

RETAIL SPACE FOR LEASE

479 WASHINGTON STREET

QUINCY, MA

★ **SIGNIFICANT TRAFFIC COUNTS**

at one of the most heavily traveled intersections in all of Eastern Massachusetts

★ **PROMINENT VISIBILITY**

at the signalized intersection of Route 3A and Route 53

★ **CONVENIENT ACCESS**

with 3 curb cuts on both Route 3A and Washington Street

★ **STRONG DENSITY**

with 62,620 people within a two-mile radius



Boston Realty Advisors

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

RETAIL MAP



QUINCY CENTER



THE CONCOURSE



THOMAS E. BURGIN PKWY.



Southern Artery
31,400 cars daily

Washington Street
29,579 cars daily

3A

3A

53

3A

WASHINGTON STREET

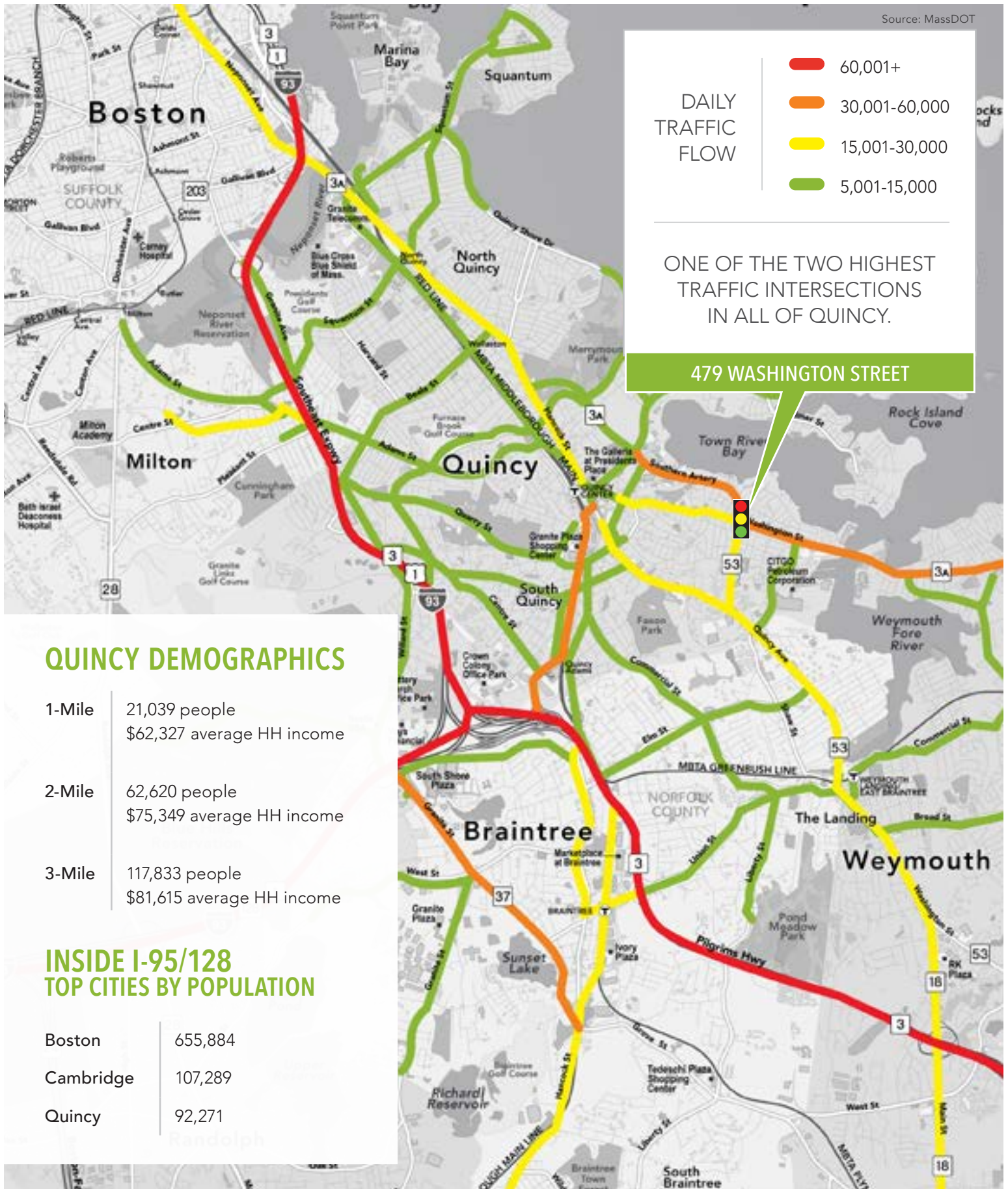
53

93

3

TRAFFIC MAP

Source: MassDOT



DAILY TRAFFIC FLOW

- █ 60,001+
- █ 30,001-60,000
- █ 15,001-30,000
- █ 5,001-15,000

ONE OF THE TWO HIGHEST TRAFFIC INTERSECTIONS IN ALL OF QUINCY.

