

SOUTH STANDARD | SOUTH BOSTON, MASSACHUSETTS

SOUTH STANDARD SOUTH BOSTON

Samuels
Associates &

Atlantic
RETAIL

DEVELOPMENT SUMMARY

PHASE ONE DEVELOPMENT STATS

RETAIL:	18,785 SF
RESIDENTIAL UNITS:	214
PARKING:	Shared surface parking for retail use
OCCUPANCY:	Immediate

OVERALL DEVELOPMENT STATS

SITE:	4.9 Acres
PROJECTED TOTAL SF:	1M SF across a mix of uses
PROJECTED RETAIL SF:	80,000 SF
PARKING:	600+ Spaces

TRADE AREA DEMOGRAPHICS

POPULATION:	106,118
DAYTIME POPULATION:	202,544
MEDIAN HH INCOME:	\$89,235
MEDIAN AGE:	34



ACCESSIBILITY

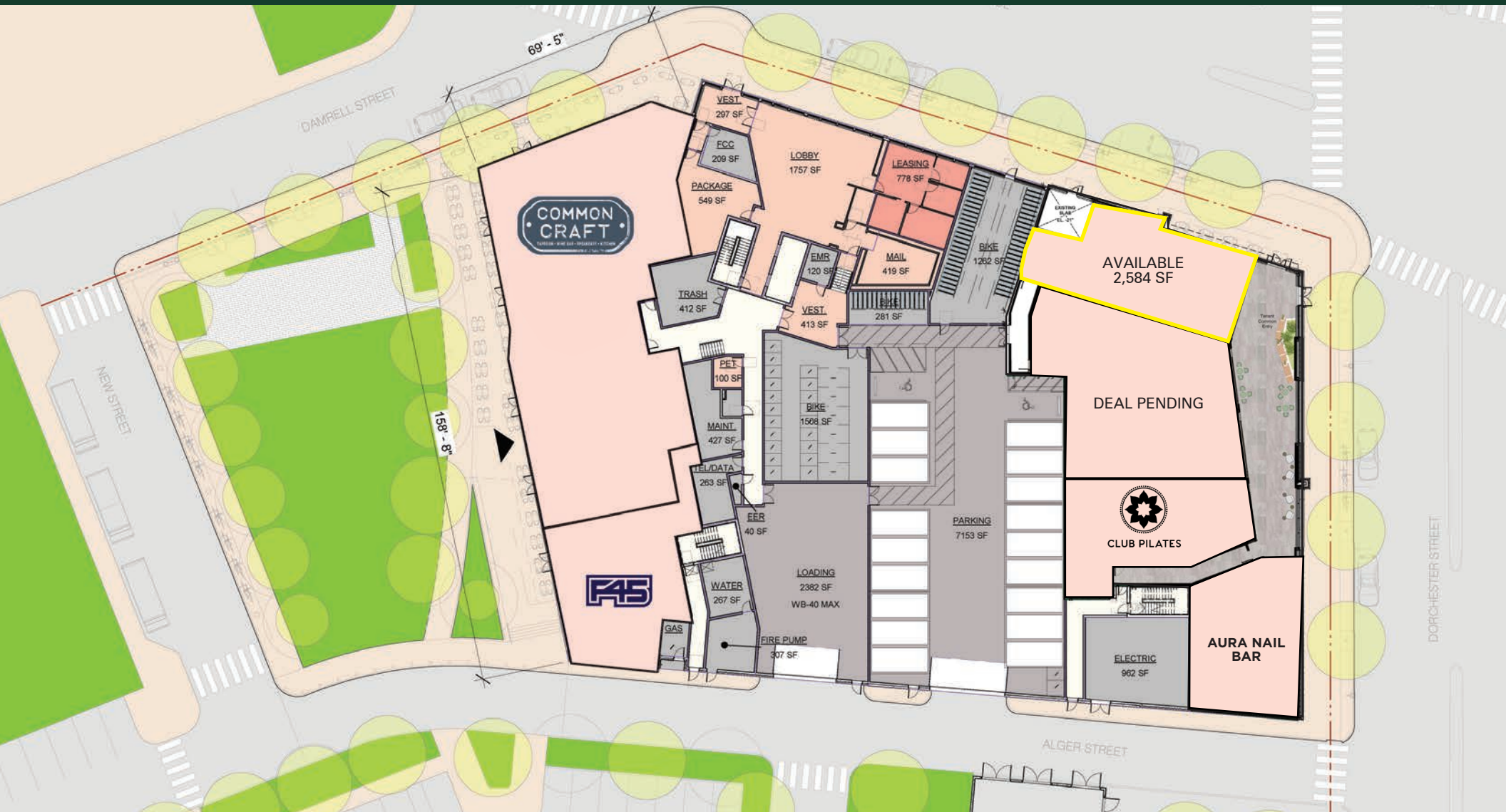
ANDREW SQUARE T STOP:	3 MINUTE WALK (0.2 MILES)
I-93 NORTH ON-RAMP:	3 MINUTE DRIVE (0.8 MILES)
I-93 SOUTH ON-RAMP:	4 MINUTE DRIVE (0.6 MILES)
SOUTH END:	4 MINUTE DRIVE, 20 MINUTE WALK (1.1 MILES)
SOUTH STATION:	4 MINUTE DRIVE, 12 MINUTES VIA TRAIN (1.7 MILES)
SEAPORT:	5 MINUTE DRIVE (1.5 MILES)
BACK BAY STATION:	6 MINUTE DRIVE, 24 MINUTES VIA TRAIN (3.9 MILES)



