# 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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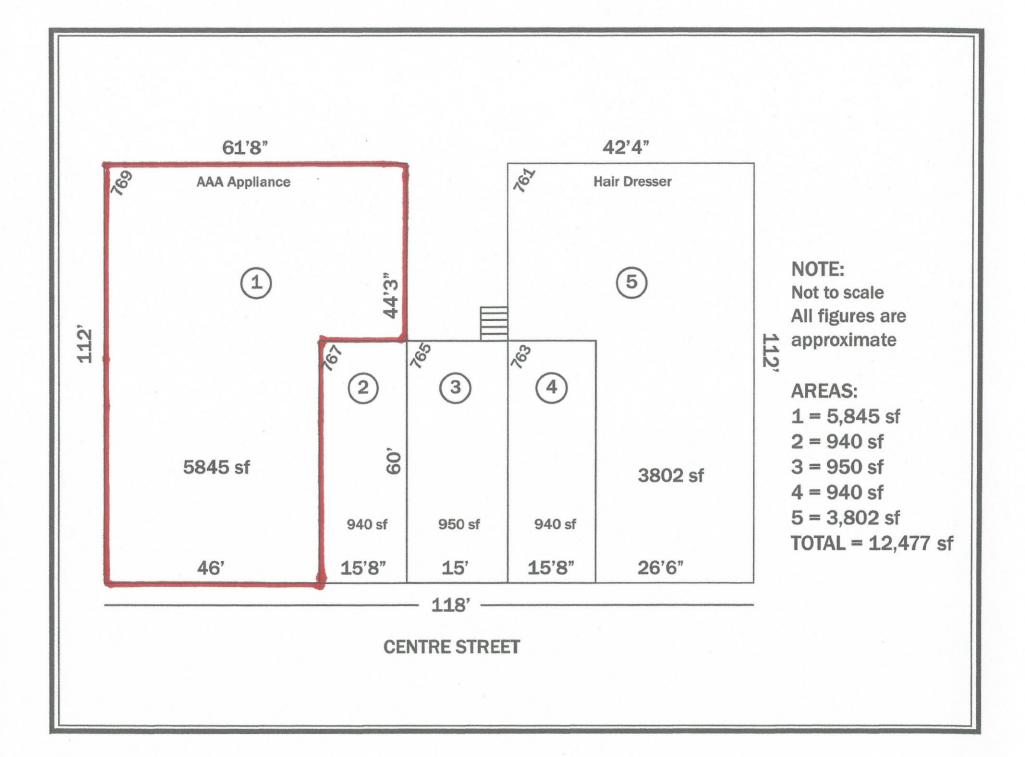
### 761-773 Centre St.



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.







## 761-773 Centre St. Existing Conditions



Centre St. view looking towards JP center



Centre St. view looking towards Forest Hills



Rear parking area and easement to Eliot St.



Rear parking area

### Jamaica Plain Overview

- 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
- 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

