



282-294 Hyde Park  
Avenue, Boston, MA 02130

**PRIME LOCATION VALUE ADD OPPORTUNITY  
IN JAMAICA PLAIN, BOSTON, 02130**



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EXCLUSIVELY  
LISTED BY

PAMELA BARDHI

PRESIDENT, MOSCHE GROUP

617-259-7732

PAMELA@THEMOSCHEGROUP.COM

WWW.THEMOSCHEGROUP.COM



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01

## INVESTMENT SUMMARY

The Offering

Property Overview

Property Strengths

Aerials & Maps

# INVESTMENT SUMMARY

## THE OFFERING



The Mosche Group is pleased to present an Exclusive Value Add Offering located at 282-294 Hyde Park Avenue, Jamaica Plain, MA, 02130

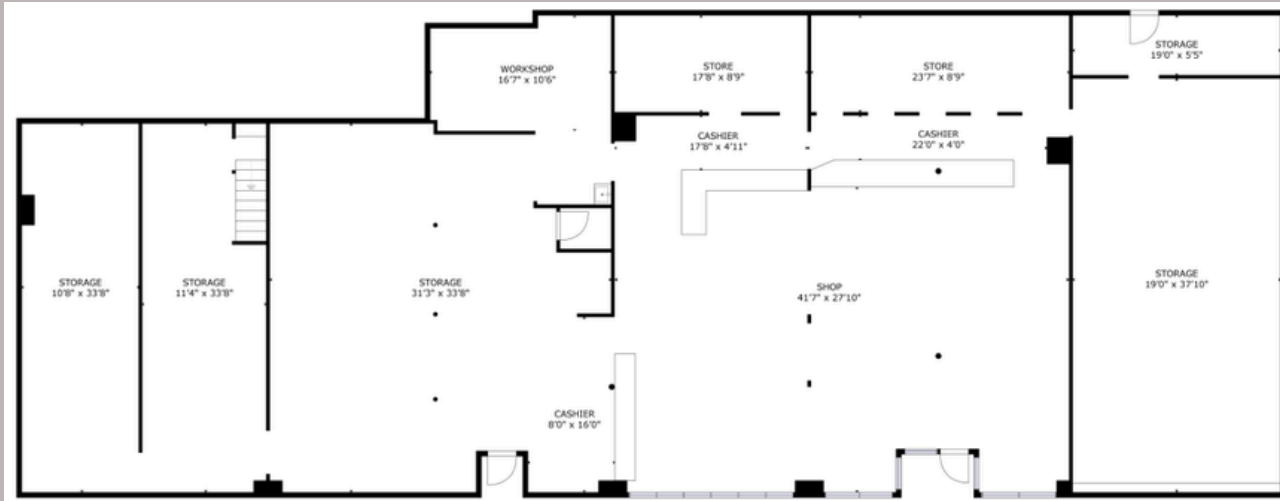
This opportunity features a 13,840 SF building on a 12,340 SF lot at 282-294 Hyde Park Avenue, located in the thriving Jamaica Plain neighborhood of Boston. Property has operated as a retail car parts dealership for decades and will be delivered vacant upon closing. Just 0.6 miles from Forest Hills MBTA Station, this site offers investors a unique chance to capitalize on the area's rapid growth and redevelopment potential. The property is ideally positioned for various future uses in one of Boston's most dynamic submarkets.



<b>LOT SIZE</b> 12,340 SF	<b>ZONING</b> JP Neighborhood Zoning District
<b>BUILDING SIZE</b> 13,840 SF Single Story	<b>1920</b> YEAR BUILT

