



Somerville Cambridge
Elder Services

28

MCGRATH HWY 28,968 VPD

SITE

PRIME STORAGE

Marshall's

Ever7Fitness
Health is Essential

K&C
MEN'S SUPERSTORE

DUNKIN'

star
market

formlabs

T

Twin City Plaza

DOLLAR
TREE

Santander

FOR LEASE

Former Walgreens

14 McGrath Highway | Somerville, MA

CHA Cambridge
Health Alliance

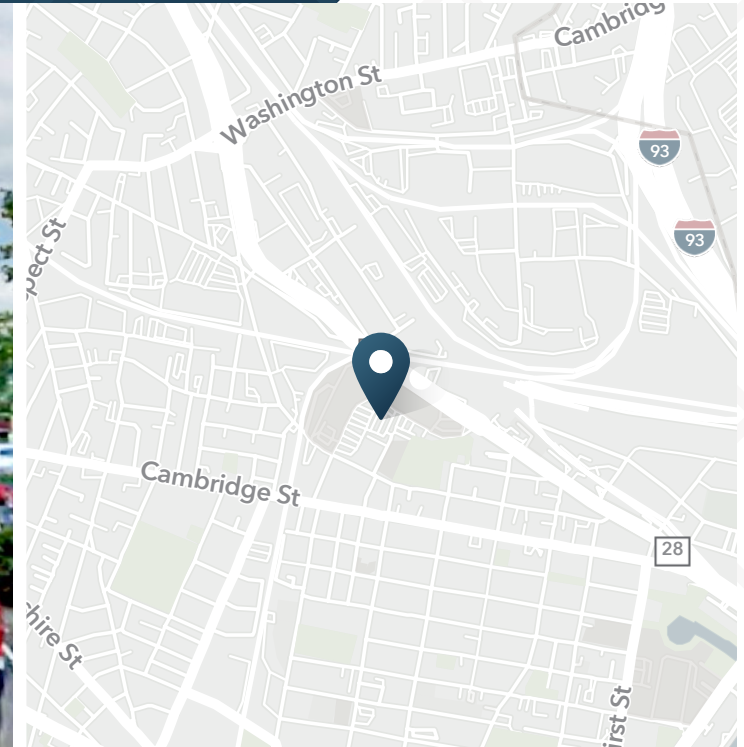
SRS

Former Walgreens

14 McGrath Highway | Somerville, MA



FOR LEASE



24,252 SF

Available

\$15 PSF
NNN

Rate

ABOUT THE PROPERTY

- Store available for sublease
- Area retail co-tenants include Star Market, Marshalls, Dollar Tree, Dunkin', T-Mobile, McDonald's, and more major national and regional brands
- Full-access intersections at McGrath Highway and Gore Street, providing convenient entry and exit for customers
- Shared pylon signage on McGrath Highway and Gore Street, complemented by prominent building signage for high visibility
- Lease Expiration: 4/30/2028

