



# 145 EXCHANGE STREET

MALDEN, MA

Retail at 160 Pleasant Street, Luxury Apartments

**NOW AVAILABLE**

**1,445 SF of Highly Visible Retail Space**

### Description

This prime retail space is located on the ground level of the 204-unit luxury apartment building, 160 Pleasant Street, Malden Center's premier residential community. Ideal for a coffee shop or café, strategically located at the high-traffic intersection of Pleasant, Abbott, and Exchange Streets.

One block from the Malden Center MBTA Station where 12,000 commuters travel daily. Plenty of on-street parking available. Across the street from two public parking garages with 1,500 parking spaces. Signage on two sides of the building.

### Neighbors

Super Stop & Shop | Dunkin' Donuts | CVS Pharmacy | Walgreens | Bank of America | H&R Block | Radio Shack | Applebee's | People's United Bank





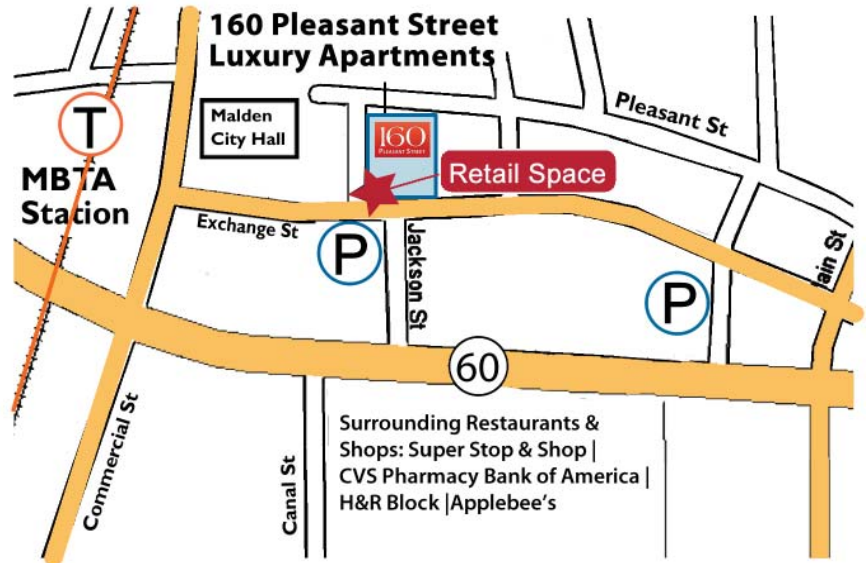
# 145 EXCHANGE STREET

MALDEN, MA

Retail at 160 Pleasant Street, Luxury Apartments



## MALDEN'S CENTRAL BUSINESS DISTRICT



LOCATION | CONVENIENCE | VALUE

### Demographics

- 25,000 daily car count on Route 60/Centre St.
- 12,000 daily commuters at the nearby T-station
- Population 2010 Census: 41,277 (1 mile), 236,159 (3 miles), 628,520 (5 miles)
- Households: 16,870 (1 mile), 93,010 (3 miles), 257,793 (5 miles)
- Average Household income: \$62,198 (1 mile), \$63,381 (3 miles), \$65,898 (5 miles)

### Specifications

Address:	145 Exchange Street
HVAC:	Fully heated, a/c
Fire Prevention:	Wet sprinkler system
Natural Gas:	National Grid
Water:	City of Malden

### Contact

Greg Regazzini, VP, Director of Leasing  
 gregazzini@combinedproperties.com  
 ph: 781.321.7800, ext. 318  
 www.combinedproperties.com



Since 1935



A full-service investment and development real estate firm, creating better places to live & work. <sup>sm</sup>