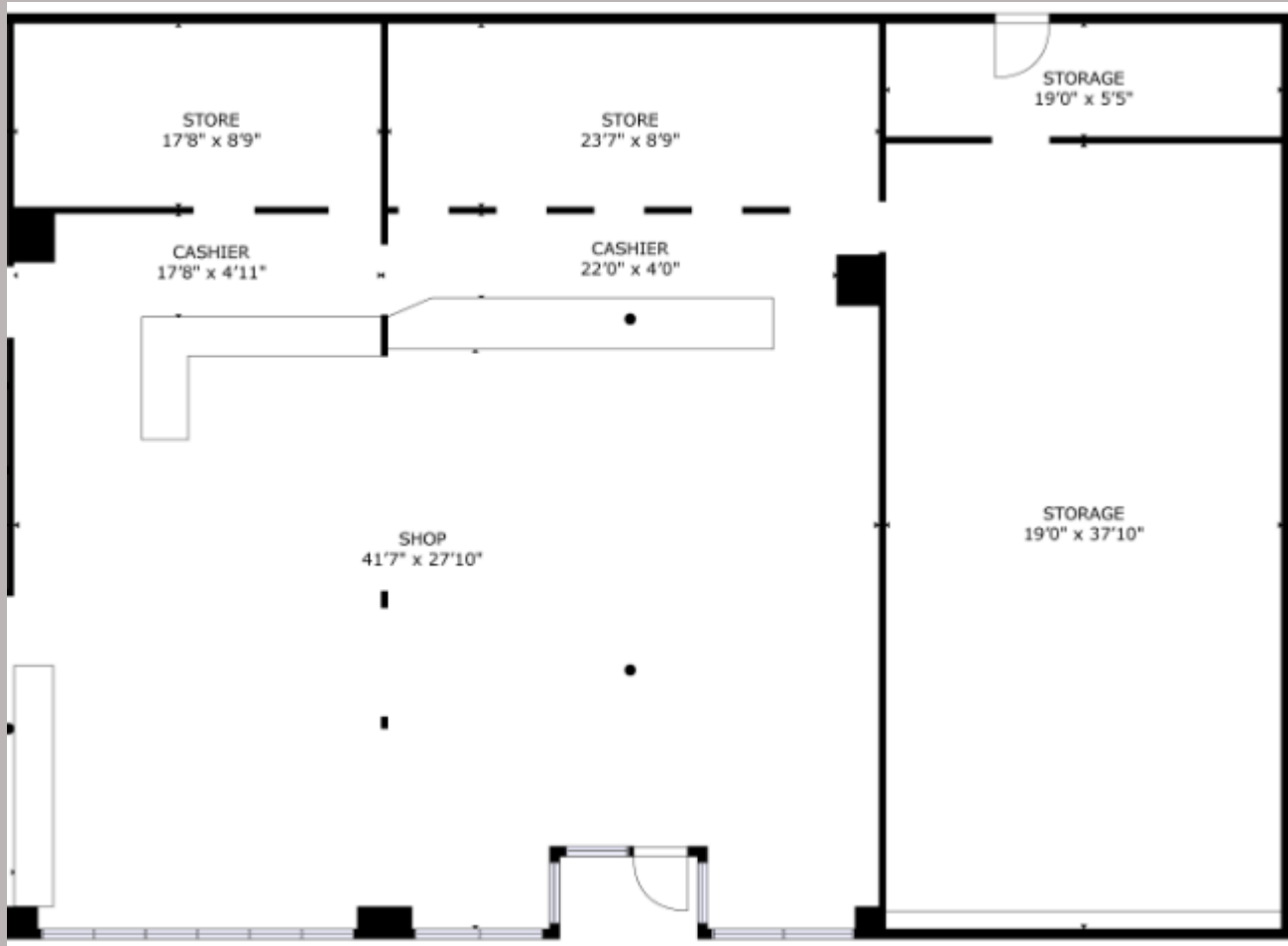
# SITE PLAN



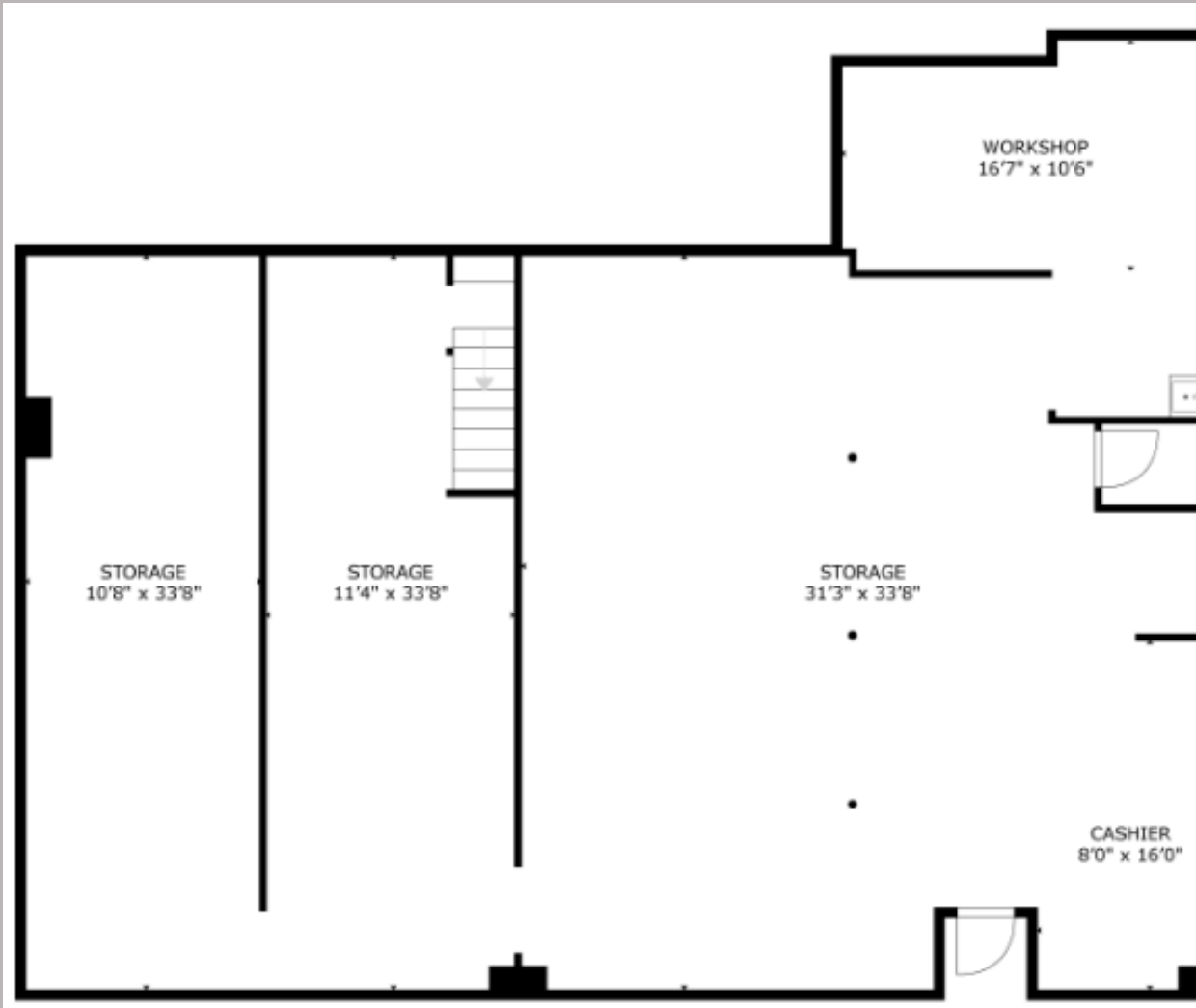


FLOOR  
PLANS

FULL  
FIRST  
FLOOR



# FLOOR PLANS



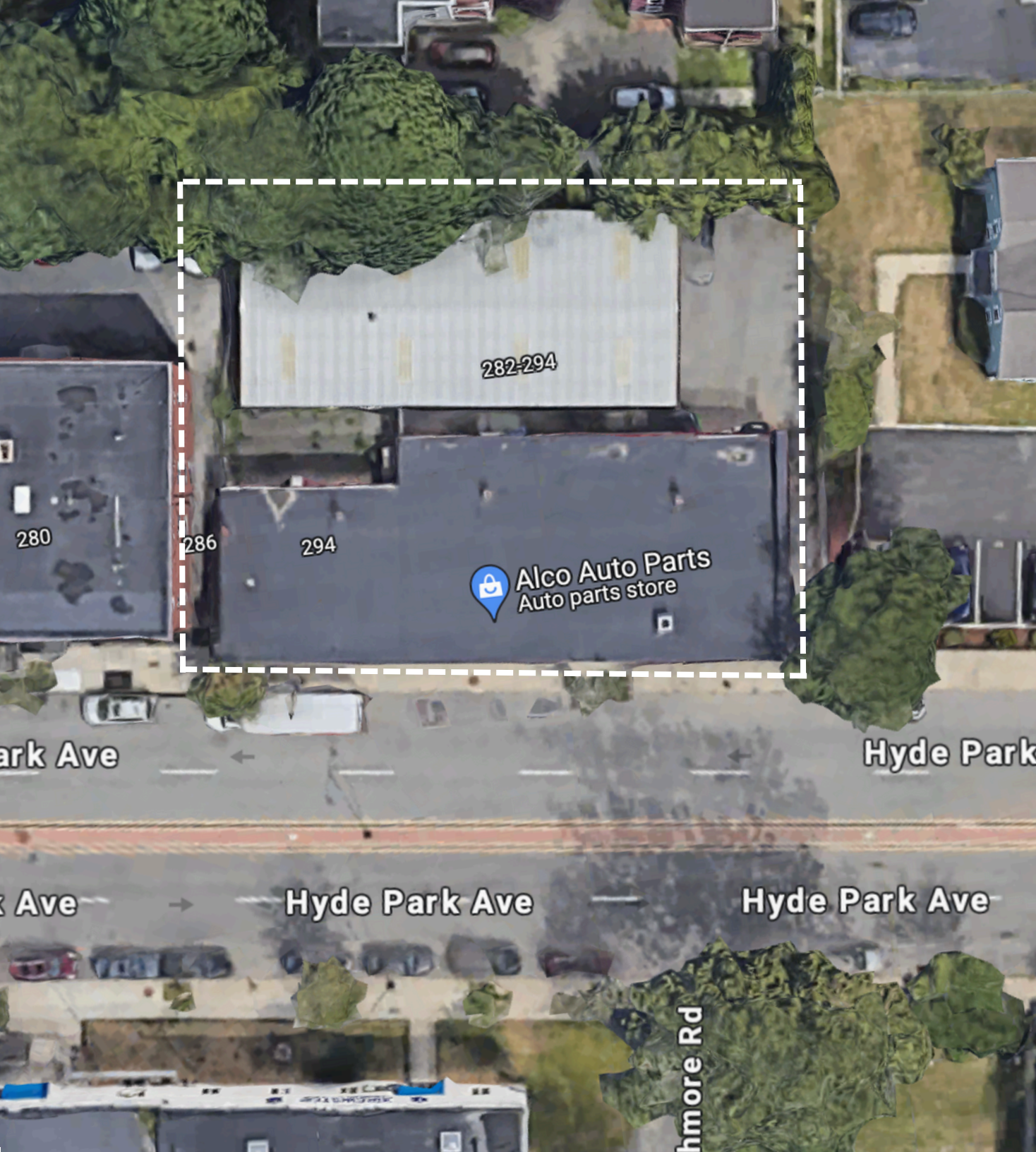
# FLOOR PLANS





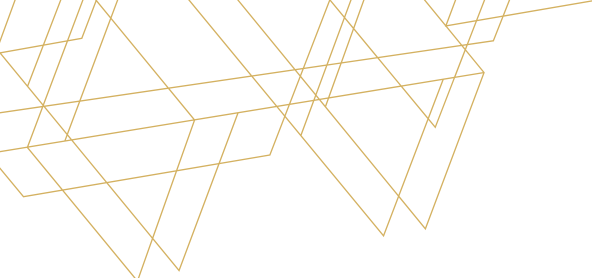
# FLOOR PLANS

# SECOND FLOOR



## 02 AREA OVERVIEW

- Executive Summary
- Demographics



# EXECUTIVE SUMMARY

The Mosche Group proudly presents 282-294 Hyde Park Avenue, a premier value add opportunity in the vibrant Jamaica Plain neighborhood of Boston. Spanning approximately 12,300 square feet, this site is strategically located just 0.6 miles from Forest Hills Station, providing seamless access to the MBTA Orange Line, Commuter Rail, and multiple bus routes. Positioned in one of Boston's most dynamic submarkets, this property offers unparalleled potential for a variety of future uses, making it an exceptional value add opportunity either for sale or for lease.



Jamaica Plain has experienced a significant influx of investment, driving both residential and commercial development in recent years. The neighborhood's diverse demographic and strong community ethos