



28

MCGRATH HWY 28,968 VPD

SITE

PRIME STORAGE

formlabs

Marshalls

Ever Fitness
Health is Essential

K&G
MEN'S SUPERSTORE

DUNKIN'



Twin City Plaza

DOLLAR
TREE

star
market

Santander

FOR LEASE

Former Walgreens

14 McGrath Highway | Somerville, MA

BCHA
Cambridge Health Alliance

S SRS

Former Walgreens

14 McGrath Highway | Somerville, MA



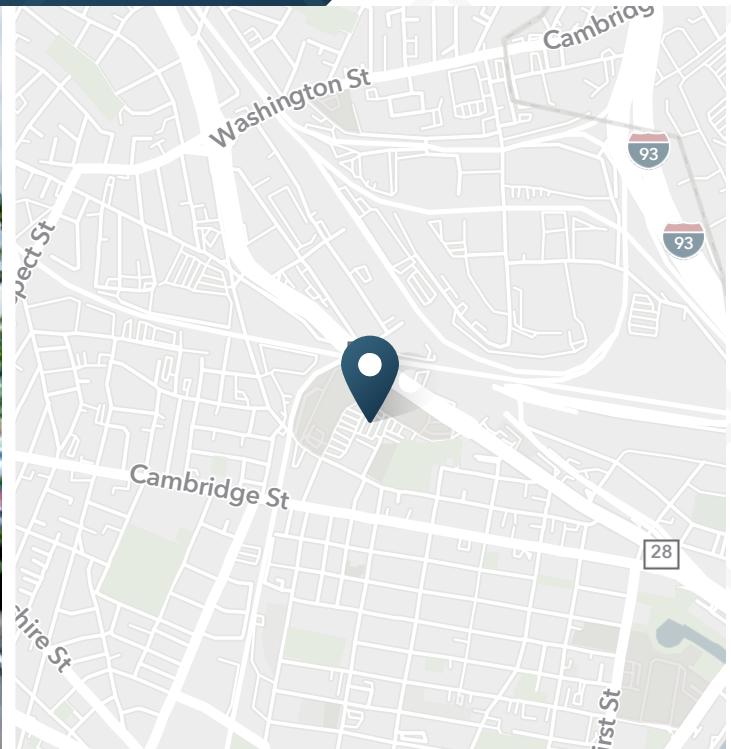