FUTURE PHASE DEVELOPMENT

SOUTH STANDARD RETAIL SITE PLAN

SOUTH BOSTON, MA

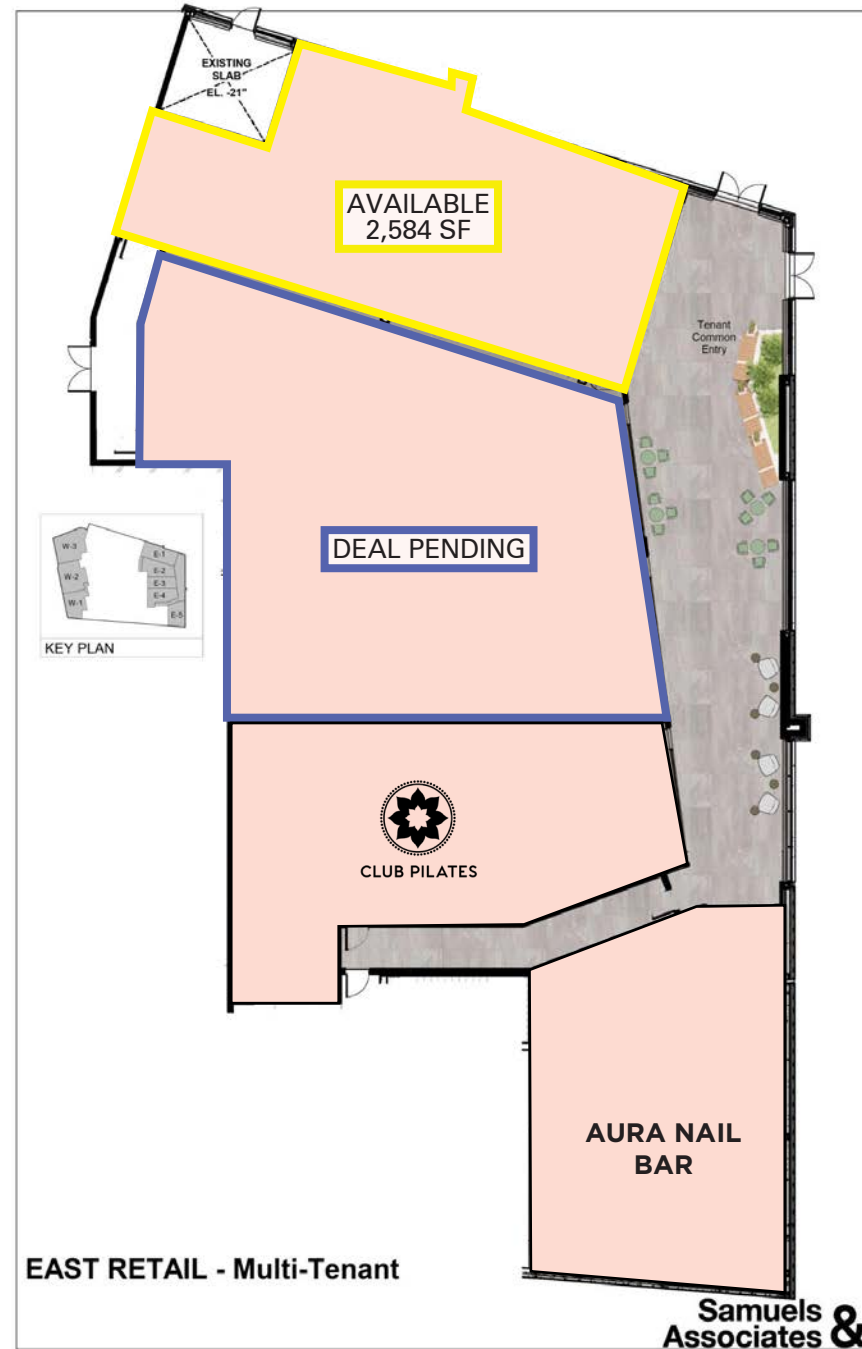


Southie Studios is bringing a mix of “best in class” fitness and wellness concepts under one roof. This innovative shared space will allow for like-minded brands to co-exist and share common amenities.



