



# FOR SALE or LEASE

~ Property with Redevelopment Potential ~

52-54 John Eliot Square, Boston, MA 02119

7 Centre Street, Boston, MA 02119

13 Centre Street, Boston, MA 02119

15 Centre Street, Boston, MA 02119

**12,072 SF**

*Located in the Attractive  
Fort Hill Neighborhood*



Offering Memorandum

**Exclusively Listed By:  
Denenberg Realty Advisors**

## Investment Summary

**Denenberg Realty Advisors** has been retained to market For Sale or Lease, the fee simple interest in this 12,072 SF Land on John Eliot Square and Centre Street in Dorchester, MA. The property includes four sites with a 4,984 SF building and a 2,616 SF multifamily building. This site is highly visible and located at a busy traffic signal with plenty of parking. Dudley Square MBTA Station is a short distant away. This is an excellent investment for an owner user or developer.

**Property Addresses:** 52-54 John Eliot Square, Boston, MA 02119  
7-9 Centre Street, Boston, MA 02119  
13 Centre Street, Boston, MA 02119  
15 Centre Street, Boston, MA 02119

**Location:** Fort Hill

**Current Use:** Automotive Repair Service Facility & Multifamily

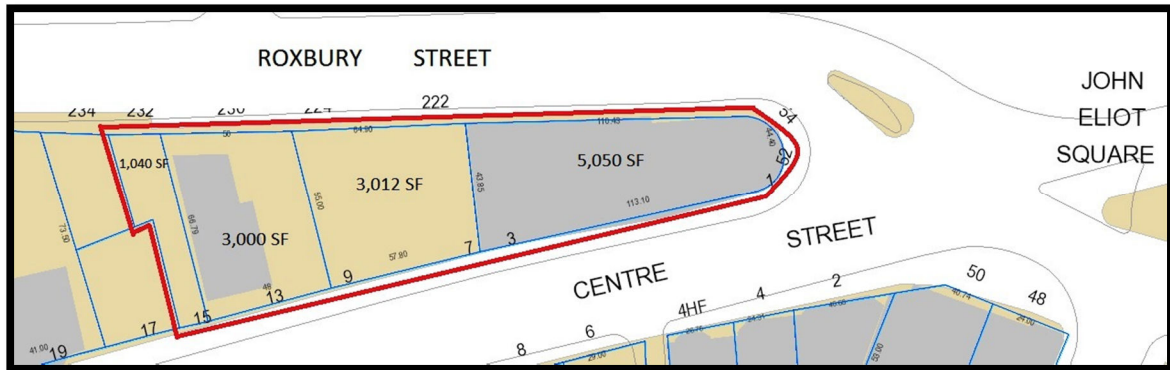
**Potential Uses:** Residential or Commercial Development

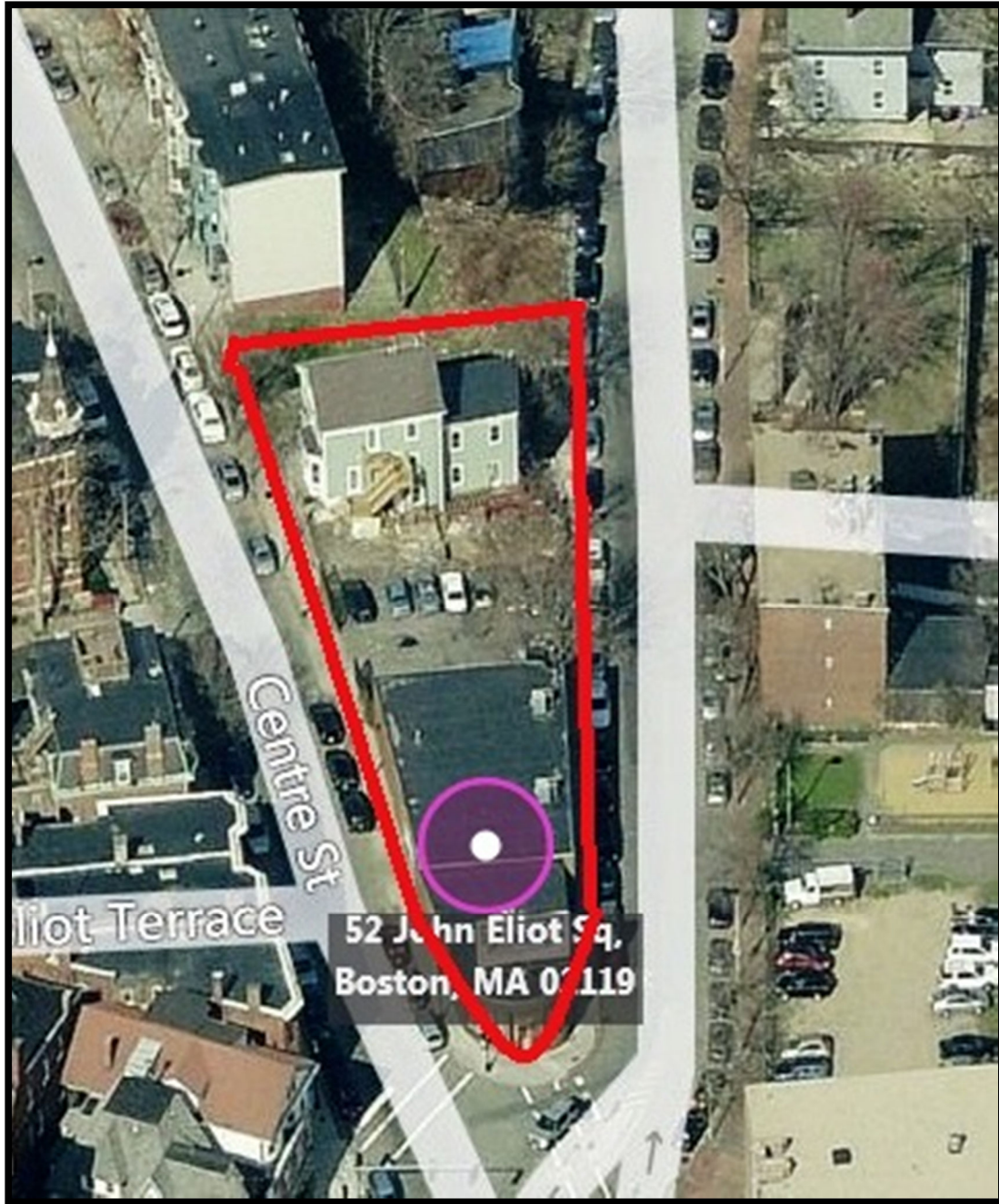
**Total Lot Size:** 12,072 +/- Square Feet