24,252 SF

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

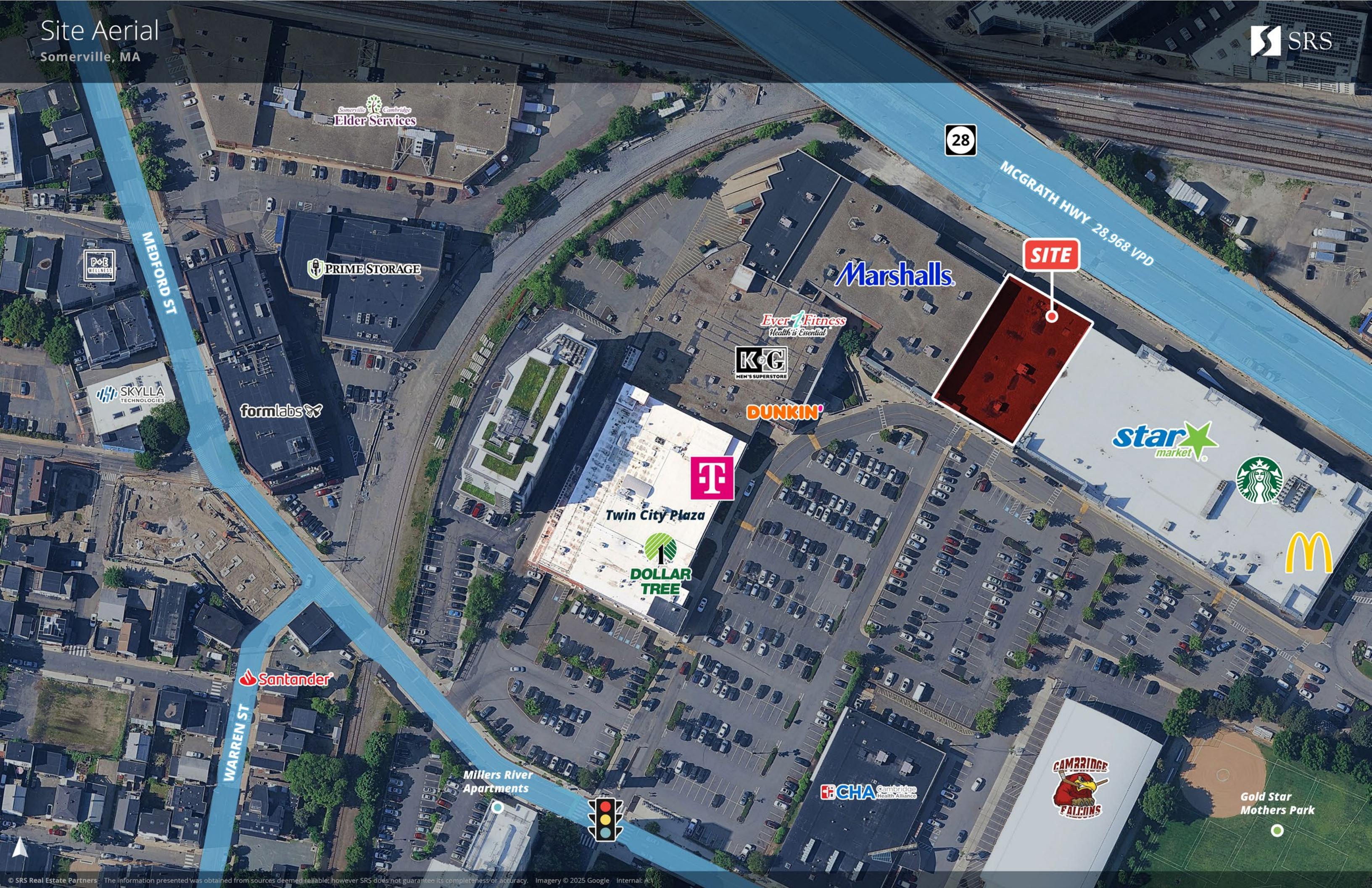
Market Aerial

Somerville, MA



Site Aerial

Somerville, MA



Former Walgreens

14 McGrath Highway | Somerville, MA

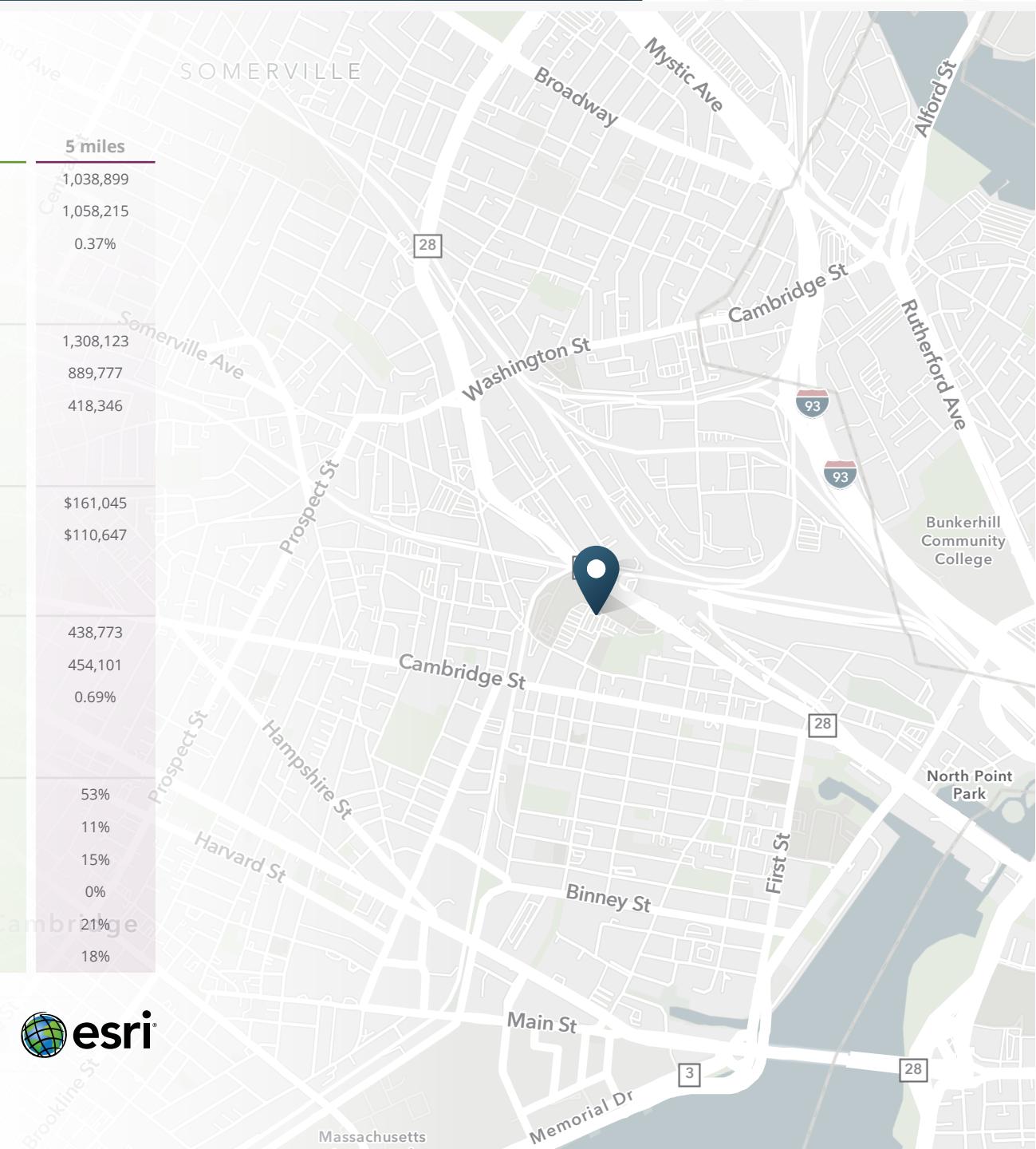


DEMOGRAPHIC HIGHLIGHTS

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





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