

Avalon North Station

3,500 SF BUILT-OUT RESTAURANT AVAILABLE FOR LEASE

Built-out restaurant space available with ample seating and take-out window. Steps from TD Garden, positioned inside the covered Avalon arcade connecting Nashua Street and Causeway Street to TD Garden and North Station (MBTA Commuter Rail, Orange Line, Green Line, and Amtrak) at the base of Avalon North Station, a luxury apartment building with over 500 units.



NEARBY TENANTS

TD GARDEN

BANNERS
KITCHEN & TAP

HUB HALL

BIG NIGHT LIVE **Kicco**
ITALIAN COFFEE

star market **citizen**



PROPERTY ADDRESS

1 Nashua Street
Boston, MA 02114



PROPERTY STATUS

3,500 SF AVAILABLE



4.4 MILLION

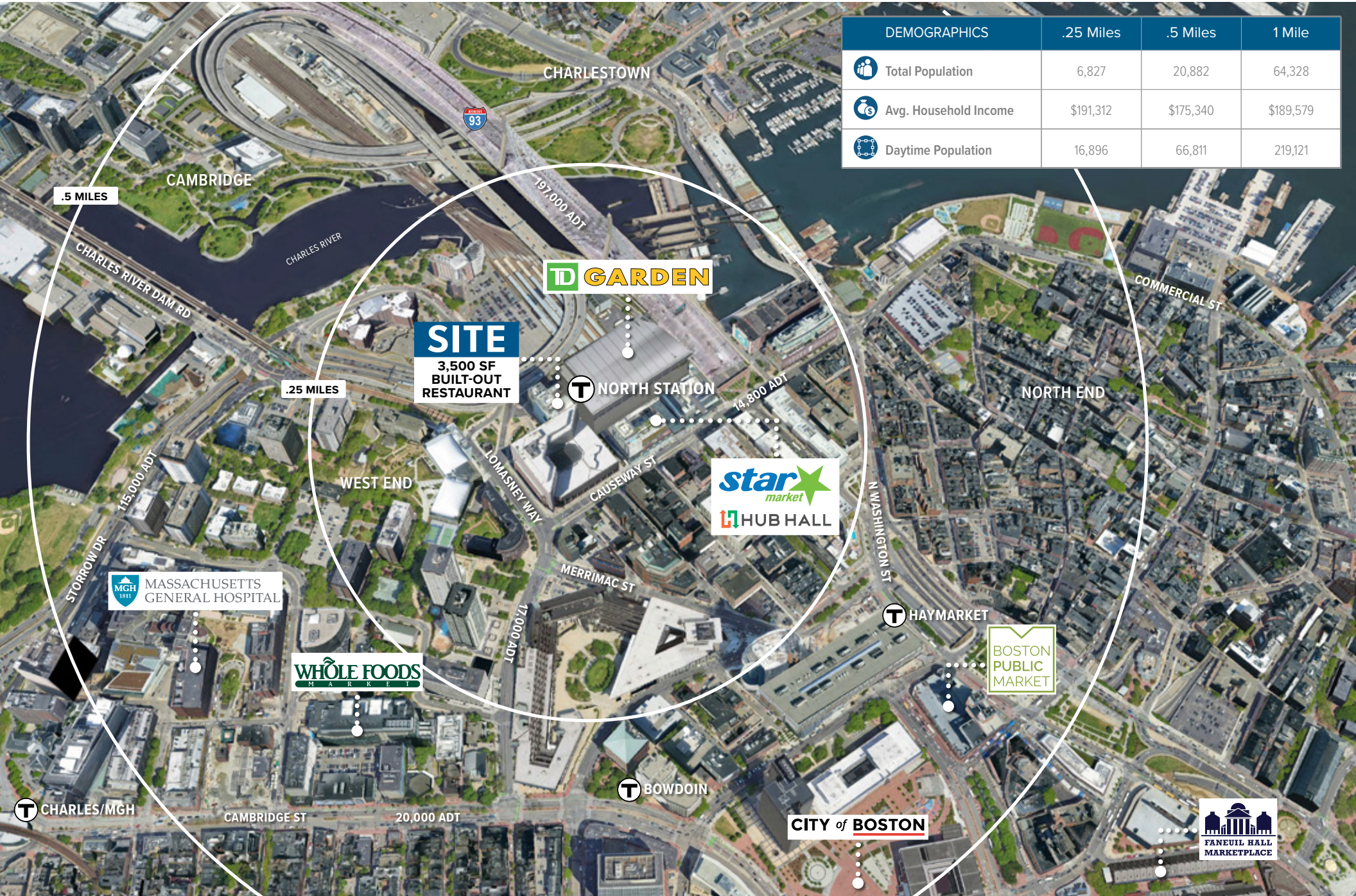
Estimated visits to TD
Garden in 2023 (Placer.ai)

