

FOR LEASE

Former Walgreens: Somerville, MA

343 Broadway | Somerville, MA



Overview

LEASE RATE

Contact Broker

AVAILABLE SF

12,574 SF



Description

12,574 SF Former Walgreens available adjacent to Winter Hill Bank and next to CareWell Urgent Care. Nearby retail includes Winter Hill Brewing Company, Stop & Shop, Subway, and Dunkin'. Less than one mile from Assembly Row and Assembly Square - The Home Depot, Legoland Discovery Center, Christmas Tree Shops, Trader Joe's, TJ Maxx, HomeGoods, J. Crew Factory, PAUL, Earls Kitchen + Bar, River Bar, Nike Factory Store, and many more.

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	53,030	404,550	970,075
Average HH Income	\$100,877	\$121,073	\$116,728
Total Daytime Population	37,854	453,193	1,289,906

Year: 2019 | Source: Esri

Contact

JONATHAN LAPAT

978.579.4112 | jonathan.lapat@srsre.com

CHRISTIAN G. JANELLE

617.872.1115 | chris.janelle@srsre.com

Traffic Counts

Broadway, NW of Site	19,347 AADT VPD
I-93, N of Site	147,366 AADT VPD
I-93, E of Site	160,582 AADT VPD
Fellsway, NE of Site	64,505 AADT VPD

Year: 2019 | Source: massDOT

SRS REAL ESTATE PARTNERS | 400 Fifth Avenue, Suite 105 | Waltham, MA 02451 | 857.263.3839

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MEADOW GLEN MALL

KOHL'S
petco
Marshall's
DICK'S SPORTING GOODS
Wegmans

THE SHOPS AT STATION LANDING

AC HOTELS MARRIOTT
MARGARITAS Mexican Restaurant
BSC
FIVE GUYS BURGERS and FRIES
Qdoba
Regina Pizzeria BOSTON'S BRICKOVEN PIZZA
Walgreens
FedExOffice

ASSEMBLY SQUARE

TRADER JOE'S
TJ-maxx
BED BATH & BEYOND
Kmart
STAPLES
Christmas Tree Shops
Burlington

FELLSWAY PLAZA

Stop&Shop carter's
planet fitness
CVS pharmacy
ALDI
PET SUPPLIES PLUS
MODELL'S SPORTING GOODS
DUNKIN' DONUTS

GATEWAY CENTER

TARGET
COSTCO WHOLESALE
THE HOME DEPOT
ULTA BEAUTY
PET SMART

ASSEMBLY ROW

AMC THEATRES
Saks Fifth Avenue
OFF 5TH
LEGO DISCOVERY CENTER
Southern KIN COOKHOUSE
BANANA REPUBLIC
Earls
chico's
LUCKY STRIKE SOCIAL
Brooks Brothers
Bath & Body Works
carter's

Executive Summary

343 Broadway | Somerville, MA



	1 mile	3 miles	5 miles
Population			
2000 Population	50,164	357,804	835,043
2010 Population	48,629	368,030	876,812
2019 Population	53,030	404,550	970,075
2024 Population	54,803	423,356	1,018,348
2000-2010 Annual Rate	-0.31%	0.28%	0.49%
2010-2017 Annual Rate	0.94%	1.03%	1.10%
2017-2022 Annual Rate	0.66%	0.91%	0.98%
2019 Male Population	50.2%	49.0%	48.9%
2019 Female Population	49.8%	51.0%	51.1%
2019 Median Age	35.2	34.1	33.6
Households			
2000 Households	20,072	153,659	353,471
2010 Households	20,447	157,649	366,322
2019 Total Households	22,295	171,908	401,814
2024 Total Households	23,006	179,954	421,974
2000-2010 Annual Rate	0.19%	0.26%	0.36%
2010-2017 Annual Rate	0.94%	0.94%	1.00%
2017-2022 Annual Rate	0.63%	0.92%	0.98%
2019 Average Household Size	2.36	2.19	2.25
Housing Units			
2019 Total Housing Units	23,430	183,719	427,902
2019 Owner Occupied Housing Units	7,223	61,169	146,250
2019 Renter Occupied Housing Units	15,072	110,739	255,564
2019 Vacant Housing Units	1,135	11,811	26,088
Race and Ethnicity			
2019 White Alone	61.8%	63.6%	63.6%
2019 Black Alone	10.3%	10.9%	10.1%
2019 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2019 Asian Alone	12.1%	14.7%	13.8%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Hispanic Origin (Any Race)	16.6%	13.0%	17.3%
Income			
2019 Median Household Income	\$78,005	\$85,554	\$79,427
2019 Average Household Income	\$100,877	\$121,073	\$116,728
Per Capita Income	\$42,441	\$51,829	\$48,826
2019 Population 25+ by Educational Attainment			
Total	40,768	293,489	671,273
High School Graduate	17.2%	14.4%	15.4%
GED/Alternative Credential	2.1%	1.8%	1.9%
Some College, No Degree	11.2%	10.1%	10.4%
Associate Degree	3.7%	3.6%	3.8%
Bachelor's Degree	28.5%	28.9%	28.0%
Graduate/Professional Degree	27.0%	33.0%	30.4%
Daytime Population			
2019 Total Daytime Population	37,854	453,193	1,289,906
Workers	19,534	297,263	887,906
Residents	18,320	155,930	402,000