

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



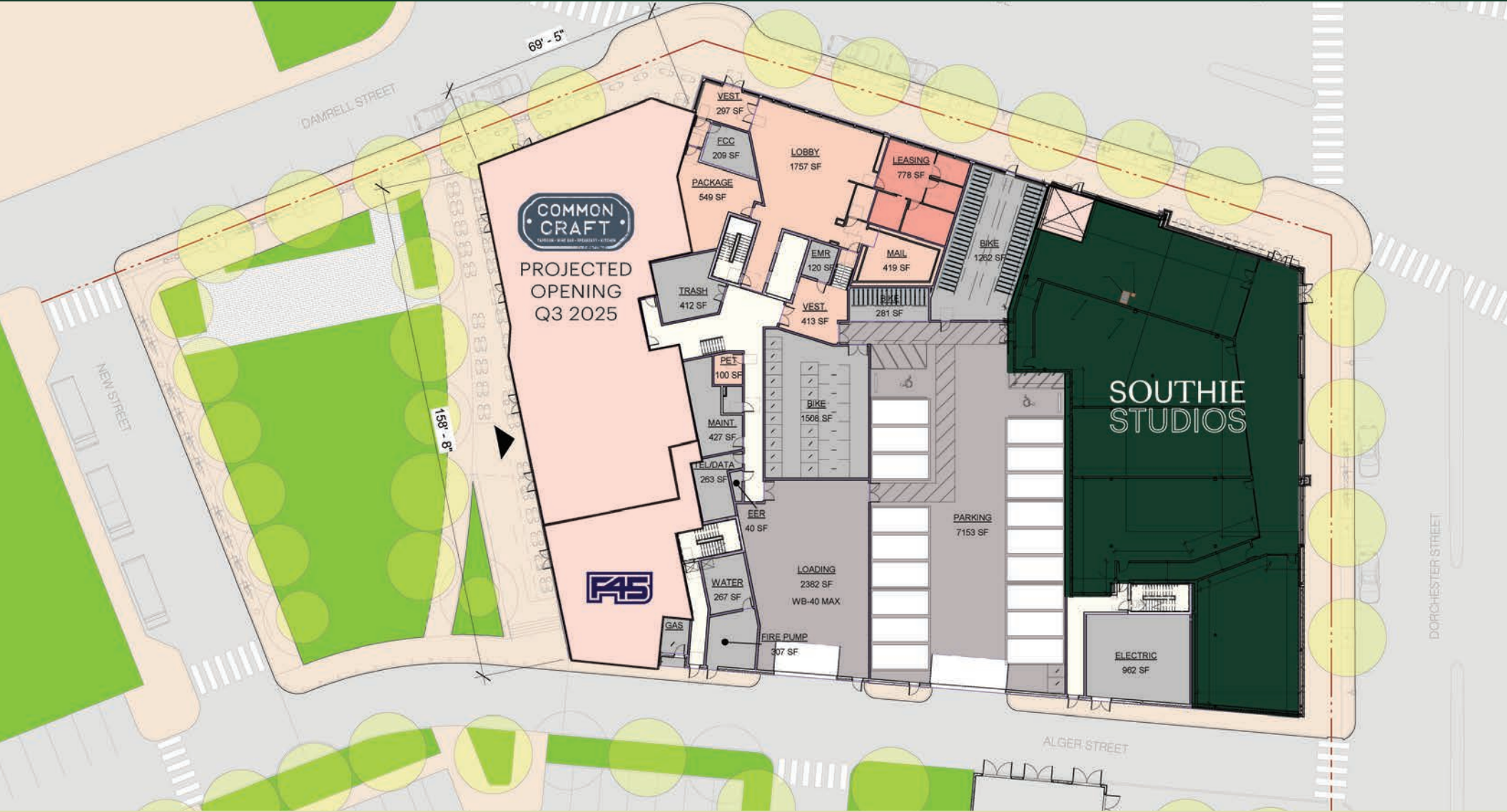
ACCESSIBILITY
ANDREW SQUARE T STOP: 3 MINUTE WALK (0.2 MILES)
I-93 NORTH ON-RAMP: 3 MINUTE DRIVE (0.8 MILES)
I-93 SOUTH ON-RAMP: 4 MINUTE DRIVE (0.6 MILES)
SOUTH END: 4 MINUTE DRIVE, 20 MINUTE WALK (1.1 MILES)
SOUTH STATION: 4 MINUTE DRIVE, 12 MINUTES VIA TRAIN (1.7 MILES)
SEAPORT: 5 MINUTE DRIVE (1.5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

