



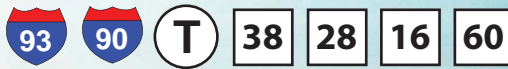
# 270-280 MEDFORD STREET

MALDEN, MA

Retail/Office



Easy access to:



LOCATION | CONVENIENCE | VALUE

## NOW AVAILABLE

### 3,000 SF | Retail or Medical Office

Excellent opportunity for retail, professional, or medical office, in a highly visible location at the busy signalized intersection of Commercial and Medford Streets in Malden. Daily car count is 15,200 on Commercial St. and 19,300 on Medford St.

This property recently underwent \$200,000 of exciting new renovations to the facade and grounds. 280 Medford Street, the available suite, was most recently a bank branch. 270 Medford St. is the new home of Docksides Restaurant at Riverview. Space has ample on-site free parking and is fully landscaped.

### Location

Just .5 miles to the MBTA Orange Line and Commuter Rail Station in Malden's Central Business District. Close proximity to Wellington Station, Boston, Cambridge, Rivers Edge Apartments, and densely populated neighborhoods. Easy access to Routes 16, 28, 60, I-93, I-95, I-90.



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## Corporate Neighbors

Dockside Restaurant | Mystic Valley Elder Services | Comcast | Verizon | Marriott corporate offices | Super 8 | Ace Hardware | Dunkin' Donuts | Super Stop & Shop | Bank of America | Midas | Cambridge Health Alliance Family Medical Center

## Demographics

### Population | 2010 Census:

37,344 in 1 mile; 292,016 in 3 miles; 679,877 in 5 miles

### Households | 2010 Census:

15,764 in 1 mile; 116,314 in 3 miles; 279,678 in 5 miles

### Median Household Income | 2010 Census:

\$61,982 in 1 mile; \$63,396 in 3 miles; \$65,825 in 5 miles

### Transportation

2,000 pedestrians per day at the nearby MBTA T-station; Daily car count is 15,200 on Commercial St. and 19,300 on Medford St.

## Specifications

**Total Building:** 8,464 SF

**Construction:** Architectural block, Steel & Stucco Exterior

**Roof:** Ballasted Rubber Membrane

**HVAC:** Roof Top Units

**Ceiling Height:** 9'

**Column Space:** 30' x 40'

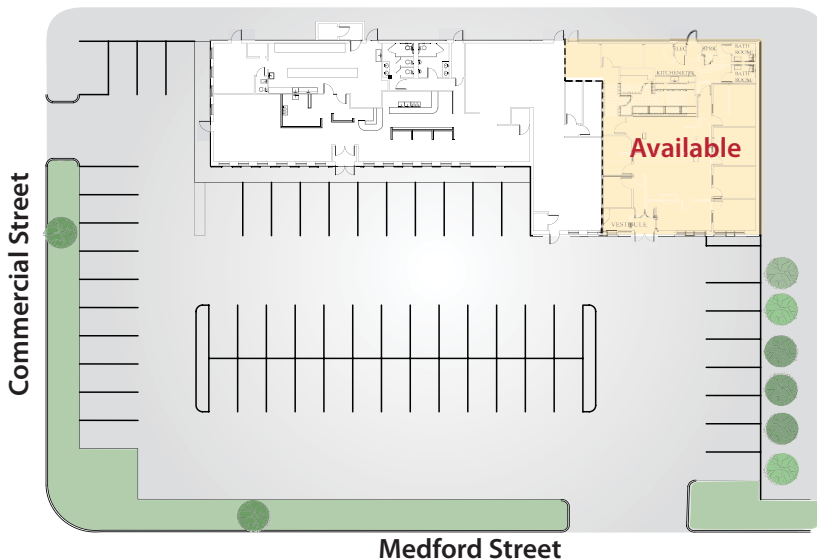
**Fire Prevent:** Wet Sprinkler System

**Electricity, Gas:** National Grid

**Water & Sewer:** City of Malden

## Contact

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