479 WASHINGTON STREET

QUINCY DEMOGRAPHICS

1-Mile	21,039 people \$62,327 average HH income
2-Mile	62,620 people \$75,349 average HH income
3-Mile	117,833 people \$81,615 average HH income

INSIDE I-95/128 TOP CITIES BY POPULATION

Boston	655,884
Cambridge	107,289
Quincy	92,271

RESIDENTIAL DEVELOPMENTS

1 Marina Bay 352 Units

2 60 Newbury Street 16 Units

3 133-135 Hancock Street 21 Units

4 150 Hancock Street 15 Units

5 143-147 Newbury Ave 19 Units

6 1 Edwin Street 3 Units

7 225 West Squantum/Montclair Ave 9 Units

8 28-24 Chapman Street 30 Units

9 118 Old Colony Ave 52 Units

10 999-1003 Hancock Street 53 Units

11 1022 Hancock Street 46 Units

12 31 Gilson Road - 18 Johnson Ave 24 Units

13 1400 & 1442 Hancock Street 169 Units

14 Cliveden Place 56 Units

15 18-22 Mechanic Street 34 Units

16 52 Grafton Street 4 Units

17 57R-65 Cleverly Court 5 Units

18 116 East Howard Street 140 Units

19 Zero Penn 180 Units

20 168 School Street 32 Units

21 151 Granite Street 40 Units

22 Avalon Bay, Quarry Street 398 Units

23 74 Crescent Street 3 Units

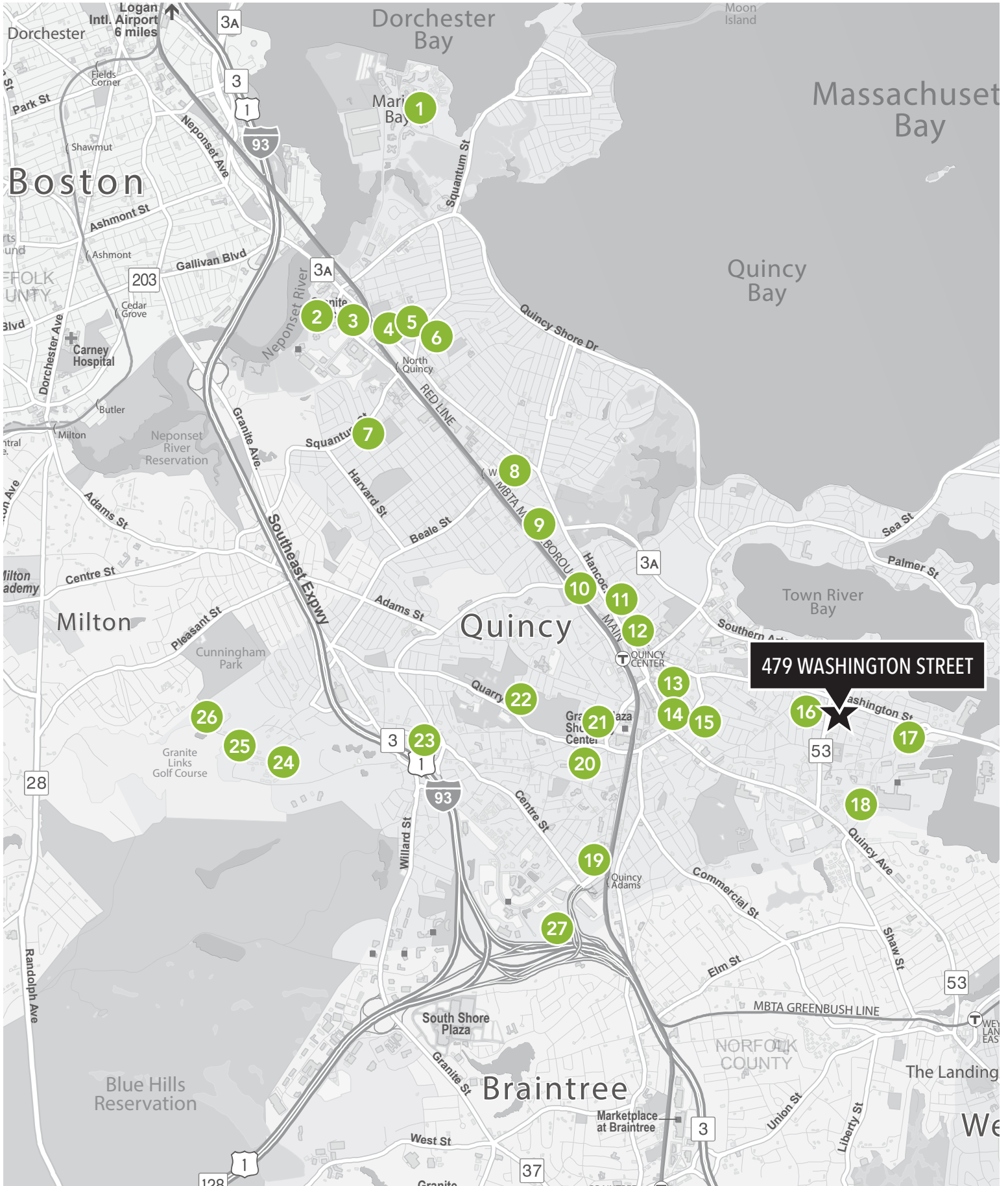
24 Wren Terrace 9 Units

25 Holliston St - Forest Ave 3 Units

26 Quarry Hills II, 00 Ricciutti Drive 369 Units

27 600R Crown Colony Drive 492 Units

★ 479 WASHINGTON STREET



479 WASHINGTON STREET

Boston

Dorchester Bay

Massachusetts Bay

Quincy Bay

Milton

Quincy

Braintree

Blue Hills Reservation

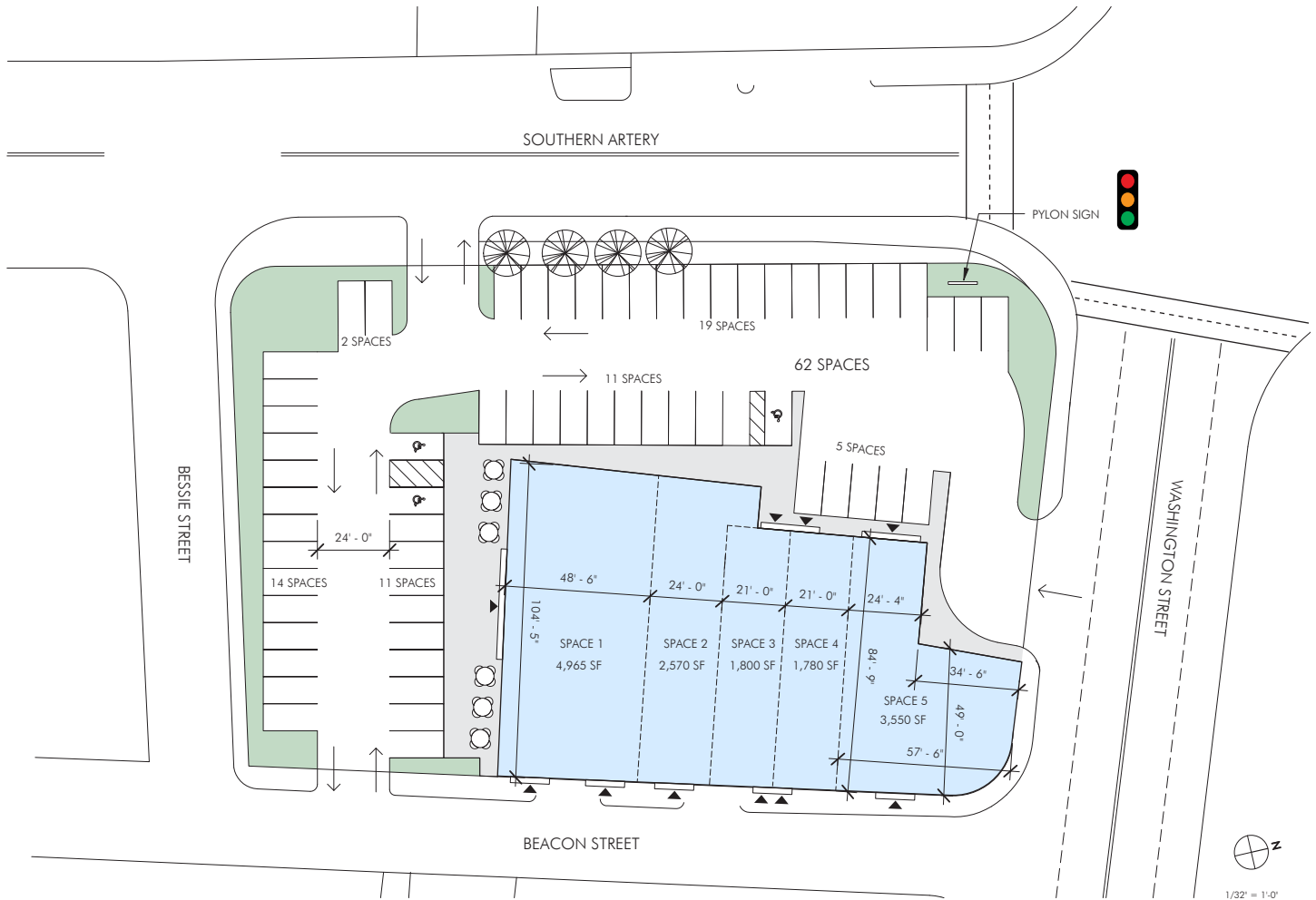
NORFOLK COUNTY

The Landing

We

SITE PLAN

14,000 SF
OPTION TO SUBDIVIDE



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