

# 1576

BLUE HILL  
AVENUE  
MATTAPAN, MA

ASKING PRICE: \$1,495,000

AVAILABLE FOR SALE: 3,000 SF EXISTING AUTOMOTIVE FACILITY - 0.33 AC

BOSTON 6 MILES



25,292 VPD

BABSON STREET 4,341 VPD

CONFIDENTIAL OFFERING MEMORANDUM





**1576**  
BLUE HILL  
AVENUE  
MATTAPAN, MA

**ASKING PRICE: \$1,495,000**

# THE OPPORTUNITY

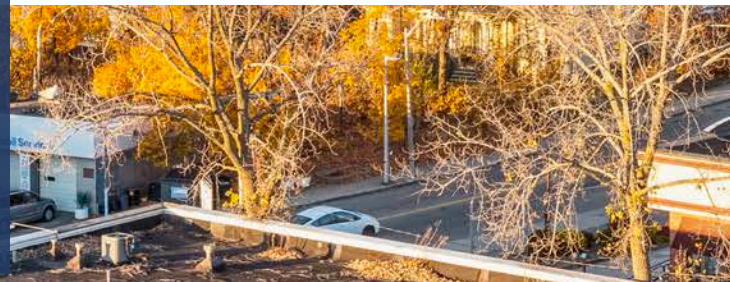
Atlantic Capital Partners has been exclusively engaged to solicit offers for the property located at 1576 Blue Hill Avenue in the Mattapan neighborhood of Boston, MA. This existing 3,000 SF automotive facility is currently home to an auto tenant and is located at the signalized intersection of Blue Hills Avenue and Babson Street. The Offering presents an array of opportunities in a dense, infill location along a primary thoroughfare just 6 miles south of downtown Boston.

1576 Blue Hill Ave is located in the heart of Mattapan Square and is one of the many parcels that has been subject to the recent Zoning and Improvement Plans from the BPDA and City of Boston. New zoning bylaws have increased the FAR (floor-to-area ratio) in this district to 4.5X and increased the maximum building height to 70'. This presents an opportunity for an investor to significantly increase the density of the site with a redevelopment project favoring a mixed-use development. Additionally, the City of Boston has made a \$44M investment to redesign and upgrade Blue Hill Ave, including the addition of dedicated bus lanes, bike lanes, and pedestrian accessibility.

**POSSIBLE USES:** Automotive, Owner-User, Single Tenant Retail, Mixed-Use Re-Development  
(0.33-acre parcel)

## ASSET SNAPSHOT

Address:	1576 Blue Hill Avenue, Boston, MA
Existing GLA:	3,000 SF
Land Area:	0.33 Acres
Year Built:	1979
Zoning:	S4 (Squares and Streets 4)
Permitted Uses:	Multifamily, Retail, Office
Current Tenant:	Los Tiburones Tire & Towing Inc.
Rent Commencement Date:	Aug-18
Lease Expiration Date:	Aug-27
NOI:	\$68,157
Landlord Termination Right:	120 Days' Notice





# INVESTMENT HIGHLIGHTS



## EXISTING RETAIL OR REDEVELOPMENT OPPORTUNITY

The 0.33-Acre site has 3,000 SF of existing improvements that can be repurposed, or the site can be redeveloped into a mixed-use asset comprising of ground-floor retail and multifamily apartments

0.33 AC



MATTAPAN SQUARE



BOSTON

## RARE, GREATER-BOSTON ASSET

The asset sits in the heart of Mattapan Square, just 6 miles south of Downtown Boston and is steps away from both the Mattapan Station (Red Line) and Blue Hill Station (Commuter Line), both serving the surrounding community with public transportation into the city