SOUTH BOSTON, MA

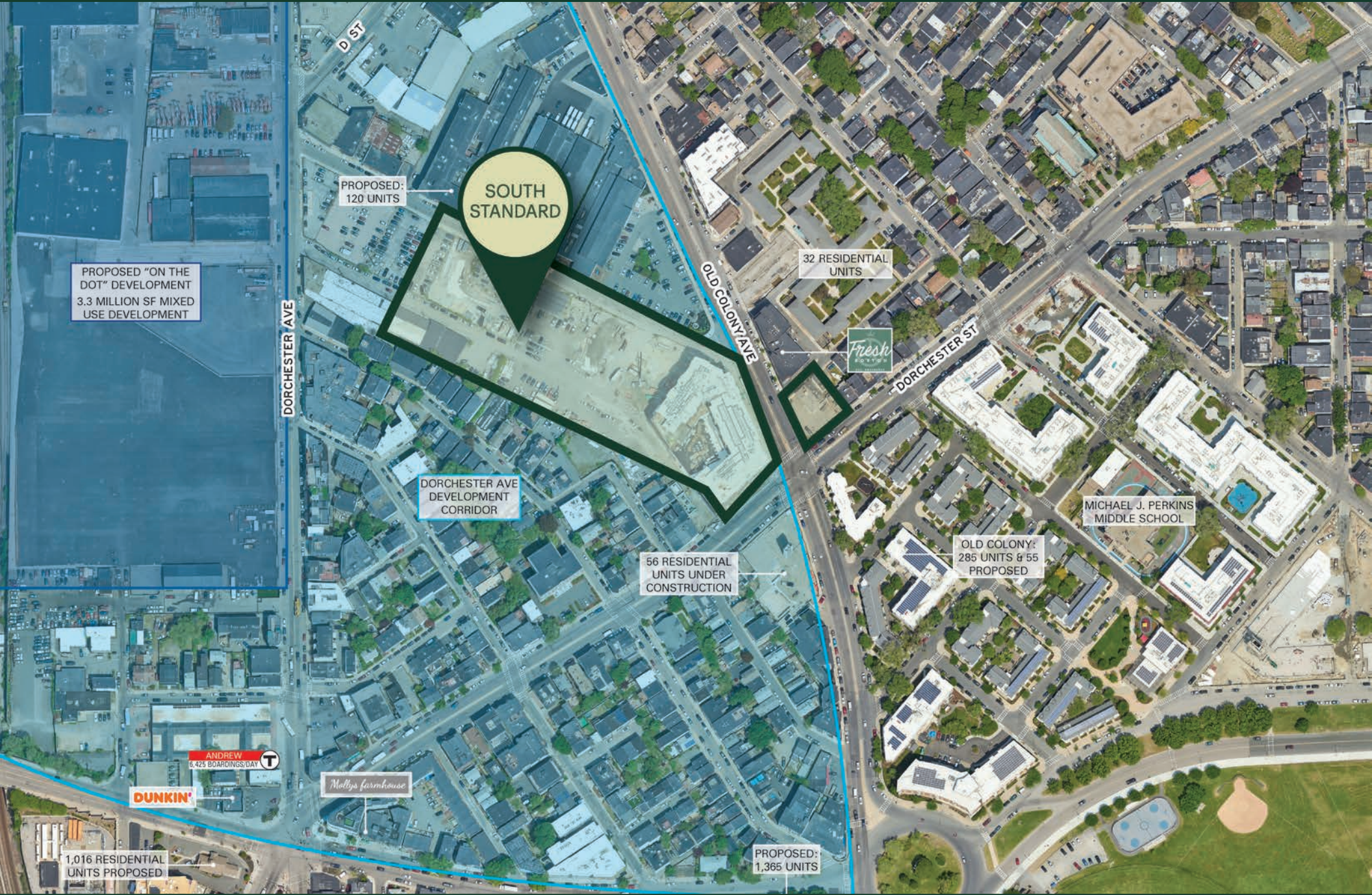
Southie Studios is bringing a mix of “best in class” fitness and wellness concepts under one roof. This innovative shared space will allow for like-minded brands to co-exist and share common amenities.