**Public Transportation:** Blocks from Dudley Square MBTA

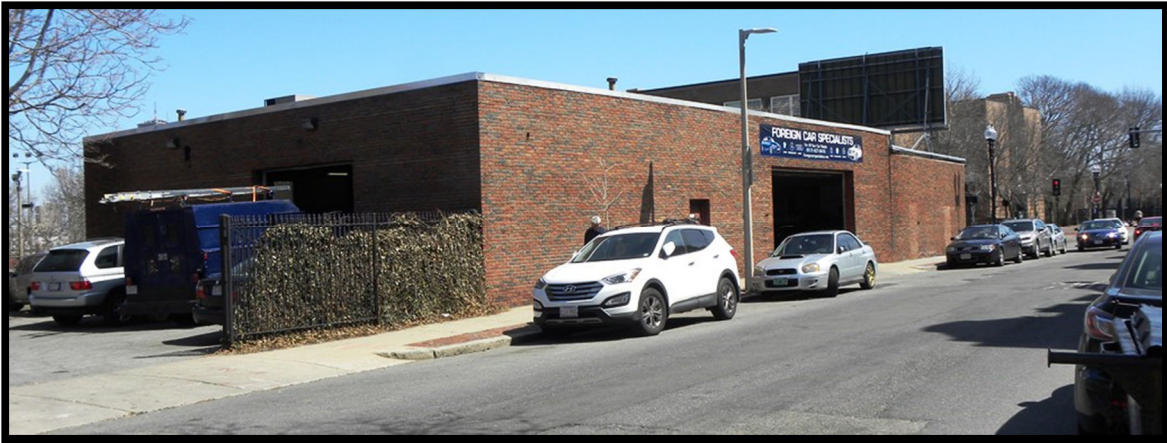
**Services:** City Water & Sewer; Gas available

