



FORMER WALGREENS SUBLEASE OPPORTUNITY

**980 AMERICAN LEGION HIGHWAY
ROSLINDALE, MASSACHUSETTS 02131**



PROPERTY DESCRIPTION

- Endcap location
- 20,757 SF
- Sublease runs to 12/31/31 with additional options available!
- Easy parking in front and to the side of building
- Drive Thru Available
- 16,042 ADT - Cummings Highway
- 17,846 ADT - Hyde Park Avenue



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DMG BROKERAGE LLC - LICENSE #9786 • DANIEL M. GARDNER - REAL ESTATE BROKER OF RECORD - LICENSE #9533684



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DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Population	103,252	534,566	1,607,117
Households	37,868	206,081	649,814
Average HH Income	\$111,080	\$115,294	\$131,680

This marketing flyer has been prepared to provide summary, unverified information to prospective purchasers or tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. DMG Brokerage has not made any investigation, and makes no warranty or representation. The information in the marketing flyer has been obtained from sources deemed reliable; however DMG Brokerage has not verified and will not verify any of the information contained herein or attached, nor has DMG Brokerage conducted any investigation regarding the accuracy or completeness of the information provided. All potential buyers/tenant must take appropriate measure to verify all the information set forth herein and attached.

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