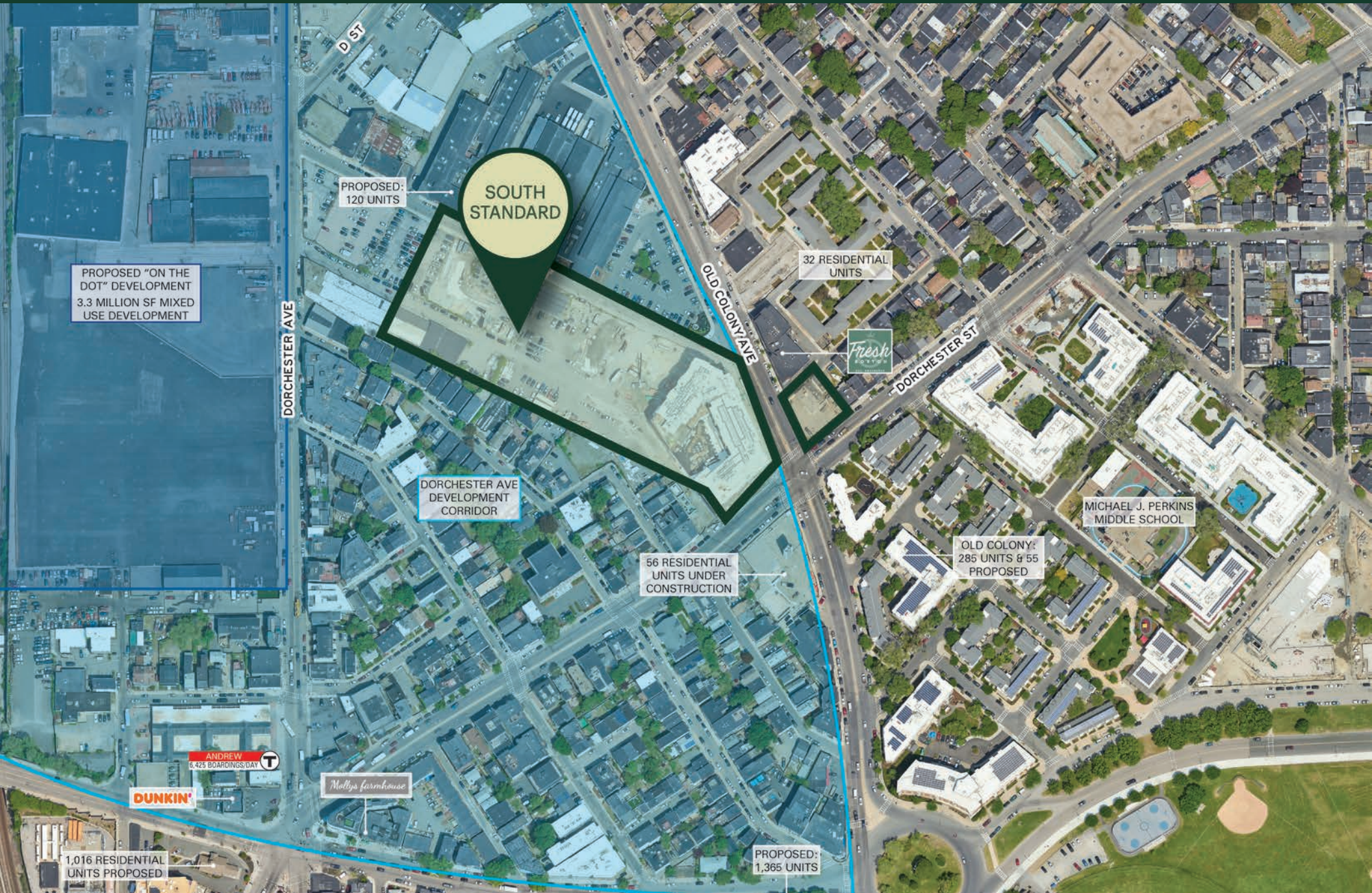
SOUTHIE STUDIOS PROPOSED SUBDIVISION

SOUTH BOSTON, MA



ZOOM AERIAL

SOUTH BOSTON, MA



AREA RETAIL AERIAL

SOUTH BOSTON, MA



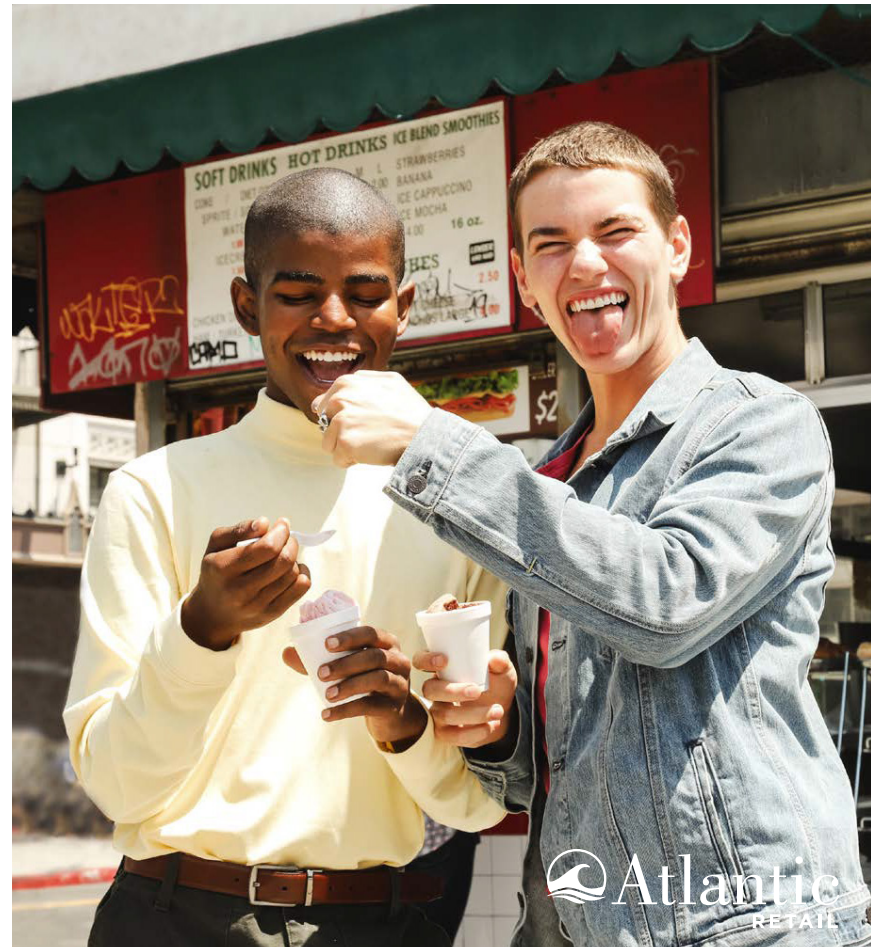
THE NEIGHBORHOOD

SOUTH BOSTON, MA

South Boston

is a rapidly expanding neighborhood with deep roots and history that has become an enclave of urban professionals. The proximity and accessibility to downtown Boston and the Seaport District have continued to drive the density and demand for residential and amenities in South Boston. This demand has translated to the neighborhood being one of the highest velocity residential growth markets in the City of Boston over the past decade, with average rents increasing more than 25% in the past 5 years.

South Standard is a 4.9 acre mixed-use development closely proximate to South Boston's Andrew Square. South Standard is a 3 minute walk to the Andrew Square T-Station on the MBTA Red Line which has an average daily ridership of over 250,000 people each day.