ZOOM AERIAL

SOUTH BOSTON, MA



AREA RETAIL AERIAL

SOUTH BOSTON, MA



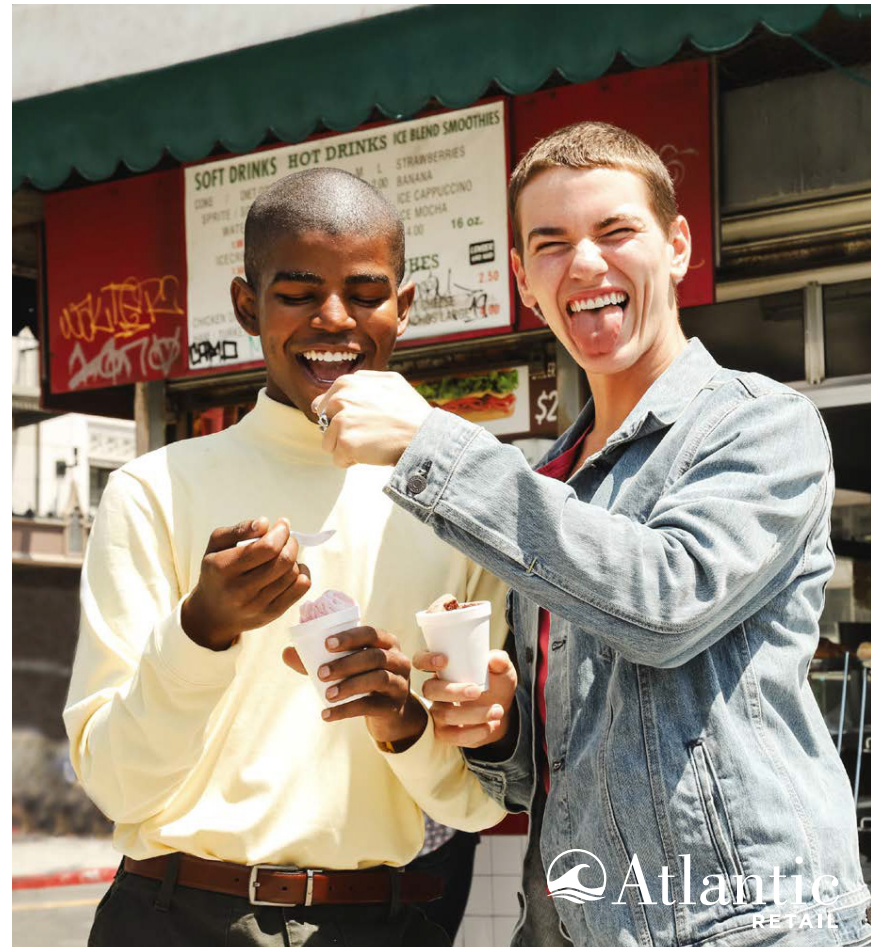
THE NEIGHBORHOOD

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.

