



WALGREENS SUBLEASE OPPORTUNITY 14 MCGRATH HIGHWAY SOMERVILLE, MASSACHUSETTS 02143



PROPERTY DESCRIPTION

- Inline space; ± 16,580 SF (1st floor) - 24,252 SF
- Highly discounted retail space: \$10.00/Gross
- The space is conveniently located right next to Star Market
- Co-Tenants Include: Star Market, Dollar Tree, Marshalls, K&G and many other national and local retailers
- Located just north of Kendall Square on the Cambridge/Somerville City Line
- Immense residential vertical density, over 1,000,000 residents within a 5 mile radius, 400,000+ Households
- Over 30,000 ADT
- Sublease through 4/30/2028
- Multiple pylon signs available for great visibility

INFO@DMGBROKERAGE.COM | O: 781.591.3232 X0
83 MORSE STREET, BUILDING #6 | NORWOOD, MA 02062 | 781.591.3232
WWW.DMGBROKERAGE.COM

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DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Population	234,025	984,183	1,835,871
Households	105,643	410,298	738,017
Owner Occupied Households	28,533	125,637	307,910
Renter Occupied Households	74,602	269,972	407,506
Total Specified Consumer Spending (\$)	\$3.6B	\$13.3B	\$25.5B

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