Boston, MA

1 Nashua Street
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DEMOGRAPHICS	.25 Miles	.5 Miles	1 Mile
Total Population	6,827	20,882	64,328
Avg. Household Income	\$191,312	\$175,340	\$189,579
Daytime Population	16,896	66,811	219,121





SITE
3,500 SF
BUILT-OUT
RESTAURANT

TD GARDEN



20,000

fan capacity



80+

home games



4.4 million

estimated visits
to TD Garden in
2023 (Placer.ai)



200+

events including Disney on
Ice, Cirque du Soleil, Harlem
Globetrotters & more

NORTH STATION



35,000

daily passengers



448,000

annual passengers

RESIDENTS



2,500+

apartment units
within 1/4 mile



\$191,312

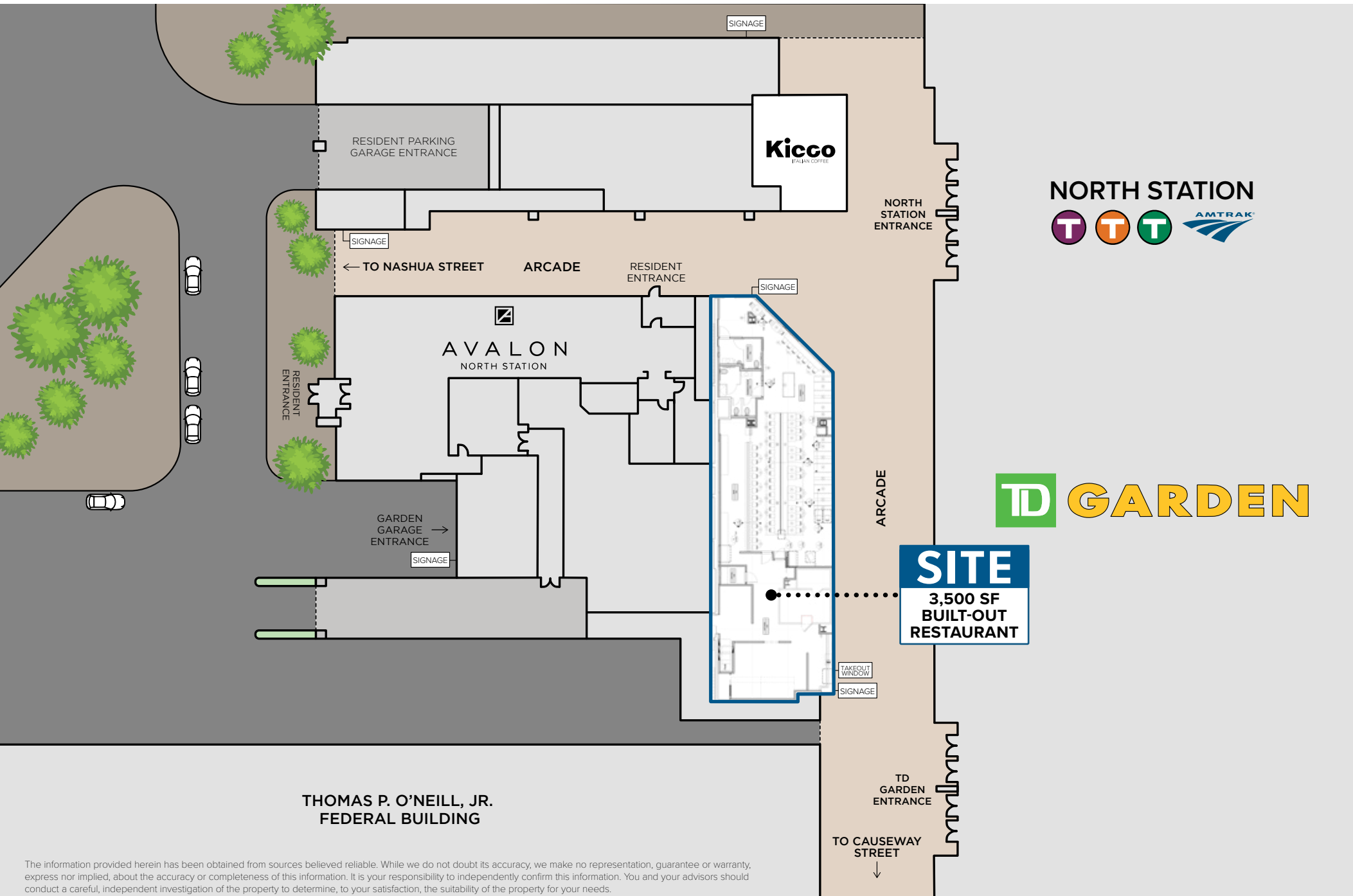
average household
income within 1/4 mile

View from Nashua Street towards North Station & TD Garden



View from Causeway Street towards North Station & TD Garden





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