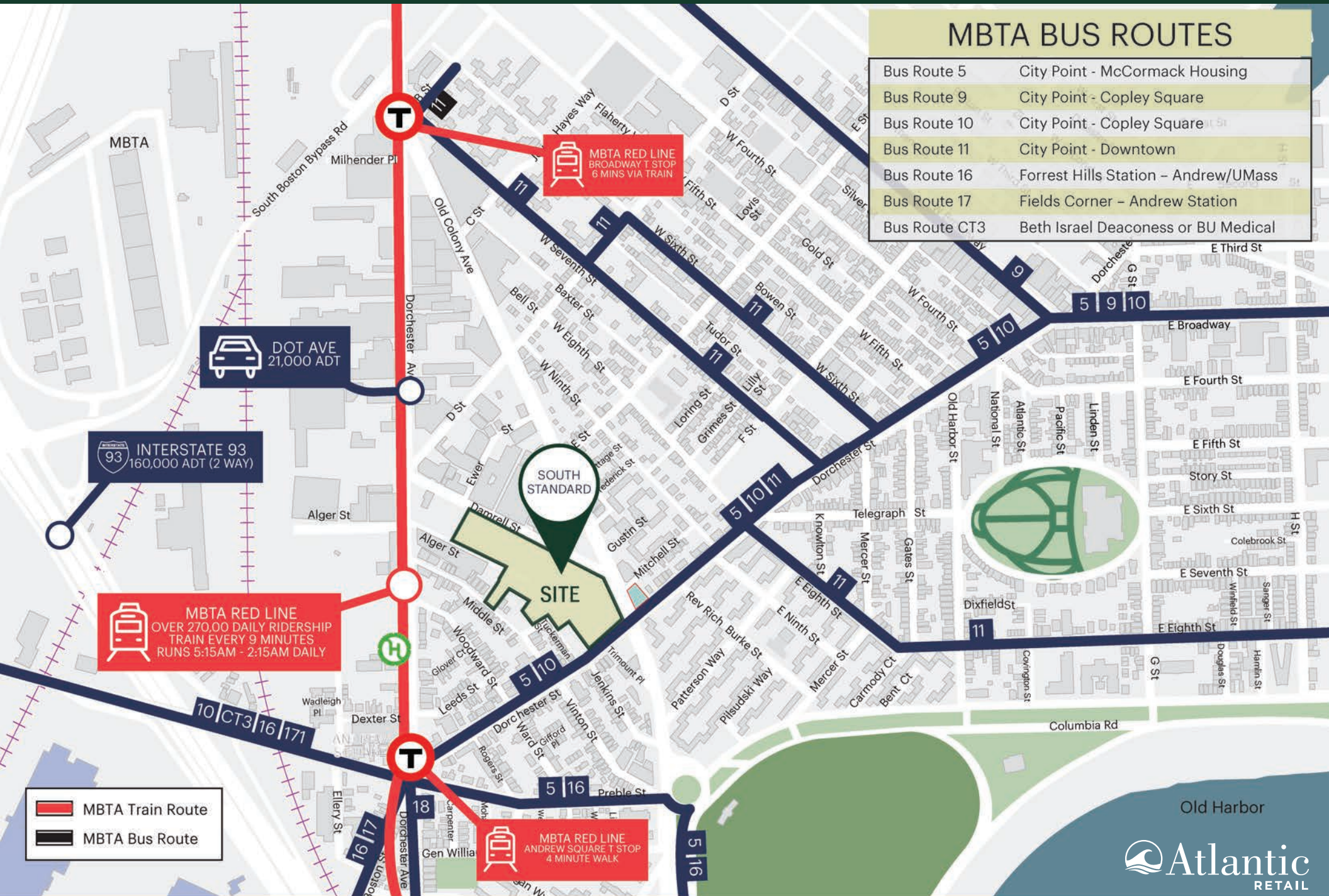


MAJOR EMPLOYERS

 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

LOCAL TRANSPORTATION

SOUTH BOSTON, MA



MBTA BUS ROUTES

Bus Route 5	City Point - McCormack Housing
Bus Route 9	City Point - Copley Square
Bus Route 10	City Point - Copley Square
Bus Route 11	City Point - Downtown
Bus Route 16	Forrest Hills Station - Andrew/UMass
Bus Route 17	Fields Corner - Andrew Station
Bus Route CT3	Beth Israel Deaconess or BU Medical

