

761-773 Centre St, Jamaica Plain, MA



Exclusive Broker:

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RETAIL SPACE FOR LEASE
769 Centre Street Jamaica Plain (Boston), MA
Central Business District Retail

Address: 769 Centre Street, Jamaica Plain, MA

Zoning: Jamaica Plain Business Neighborhood District (zoning info available)

Building Area: 5,845+/-sf of retail space available immediately. This building is available in its entirety for the right tenant with up to 12,477 sf of space upon other tenants vacating (all tenants at will).

Parking: 20+/- spaces; 6+/- per 1,000 sf of space in rear of building.

Area Retail: Located in the high traffic urban retail sub district of Boston known as Jamaica Plain with CVS, Dunkin Donuts, True Value, Ace Hardware, Caffe Nero, Bank of America, Chase Bank (new), Citizens Bank, Rockland Trust, Whole Foods (nearby Hyde Square) and numerous local retailers. Highly sought after retail node with rare vacancies, excellent foot traffic and access to public transportation.

Demographics:

- Median Household Income: \$84,446
- Average Household Income: \$108,494
- Average Household Net Worth: \$722,993
- Median real estate price: \$900,171
- Average home sales price: \$540 sq/ft
- Median monthly rent of \$3,500
- Median Age: 34 years

Lease Price: \$45.00 per sf NNN (CAM, RE Taxes & Insurance app. \$7.50 per sf). Rent is negotiable for the right tenant depending on credit, lease term and "as is" condition.

Comments: Located on busy Centre Street with MBTA bus stop right in front of the building and "T" stations within walking distance, this is a great location for retailers who want to be in an urban trade area with an excellent demographic mix.

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All information furnished herein has been obtained from sources deemed to be reliable. No warranty or representation is made as the accuracy thereof and it is submitted subject to changes, prior sale or withdrawal without notice.

761-773 Centre St.



The AAA Appliance store consists of 5,845 sf of retail space with 46' of frontage and 116' of depth, is in the heart of Jamaica Plain's most prominent retail node. Zoned as Neighborhood Shopping district, this property offers excellent visibility, store frontage and easy access.

Property includes an active easement over abutting property to access rear parking area from Eliot St. 761-773 Centre is located in the desirable Pondside neighborhood and abutting the historic Sumner Hill neighborhood. A short walk to the famous Jamaica Pond and Arnold Arboretum, this is the most desirable residential location within JP.

Convenient access to public transit via the Forest Hills and Green Street T stations as well as bus stops in front of the property make this a perfect location for downtown commuters. Nearby City parking lot offers 90+ spaces of 2 hour parking during day and overnight parking.



NOTE:

Not to scale

All figures are
approximate

AREAS:

1 = 5,845 sf

2 = 940 sf

3 = 950 sf

4 = 940 sf

5 = 3,802 sf

TOTAL = 12,477 sf



761-773 Centre St. Existing Conditions



Centre St. view looking towards JP center



Rear parking area and easement to Eliot St.



Centre St. view looking towards Forest Hills



Rear parking area

Jamaica Plain Overview

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- Average home sales price: \$540 sq/ft
- Median monthly rent of \$3,500
- Median Age: 34 years
- 65% of JP residents have completed a bachelors degree or higher and 49% have attained a graduate or professional school degree.
- 800+ acres of green space within, or bordering, JP, including the Arnold Arboretum (265 acres), Jamaica Pond (60 acres) and Franklin Park (527 acres).
- 8% population growth from 2000 to 2015

