



easy access to:



Boston

Cambridge

Exit 30

Mystic Ave.

312-326 Mystic Ave.

Medford

16

38

LOCATION
CONVENIENCE
VALUE



Now Available

2 Suites Totaling 14,217 SF
Prime Retail Space

5,442 SF | Suite 312
8,775 SF | Suite 322
14,217 | Contiguous

Description

- Ideal Retail Location
- Commercial Zone
- Ample Parking
- Ceiling up to 16'

Location

Located in Medford's commercial business district at the intersection of I-93, Routes 38, and 16, in the heart of Greater Boston's Inner Belt:

- 5 minutes to downtown Boston
- 2 minutes to Cambridge
- 5 minutes to I-90 and I-95
- 1/2 mile to Medford Square
- On MBTA bus route
- Near MIT, Tufts, Harvard and other major research universities
- Highway visibility possible from I-93

Demographics

- 23,000 cars pass daily on Mystic Ave.
- 172,729 cars pass daily on I-93

2010 Census Estimates:

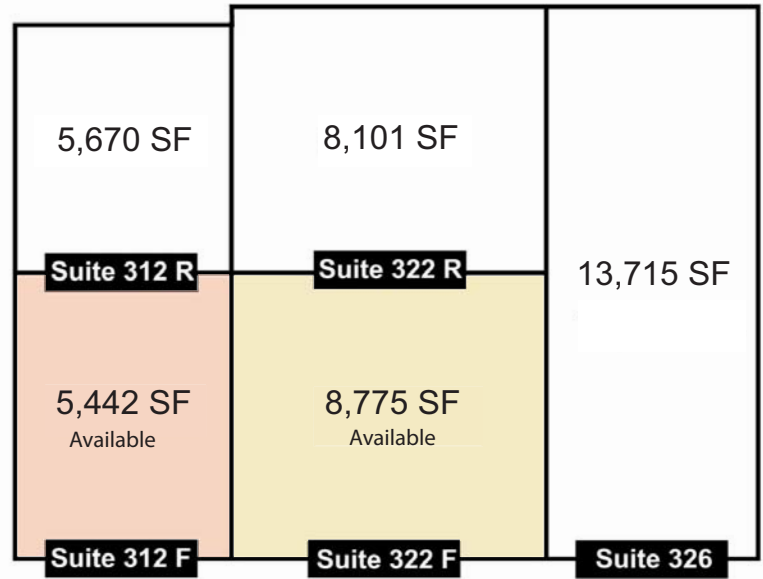
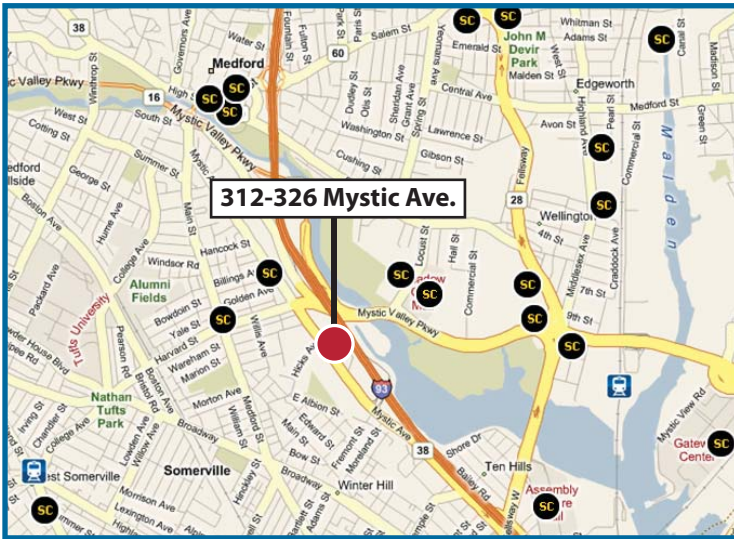
- 330,227 people living in 3 mile radius
- 138,688 households in 3 mile radius
- Median household income:

\$66,649 in 3 mile radius

- Median housing value: \$372,734 in 3 mile radius

National Retail Neighbors

Dunkin Donuts | Bank of America | Burger King | Pizza Hut | AutoZone | Public Storage
| Sherwin Williams | Staples | Edible Arrangements | Jiffy Lube | Century Bank |



14,217 SF Total Available

SPECIFICATIONS

Highly visible retail space available | Excellent location for national retailer

Address: 312-326 Mystic Ave
Medford MA, 02155

Suite 312: 5,442 SF

Suite 322: 8,775 SF

Contiguous: 14,217 SF

Building total: 41,703 SF

Loading: 1 tailboard

Clear Height: Up to 16'

Roof: Tar and gravel

Construction: Brick and timber

Electricity: National Grid

Water & Sewer: City of Medford

Heat: Heated by oil with gas available

Telecom: Fiber available

CP
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