

AVAILABLE: MAY 2012

2,936 SF | End-Cap Suite
Rare Retail Opportunity!

Description: One of Malden's most coveted retail spaces is becoming available next spring! In the heart of Malden's Central Business District, this exceptionally located end-cap suite shares a retail strip with H&R Block, Radio Shack, and Bank of America, and is directly adjacent to Malden's busy Super Stop & Shop. Most recently a Boston Market, the property is ideal for a national food client.

This highly visible suite has direct frontage on busy Centre St./Route 60 where 25,000+ cars pass daily. Signage is available on two sides of the building. Ample parking is available on-site and there

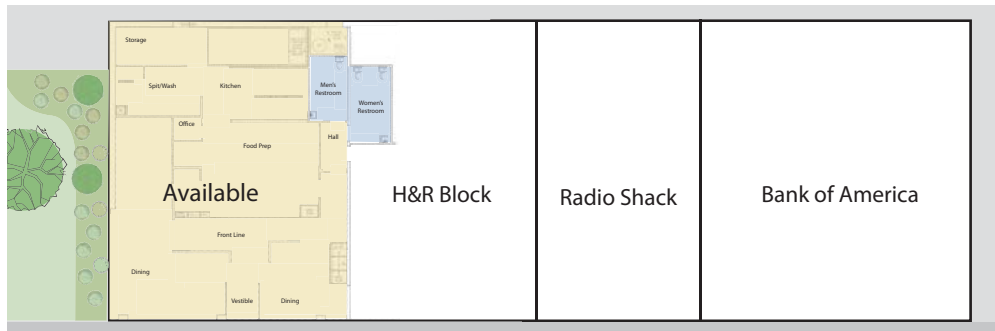
are two public parking garages directly across the street.

The property is just a quick walk to the Malden Center MBTA Station, where 12,000 commuters travel daily. Easy access to I-93, I-95, I-90 (Mass Pike), and Routes 60, 38, 16, 28



159 Centre Street is in the heart of Malden's CBD

End-Cap | 2,936 SF



Parking Lot & Centre Street/Route 60

Neighbors: Super Stop & Shop | Dunkin' Donuts | Bank of America | H&R Block | Radio Shack | Walgreens | Applebee's | People's Bank United | CVS Pharmacy | AT&T | Verizon | Jay's Ice Cream



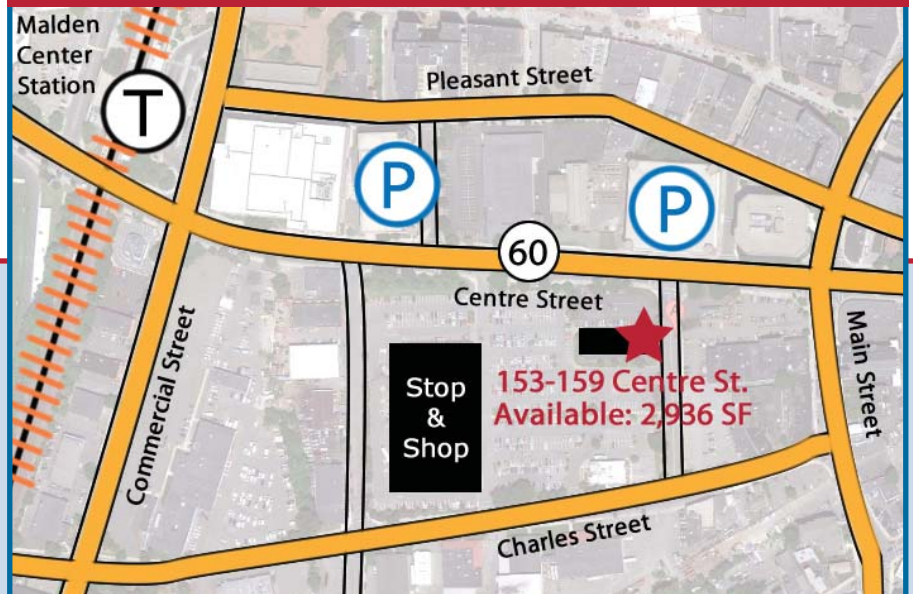
159 CENTRE STREET

CENTRAL BUSINESS DISTRICT, MALDEN, MA

Retail



MALDEN'S CENTRAL BUSINESS DISTRICT



LOCATION | CONVENIENCE | VALUE

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

Demographics

- 25,000 daily car count on Route 60/ Centre St.
- 12,000 commuters daily at the nearby T-station
- Population | 2010: 43,505 (1 mile), 249,351 (3 miles), 632,087 (5 miles)
- Households | 2010: 17,855 (1 mile), 97,609 (3 miles), 259,419 (5 miles)
- Median Household Income | 2010 : \$61,459 (1 mile), \$62,256 (3 miles), \$65,702 (5 miles)

Specifications

Address: 159 Centre Street
Malden, MA

Available: 2,936 SF (end-cap suite)

Total Building: 9,967 SF

Frontage: 48' in front
22' of glass on side

Parking: 43 spaces for building

Fire Prevent.: Ansul System

HVAC: Gas Heat; Electric A/C
two (2) 15 ton units

Gas Service: 3 lines:
two (2) 2";
one (1) 1.5"

Water & Sewer: City of Malden

Contact

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