NEARBY RETAILERS



TRAFFIC COUNTS

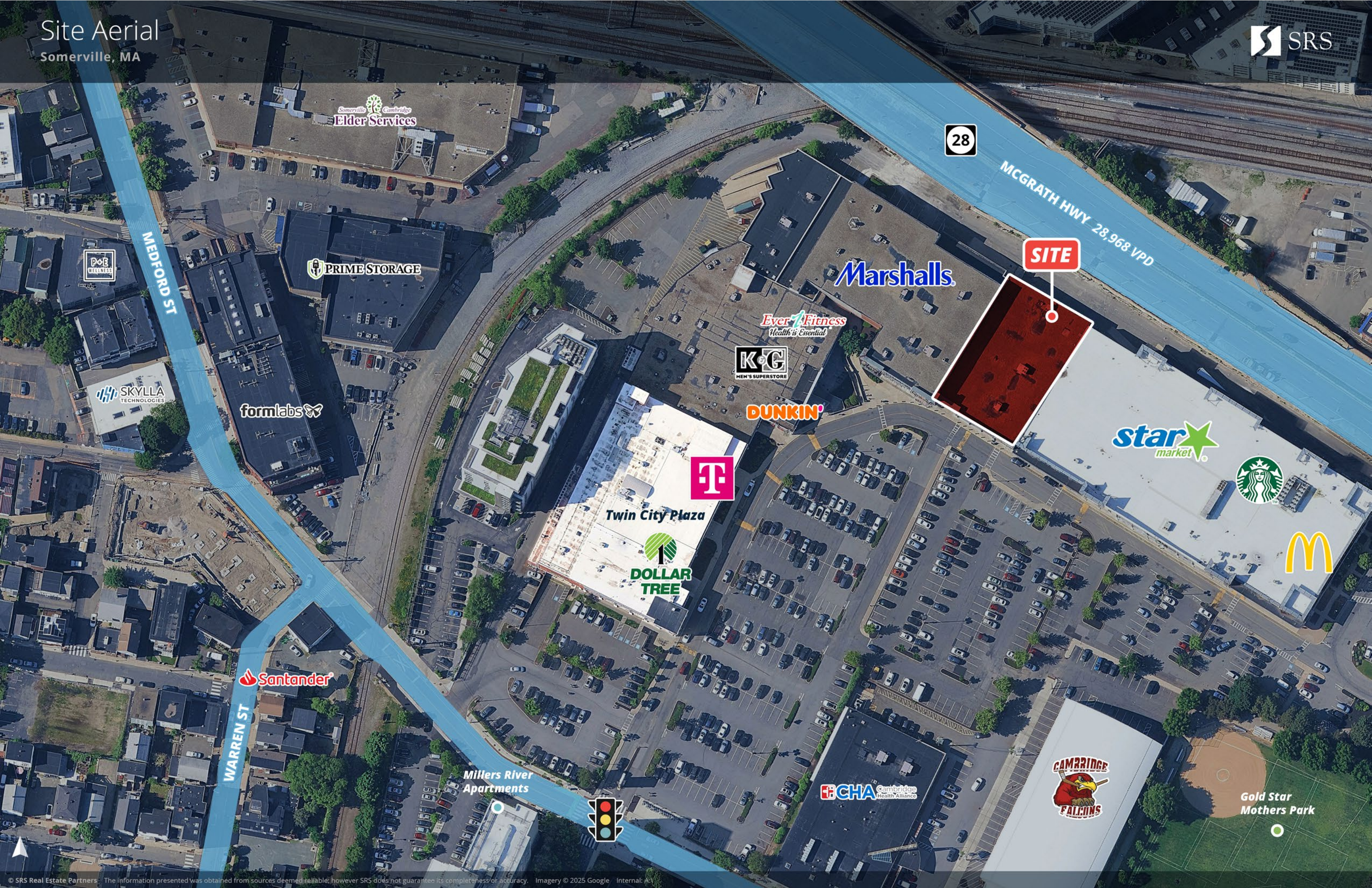
McGrath Highway	28,968 VPD
John F Fitzgerald Expressway	185,498 VPD
Prospect Street	22,890 VPD
Maurice Tobin Bridge	84,074 VPD

Year: 2024 | Source: massDOT

Market Aerial

Somerville, MA





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SKYLLA
TECHNOLOGIES

P&B
WELLNESS

Somerville Cambridge
Elder Services

T

Twin City Plaza

DOLLAR
TREE

Santander

Millers River
Apartments

CHA Cambridge
Health Alliance

star
market

Starbucks

McDonald's

CAMBRIDGE
FALCONS

Gold Star
Mothers Park



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	58,083	507,530	1,038,899
2030 Projected Population	60,829	521,673	1,058,215
Proj. Annual Growth 2025 to 2030	0.93%	0.55%	0.37%

Daytime Population

2025 Daytime Population	80,642	890,988	1,308,123
Workers	61,415	694,200	889,777
Residents	19,227	196,788	418,346

Income

2025 Est. Average Household Income	\$170,598	\$173,000	\$161,045
2025 Est. Median Household Income	\$124,707	\$117,438	\$110,647

Households & Growth

2025 Estimated Households	26,530	219,780	438,773
2030 Estimated Households	28,065	229,543	454,101
Proj. Annual Growth 2025 to 2030	1.13%	0.87%	0.69%

Race & Ethnicity

2025 Est. White	55%	56%	53%
2025 Est. Black or African American	9%	8%	11%
2025 Est. Asian or Pacific Islander	18%	17%	15%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	18%	19%	21%
2025 Est. Hispanic (Any Race)	14%	16%	18%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



SOMERVILLE

Harvard St

Massachusetts

Shiland Ave

Central Ave

Somerville Ave

Prospect St

Hampshire St

Cambridge St

Main St

Memorial Dr

Binney St

First St

Broadway

Mystic Ave

Cambridge St

Rutherford Ave

Bunkerhill Community College

North Point Park

Alford St

28

93

93

28

3

28



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