## FAVORABLE ZONING CHANGES & MUNICIPAL INVESTMENT

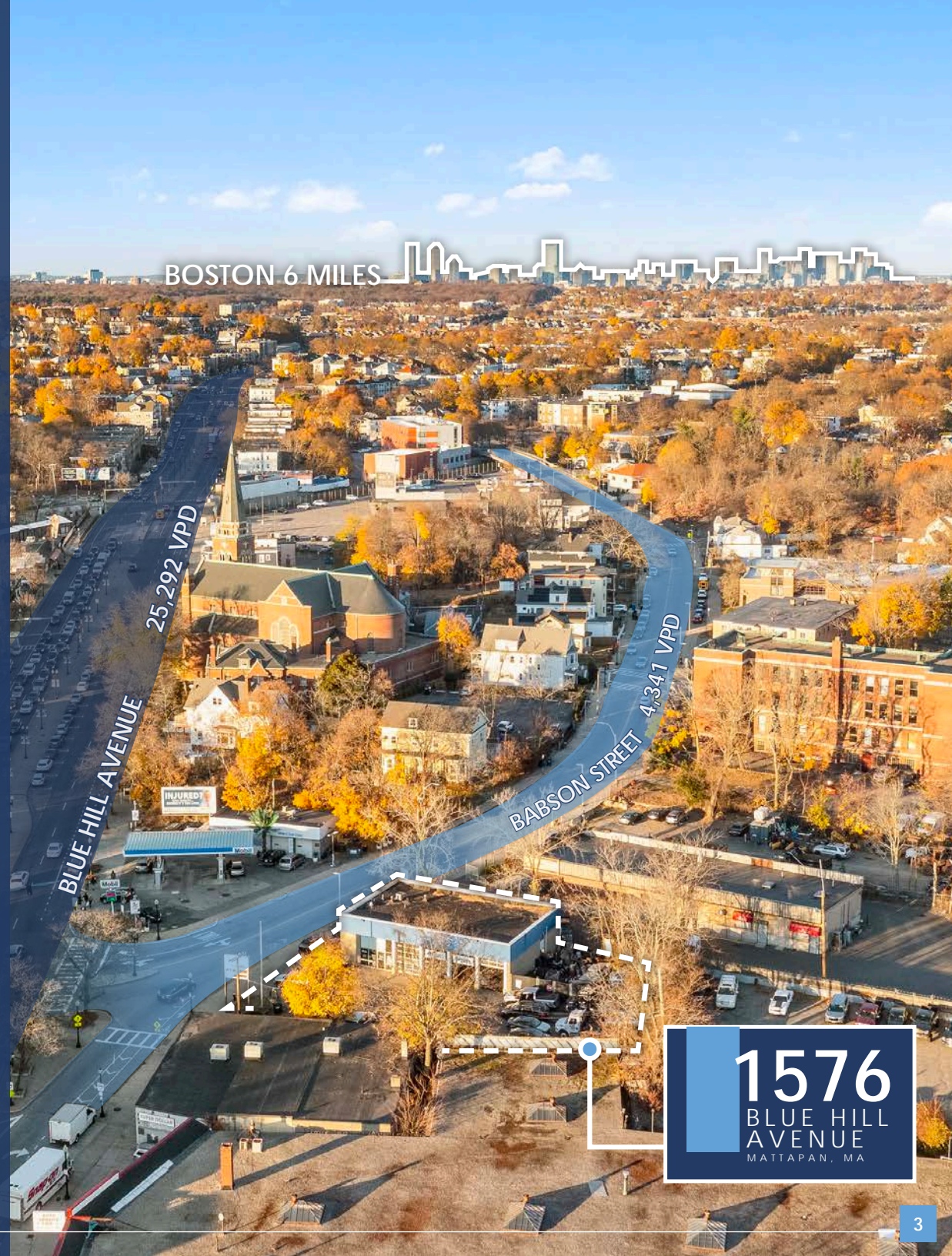
The BPDA has introduced new zoning changes that would greatly increase the densification of the site, and the City of Boston has granted a \$44M investment that will include additional dedicated bus lanes, bike lanes, and pedestrian accessibility

243,000  
3-MILE POPULATION

25,292 VPD  
BLUE HILL AVE

## ROBUST DEMOGRAPHICS

The asset benefits from a dense population with 243,000 people within a 3-mile radius and is located at the signalized intersection of Blue Hill Ave (25,292 VPD) and Babson Street (4,341 VPD)



1576  
BLUE HILL AVENUE  
MATTAPAN, MA



# MATTAPAN SQUARE

Mattapan Square is increasingly attractive for development due to its strategic location and potential for densification. As a transportation hub served by the Mattapan Trolley and several bus routes, the area offers excellent connectivity to downtown Boston and neighboring communities like Dorchester, Milton, and Hyde Park. Recent investments have revitalized the square with mixed-use projects combining residential units and retail spaces, alongside affordable housing initiatives that address local needs. Enhancements like the Neponset River Greenway boost outdoor recreation and sustainability, making the area more livable and vibrant. With underutilized land ripe for redevelopment and zoning adjustments encouraging transit-oriented growth, Mattapan Square is well-positioned for urban transformation.