make it a desirable location for a variety of uses, from residential to mixed-use developments. The area's ongoing urban revitalization and strategic proximity to Boston's core business districts amplify the property's potential for high returns on investment.

Positioned at the nexus of growth and accessibility, 282 Hyde Park Avenue stands as a beacon for forward-thinking developers and investors looking to capitalize on one of Boston's most dynamic submarkets. This property not only offers immediate development potential but also long-term value appreciation, making it a standout asset in the current real estate landscape.



## DEMOGRAPHICS

509,000

2024 5-MILE  
POPULATION

### POPULATION

Majority of the population consists of young professionals and families due to the area's vibrant community.

5%

2028 1-MILE  
POPULATION  
GROWTH

### HOUSEHOLDS

Jamaica Plain is undergoing rapid growth with substantial residential developments, leading to increased household formation in the area.

20,000+

DAILY CAR TRAFFIC  
COUNT

### INCOME

The area is witnessing rising median household incomes, reflecting the influx of affluent residents drawn to the neighborhood's amenities and development opportunities.

6.5%

PROPERTY  
APPRECIATION  
AVERAGE

### HOUSING

Strong demand for residential units, with 1,000+ new units under construction and over 1 million SF of new developments in the vicinity.

\$2,980

AVERAGE RENT IN  
AREA

# INVESTMENT HIGHLIGHTS

## VALUE ADD OPPORTUNITY IN PRIME LOCATION FOR RETAIL

- **Prime Location:** 4 minute walk to Forest Hills Station with access to popular amenities like The Arnold Arboretum, and Jamaica Pond
- **High Foot Traffic:** The property benefits from over 20,000 daily vehicles passing by, contributing to strong visibility and potential customer reach
- **Retail Potential:** Retail vacancy rates in the area are at an all-time low of 2.3%, highlighting strong demand and potential for premium leasing rates.
- **Demographic Growth:** The local population has grown by 8% in the past five years

## FUTURE TRANSIT-ORIENTED DEVELOPMENT

- **Close to Forest Hills Station with 18 nearby bus routes serving 15,000 passengers daily**
- **Development Upside:** Potential for mixed-use development, capitalizing on the 18% increase in mixed-use property values in Boston over the last two years.
- **High-Value Tenant Mix:** Ideal for attracting high-value tenants such as boutique retailers, office spaces, or local service providers, aligning with the neighborhood's upscale, community-focused vibe.
- **Strategic location for future growth and development incentives.**

Prime location located in Jamaica Plain, one of Boston's fastest-growing neighborhoods, with a 12% increase in property values over the past three years.

Economic Outlook: Jamaica Plain is part of Boston's Economic Development Plan, which has attracted over \$500 million in public and private investment, driving up property demand.

Appreciation Potential: Properties in Jamaica Plain have seen an average annual appreciation rate of 6.5%, outperforming the broader Boston market.

Positioned within a rapidly developing submarket with numerous ongoing residential and commercial projects.



**10+**  
NEW PROJECTS  
IN THE VICINITY

**1M+**  
NEW DEVELOPMENT  
SQUARE FOOTAGE

**1000+**  
NEW RESIDENTIAL  
UNITS



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