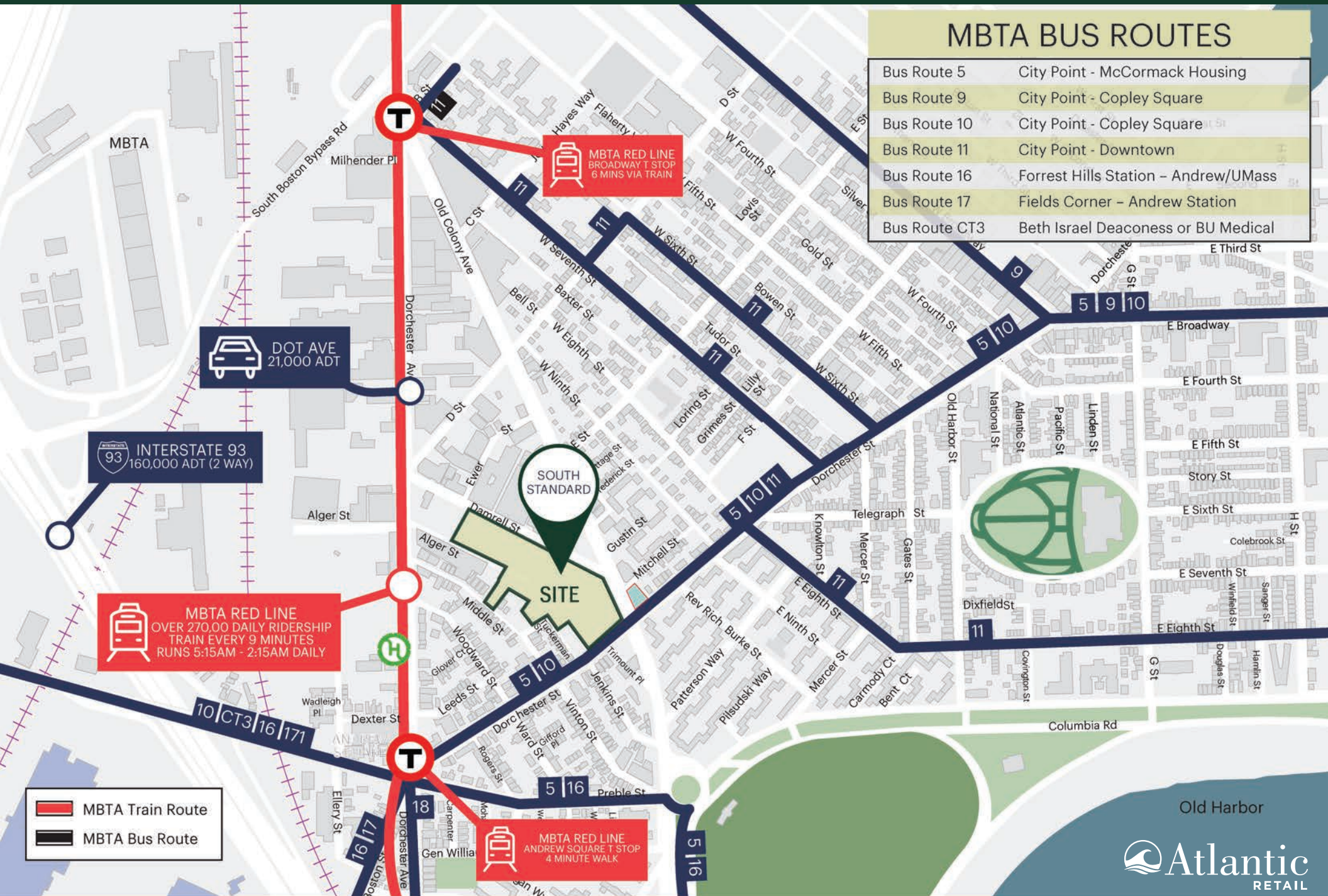
MAJOR EMPLOYERS

Gillette 1,350 Employees .9 Miles	 STATE STREET 3,500 Employees .85 Miles	 ptc 1,000 Employees 1.4 Miles	 GOODWIN 800 Employees 1.5 Miles	 reebok 700 Employees 1.5 Miles
BCG <small>THE BOSTON CONSULTING GROUP</small> 700 Employees 1.5 Miles	 CENGAGE Learning™ 570 Employees 1.2 Miles	 VERTEX 1,300 Employees 1.5 Miles	 pwc 3,000 Employees .85 Miles	 MassMutual 1,000 Employees 1.5 Miles*
 amazon Fort Point 900 Employees 1.35 Miles	 amazon Seaport 2,000 Employees 1.36 Miles* fully occupied in 2022	 MULLENLOWE GROUP 550 Employees 1.17 Miles	 UMASS BOSTON 1,300 Employees 1.4 Miles	 BOSTON MEDICAL CENTER <small>EXCEPTIONAL CARE. WITHOUT EXCEPTION.</small> 6,000 Employees .8 Miles