This growth is complemented by the square's cultural and community appeal. Known for its rich diversity, particularly within Caribbean and African American communities, Mattapan Square hosts unique retail, dining, and cultural attractions that enrich its character. However, challenges such as maintaining affordability and upgrading infrastructure are critical to sustaining its momentum. Public spaces and community hubs further enhance the area's attractiveness, while growing retail demand creates opportunities for businesses. With thoughtful planning and a focus on inclusivity, Mattapan Square can evolve into a dynamic urban hub while preserving its cultural heritage.



**1576**  
BLUE HILL  
AVENUE  
MATTAPAN, MA



# CURRENT SITE PLAN



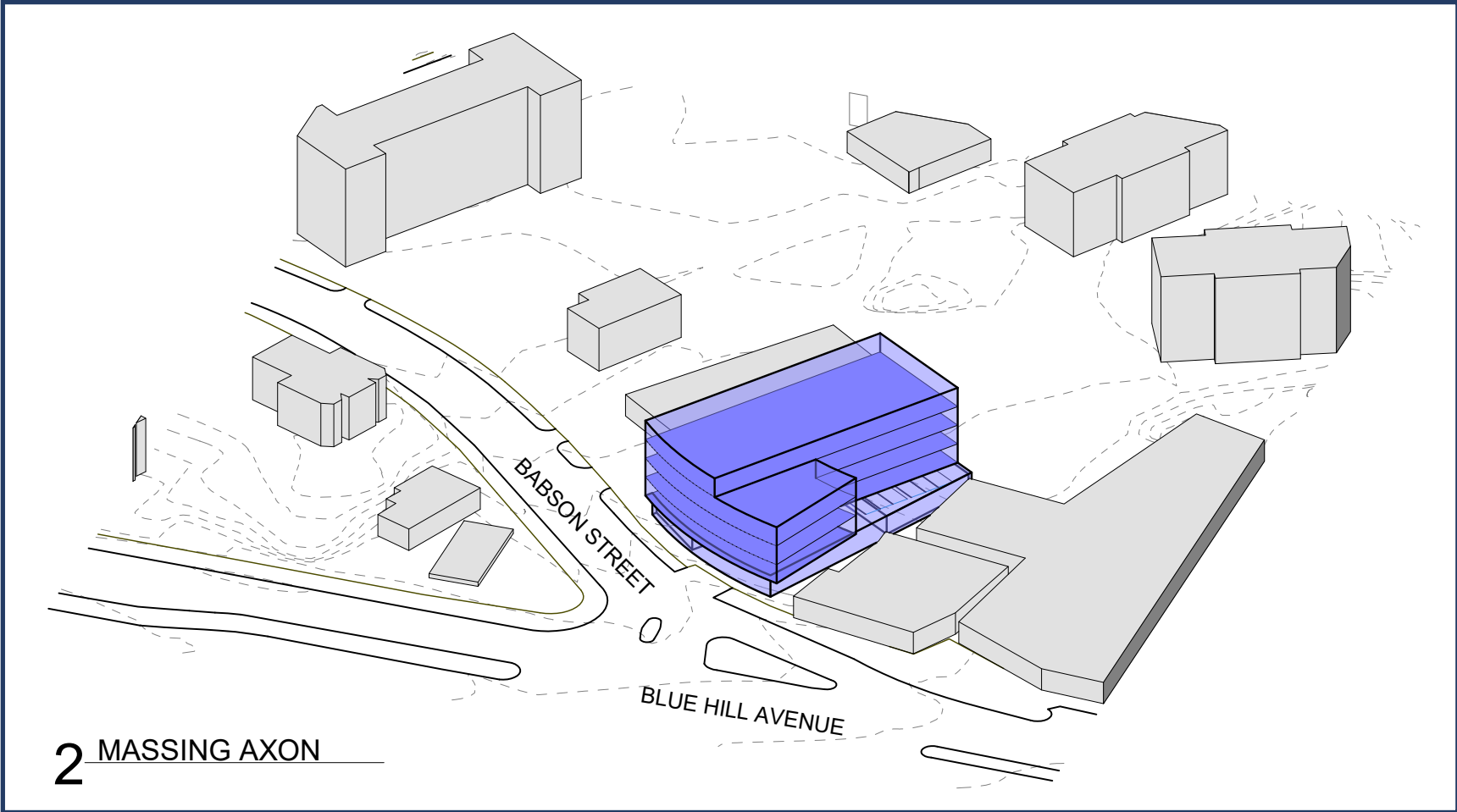
BLUE HILL AVENUE 25,292 ADT



BABSON STREET 4,341 ADT



# PROPOSED MULTI-FAMILY/ MIXED-USE DEVELOPMENT PLAN



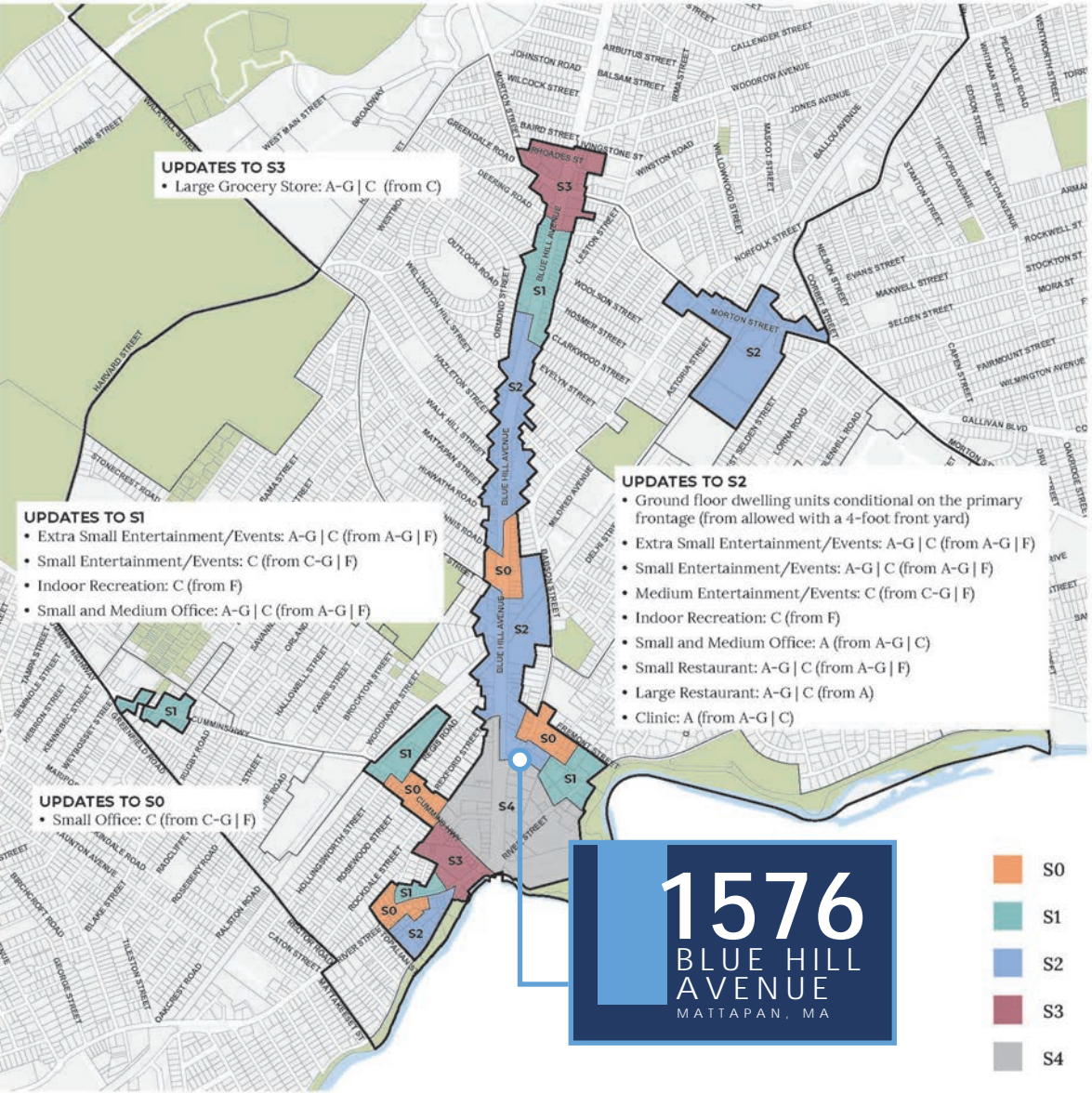
UNITS: 48 UNITS  
GROSS BUILDING AREA: 47,250 SF



# MATTAPAN ZONING

1576 Blue Hill Ave is ideally suited for redevelopment of the existing space or long-term development of a mixed-use asset. With exceptionally strong underlying demographics, proximity to Downtown Boston, and immediate access to public transit, the offering presents an investor with the unique opportunity to capitalize on pent-up demand and construct a legacy quality asset.

