

# LAND AVAILABLE FOR LEASE

530 American Legion Hwy  
Roslindale, Massachusetts



**LOCATION:** Located at the signalized intersection of American Legion Highway and Walk Hill Street, this site provides potential tenants with excellent visibility and traffic exposure. Several curb cuts along American Legion Highway and Walk Hill Street provides excellent access when traveling in any direction.

**LAND AREA:** Approximately three (3) acres

**AVAILABLE:** Approx. 30,000sf to 2 acres of land.

**LOT FRONTAGE:** 300 feet on American Legion Highway  
400 feet on Walk Hill Road

**TRAFFIC COUNT:** Approximately 35,000 vehicles per day

**TRAFFIC SIGNAL:** Yes

**ZONING:** 2.6 acres zoned L5 commercial  
0.4 acres zoned S5 residential

**DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
POPULATION:	26,925	277,337	621,559
AVG. HH INCOME:	\$35,727	\$39,505	\$42,393

**DEAL STRUCTURE:** Ground Lease