MBTA RED LINE
 OVER 270,000 DAILY RIDERSHIP
 TRAIN EVERY 9 MINUTES
 RUNS 5:15AM - 2:15AM DAILY

MBTA RED LINE
 BROADWAY T STOP
 6 MINS VIA TRAIN

MBTA RED LINE
 ANDREW SQUARE T STOP
 4 MINUTE WALK

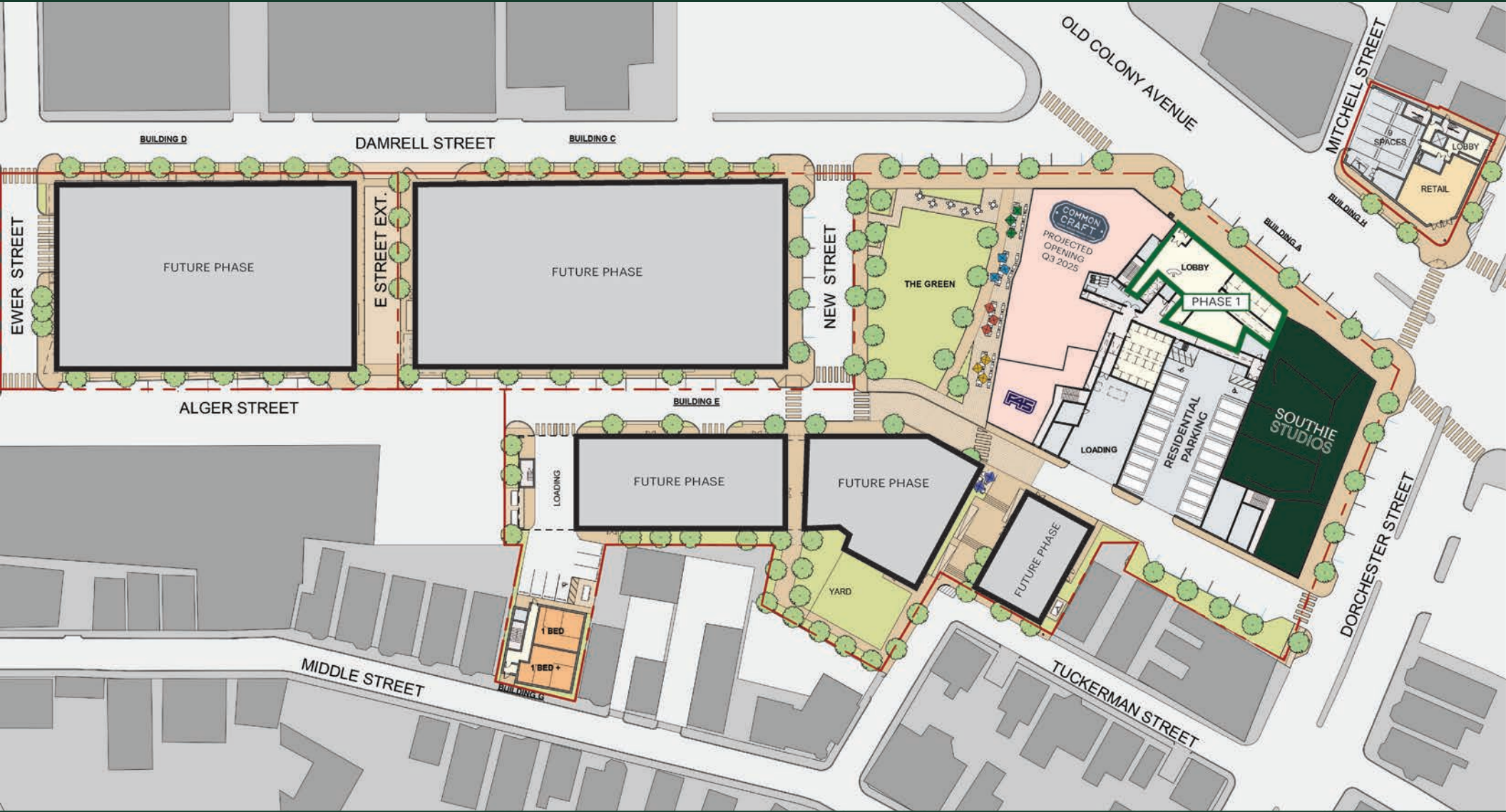
DOT AVE
 21,000 ADT

INTERSTATE 93
 160,000 ADT (2 WAY)

MBTA Train Route
MBTA Bus Route

CONCEPTUAL PHASED SITE PLAN

SOUTH BOSTON, MA



SOUTH STANDARD | SOUTH BOSTON, MASSACHUSETTS

SOUTH STANDARD

SOUTH BOSTON

BEN RAVELSON

617.239.3646

bravelson@atlanticretail.com

JAMIE LYNCH

561.459.7000

jlynch@atlanticretail.com