The site's existing as-of-right zoning (S4) allows for most retail, office, and most types of multifamily. The recent amendment to the zoning code by the City of Boston has greatly increased the allowed density on this site making it a quality investment for those looking to contribute to the redevelopment of Mattapan for years to come.



## ZONING SUMMARY

Property Size	0.33 Acres
Zoning District	S4 (Squares and Streets 4)
Permitted Uses	Multifamily, Retail, Office

## DIMENSIONAL REGULATIONS

Maximum Building Height	70 Feet
FAR	4.5





# MILTON

**The Loop**  
at Mattapan Station  
135 AFFORDABLE  
UNITS

**MATTAPAN TROLLEY** 

**metroPCS**  
**BROTHERS**  
*EXPERIENCES* *Rainbow*

**RIVER STREET  
FAMILY DENTAL**

**T-Mobile**  
**Santander**

**BURGER KING**

**America's**  
FOOD BASKET

**DUNKIN'**

**CHASE**

**MATTAPAN**  
COMMUNITY HEALTH CENTER

**UNITED STATES  
POSTAL SERVICE**

**DAILY  
TABLE**

**The BLESSING  
BARN**

**PROPOSED 6-STORY  
MULTI-FAMILY  
DEVELOPMENT  
165 APARTMENTS**

**CURRENT TENANT  
AUTO SERVICE  
& TIRE**

**CVS pharmacy**

**SUPER DOLLAR**

**25,292 VPD**

**1576**  
**BLUE HILL  
AVENUE**  
MATTAPAN, MA

**le foyer**

**BABSON STREET**  
**4,347 VPD**


**Mobil**



## A COMMUTE WITH ACCESS POINTS

Only 6 Miles to downtown Boston, the community is serviced by Blue Hill Avenue, providing direct access to the city center as well as the surrounding towns of Dorchester, Jamaica Plain, and Roxbury.

 **BLUE HILL AVE**  
25,292 VPD

 **243,000**  
3 MILE POP

BOSTON 6 MILES

DORCHESTER

**1576**  
BLUE HILL  
AVENUE  
MATTAPAN, MA

 **MATTAPAN**  
COMMUNITY HEALTH CENTER

 **CVS pharmacy**

 **Domino's**

 **Mobil**

*le foyer*

**BABSON STREET** 4,341 VPD

CURRENT TENANT

 **AUTO SERVICE & TIRE**

**PROPOSED 6-STORY  
MULTI-FAMILY  
DEVELOPMENT  
165 APARTMENTS**



# TRANSIT MAP

**1576**  
**BLUE HILL AVENUE**  
 MATTAPAN, MA

**28 BUS**  
 BETWEEN MATTAPAN SQUARE & RUGGLES STATION VIA DUDLEY SQUARE

**30 BUS**  
 SERVICE FROM MATTAPAN SQUARE TO FOREST HILLS VIA CUMMINS HIGHWAY

**27 BUS**  
 LINKS MATTAPAN SQUARE TO ASHMONT STATION VIA RIVER STREET AND DORCHESTER AVENUE

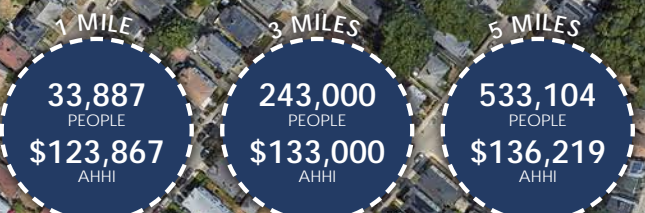
**CUMMINGS HIGHWAY**  
 18,800 VPD

**BLUE HILL AVENUE**  
 25,292 VPD

**BABSON STREET**  
 4,341 VPD

**RIVER STREET**  
 6,765 VPD

**MATTAPAN TROLLEY**





**1576**  
BLUE HILL  
AVENUE  
MATTAPAN, MA

Exclusively Offered By



The Prudential Center  
55 Huntington Ave  
Boston, MA 02199

**PRIMARY DEAL CONTACTS**

**ERIC SUFFOLETTO**

Partner & Managing Director

508.272.0585

esuffoletto@atlanticretail.com

**SOPHIE MORRILL**

Broker

617.369.5962

smorrill@atlanticretail.com

**DANNY GRIFFIN**

Vice President

781.635.2449

dgriffin@atlanticretail.com

**MATT AUSTIN**

Analyst

508.686.0437

maustin@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of 1576 Blue Hill Ave - Mattapan, MA (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.