

# 167 Centre Street

Malden MA 02148

Freestanding Retail/ Restaurant

Boston

Malden Center

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167 Centre Street



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## Prime Freestanding Retail Opportunity

Excellent retail space on highly visible Centre Street/ route 60 within Malden's Central Business District. Building signage available. The Building is visible from Route 60 where 35,000+ cars pass daily. Centre Street hosts a premiere selection of commercial storefronts, and is adjacent to the bustling neighborhoods on nearby Exchange Street and Pleasant Street. Two municipal parking garages and the Malden Center MBTA station nearby.

### Demographics:

|                   | <u>1 MILE</u> | <u>3 MILES</u> |
|-------------------|---------------|----------------|
| POPULATION        | 46,993        | 258,606        |
| HOUSEHOLDS        | 18,424        | 100,007        |
| MEDIAN AGE        | 36.80         | 37.00          |
| MEDIAN HH INCOME  | \$78,143      | \$90,149       |
| DAYTIME EMPLOYEES | 13,569        | 88,737         |

### Traffic:

|                                 | <u>Traffic Vol</u> | <u>Distance</u> |
|---------------------------------|--------------------|-----------------|
| Main St & State Hwy60 N         | 15,336             | 0.06 mi         |
| Main St & Irving St N           | 17,119             | 0.07 mi         |
| Eastern Ave & Ferry St NE       | 21,010             | 0.18 mi         |
| State Rte 60 & Centre Street SE | 19,372             | 0.29 mi         |

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**167 Centre Street,  
Malden MA**

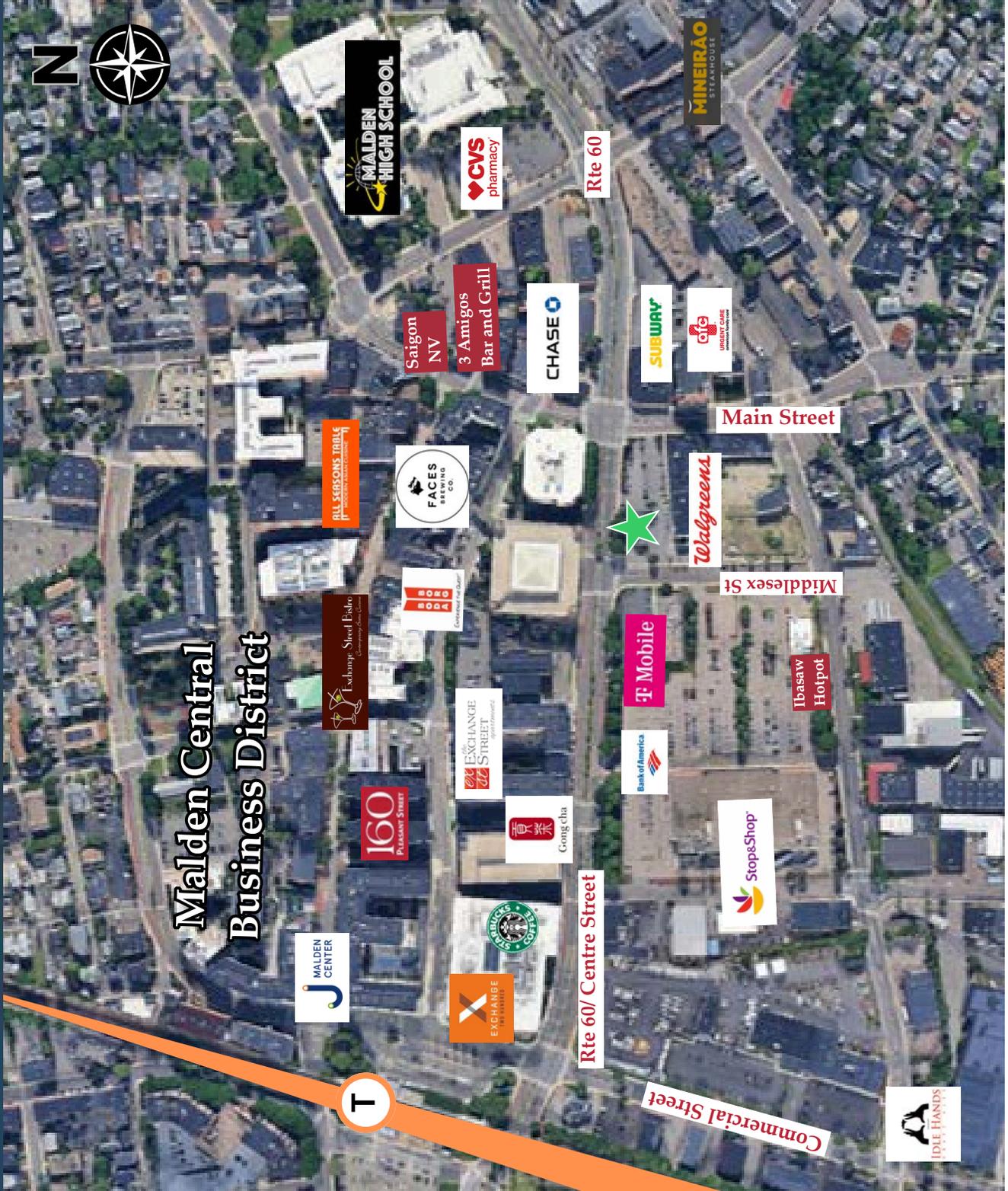
Available:  
1,280 SF GLA  
Free Standing building

**SPECS**

**BUILDING AREA** 1,280 SF GLA  
**LOT SIZE** 0.22 AC Lot  
**YEAR BUILT** 2001  
**FRONTAGE** 63' on Centre St w/ curb cut  
**PARKING RATIO** 8.26/1000 SF  
**PARKING SPACES** Surface -15  
**WALK SCORE** Walker's Paradise (97)  
**TRANSIT SCORE** Good Transit (67)  
**ROOF** Rubber membrane  
**HVAC** RTU  
**FIRE PREVENT** Wet sprinkler system  
**ELECTRICITY** National Grid  
**NATURAL GAS** National Grid  
**WATER** City of Malden  
**SEWER** City of Malden  
**TELECOM** Fiber Available



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# Malden: A Neighborhood in Motion

A lively and diverse city just north of Boston, Malden, Massachusetts is home to approximately 1,800 businesses that range in type from Fortune 500 companies, national retailers, manufacturers, medical organizations, restaurants, financial institutions, non-profits, mom & pop shops, and other service-oriented companies.

The city of Malden is located just five miles northwest of Boston in Middlesex County and is bordered by Everett, Medford, Melrose, Revere, and Stoneham. Convenient to Boston by car or public transportation, the well-connected city has easy access to Logan International Airport and Routes 1, 16, 28, and 93. It's no wonder that Malden continues to appeal to a wide variety of business owners.



**11%**

population growth.  
 double the national  
 average.

**96**

Walk score, with 13,660  
 people living within a 10-  
 minute walk.

**1300+**

housing units  
 added since 2010.

**124,000+**

Population living  
 within a 2 mile  
 radius looking to  
 shop, dine, and  
 explore.

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