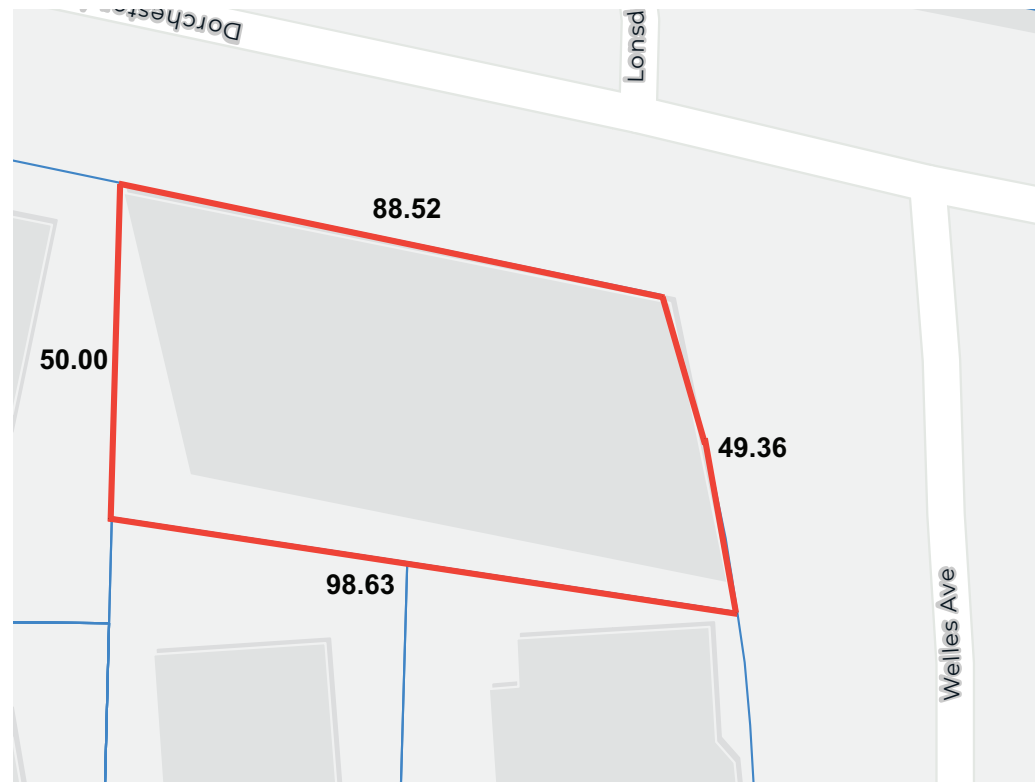


Income

	1 Mile	2 Mile	3 Mile
Avg Household Income	\$102,777	\$96,153	\$101,419
Median Household Income	\$80,990	\$70,384	\$73,984
<\$25,000	3,415	11,587	23,105
\$25,000 - \$50,000	2,494	7,855	14,784
\$50,000 - \$75,000	2,170	6,541	12,562
\$75,000 - \$100,000	2,120	5,375	10,183
\$100,000 - \$125,000	1,600	4,222	9,191
\$125,000 - \$150,000	1,523	4,108	7,560
\$150,000 - \$200,000	2,038	4,854	10,183
\$200,000+	1,814	5,054	12,122



GIS Map and Aerial View



Traffic History

Collection Street	Cross Street	Traffic Volume	Count Year
Dorchester Ave	Bailey St S	14,428	2022
Gallivan Blvd	Granville St W	19,687	2022
Adams St	Gallivan Blvd N	9,483	2022
Gallivan Blvd	Magadala St SW	20,123	2022
Gallivan Blvd	Lenoxadale Ave E	21,765	2022
Dorchester Ave	Brookvale St S	8,616	2022
Gallivan Blvd	Alicia Rd NE	13,445	2022
William T Morrissey Blvd	McKone St SE	39,100	2022
Neponset Ave	Tolman St NW	13,184	2022
William T Morrissey Blvd	Freeport St SW	39,100	2022



Consumer Spending