 **Atlantic**
RETAIL

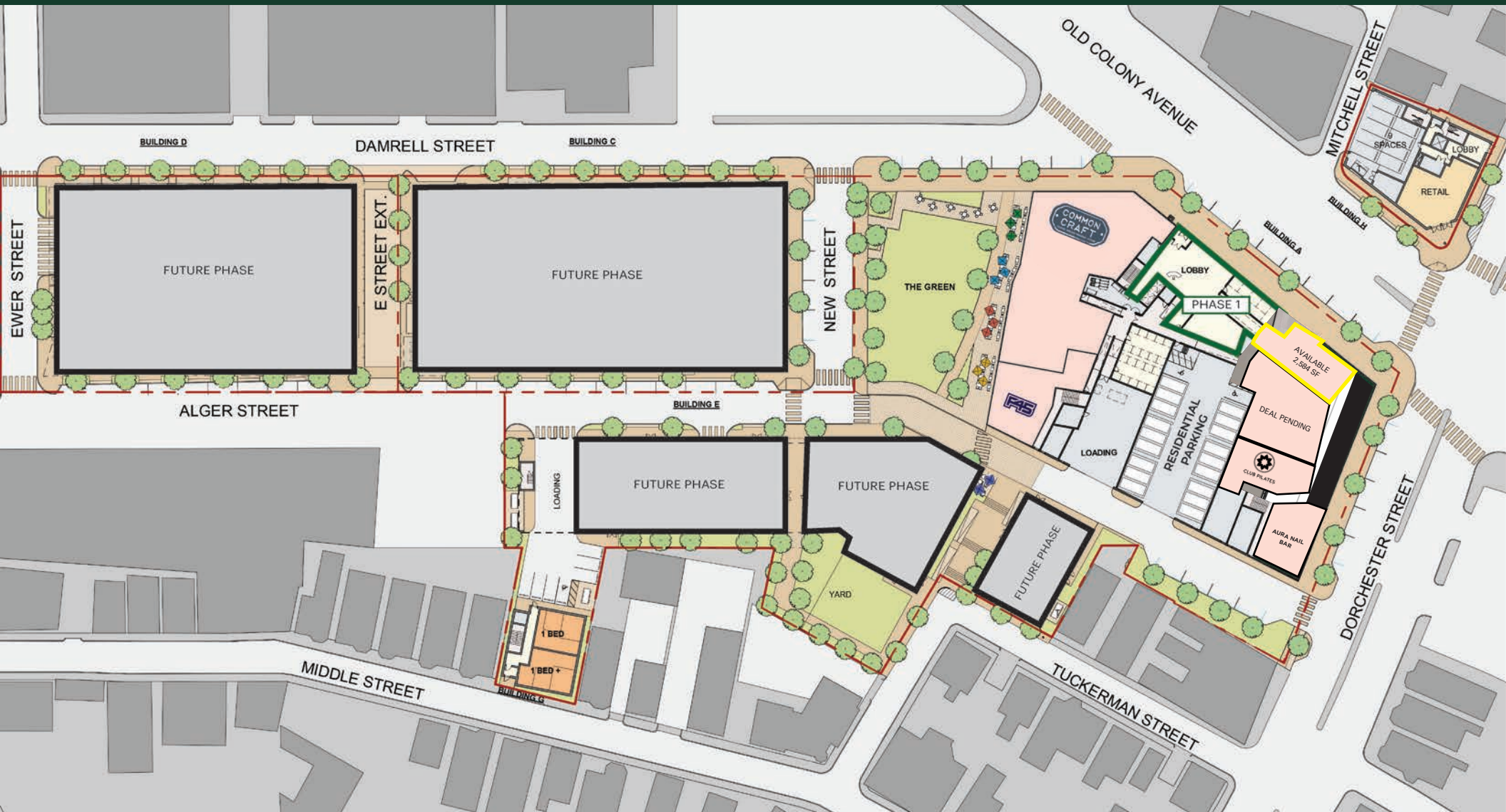
LOCAL TRANSPORTATION

SOUTH BOSTON, MA



CONCEPTUAL PHASED SITE PLAN

SOUTH BOSTON, MA



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