



540 COMMONWEALTH AVENUE
2,418 SF AVAILABLE

NEWLY BUILT OUT SECOND-GENERATION CAFÉ FOR LEASE
KENMORE SQUARE | BOSTON, MA



THE OPPORTUNITY

- » 2,418 SF
- » Newly built-out second-generation café space
- » Located on the corner of Commonwealth Avenue and Brookline Avenue, at the main intersection of Kenmore Square – adjacent to Fenway and Boston University
- » Convenient access to the B and C lines of the Green Line
- » Join Neighbors: Whoop, Row 34, Blue Ribbon Sushi, McDonald’s, El Jefe’s, Dunkin’, Santander, Bank of America, Hotel Commonwealth

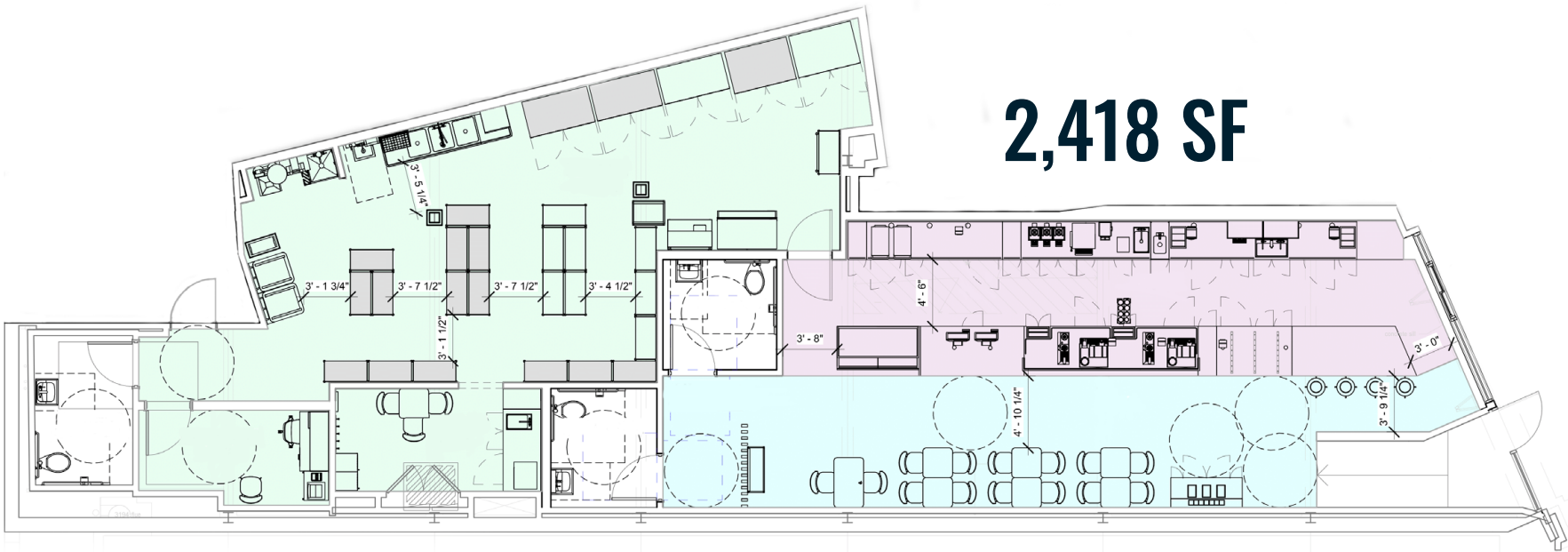
DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,876	27,112	82,739
DAYTIME POPULATION	12,922	30,761	180,615
AVERAGE HH INCOME	\$83,068	\$111,064	\$149,287

FLOOR PLAN



2,418 SF



[illegible]

540 COMMONWEALTH AVE | KENMORE SQUARE - BOSTON, MA



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STARBUCKS

540 B

540 C

BANK OF AMERICA

BOSTON
THE PRUDENTIAL CENTER
BOSTON, MA 02199
617.239.3600

ALBANY

ATLANTA

CHARLOTTE

LOS ANGELES

NEW YORK CITY

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PITTSBURGH

WEST PALM BEACH

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