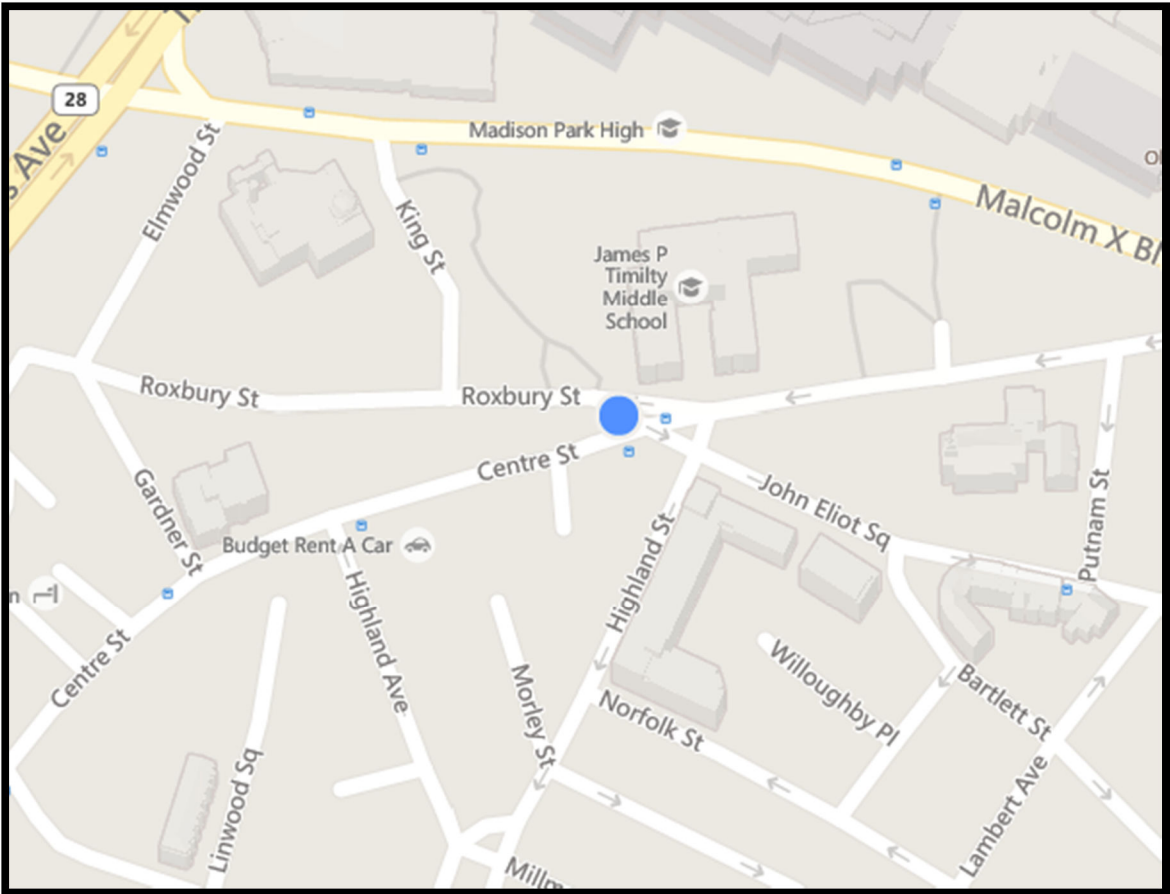
**Current Zoning:** 3F-4,000 & Multifamily Residential/Local Services





Address	Building Size	Lot Size
52-54 John Eliot Square	4,984 SF	0.12 Acres (5,020 SF)
7-9 Centre Street	N/A	0.07 Acres (3,012 SF)
13 Centre Street	2,616 SF	0.07 Acres (3,000 SF)
15 Centre Street	N/A	0.02 Acres (1,040 SF)
<b>Total Lot Size</b>		<b>0.28 Acres (12,072 SF)</b>





**DEMOGRAPHICS:**

Radius	3 Mile	5 Mile	10 Mile
<b>Population:</b>			
2021 Projection	531,206	953,244	1,866,295
2016 Estimate	503,380	905,361	1,780,002
2010 Census	467,645	848,887	1,676,014
Growth 2016-2021	5.53%	5.29%	4.85%
Growth 2010-2016	7.64%	6.65%	6.20%
2016 Population Hispanic Origin	81,658	144,483	245,741
<b>2016 Population by Race:</b>			
White	296,574	567,658	1,245,684
Black	117,442	196,496	270,175
Am. Indian & Alaskan	3,133	5,223	8,591
Asian	68,840	106,598	205,443
Hawaiian & Pacific Island	766	1,267	2,027
Other	16,626	28,119	48,082
U.S. Armed Forces:	330	697	911
<b>Households:</b>			
2021 Projection	224,025	396,198	754,957
2016 Estimate	211,590	375,573	718,883
2010 Census	195,429	352,146	676,878
Growth 2016 - 2021	5.88%	5.49%	5.02%
Growth 2010 - 2016	8.27%	6.65%	6.21%
Owner Occupied	60,765	131,307	326,393
Renter Occupied	150,825	244,266	392,490
2016 Avg Household Income	\$89,149	\$92,472	\$98,333
2016 Med Household Income	\$57,918	\$64,184	\$71,304
<b>2016 Households by Household Inc:</b>			
<\$25,000	63,979	97,344	156,026
\$25,000 - \$50,000	32,569	59,164	112,495
\$50,000 - \$75,000	27,684	53,257	105,808
\$75,000 - \$100,000	20,173	39,608	84,292
\$100,000 - \$125,000	16,610	33,574	68,779
\$125,000 - \$150,000	12,350	23,567	48,734
\$150,000 - \$200,000	14,725	28,613	60,375
\$200,000+	23,501	40,448	82,373

**DISCLAIMER:**

This Offering Memorandum has been prepared by Denenberg Realty Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Denenberg Realty Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by Denenberg Realty Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, Denenberg Realty Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. Denenberg Realty Advisors has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since Denenberg Realty Advisors has no specific information relating to this issue nor is Denenberg Realty Advisors qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and (v) to return it to Denenberg Realty Advisors.

**If you have no further interest in the Property, please return the Offering Memorandum forthwith.**

**For further information please contact:**

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