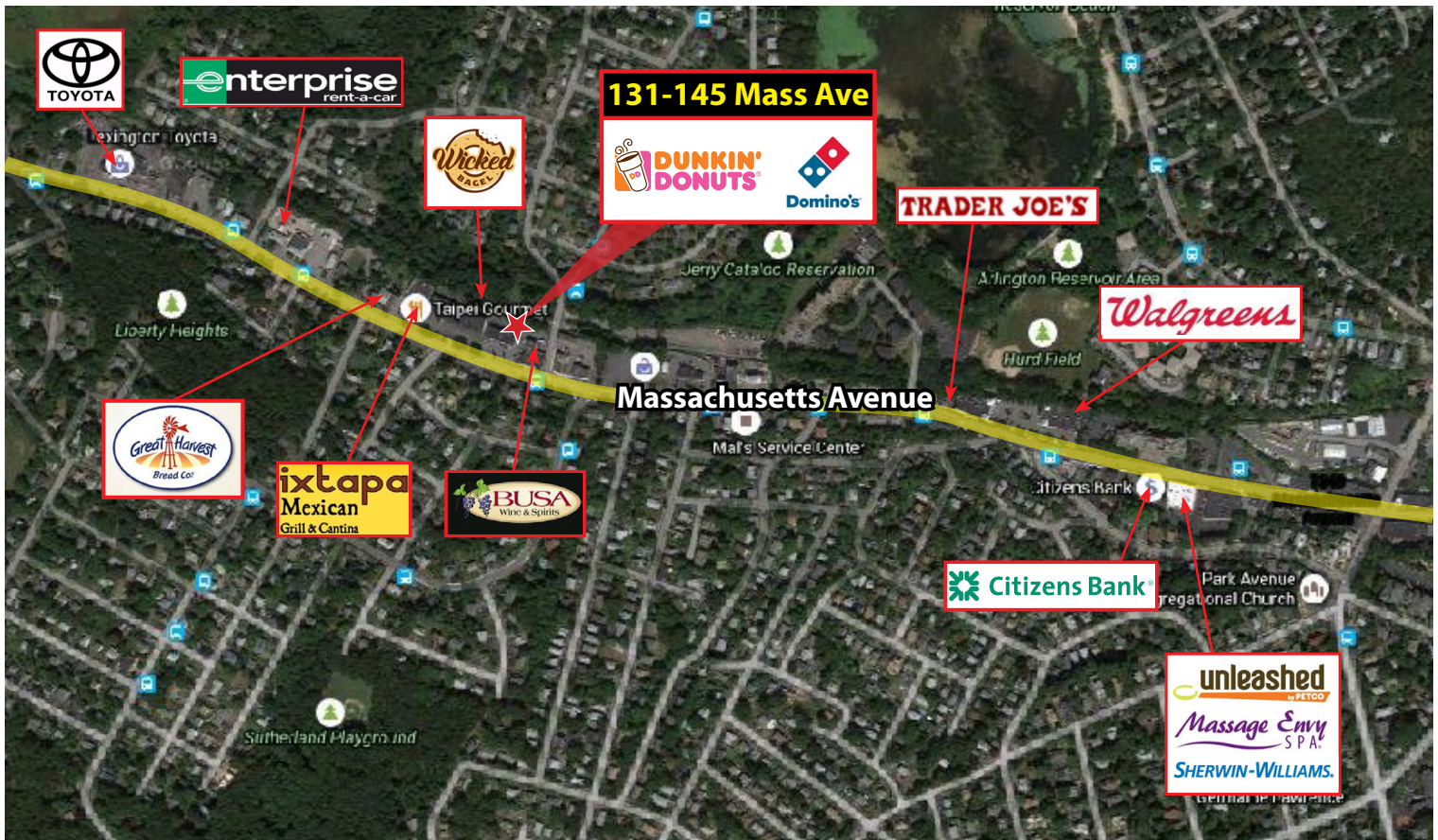


# Retail Available for Lease

## 131-145 Massachusetts Avenue, Lexington, MA



### Property Information

<b>Address:</b>	131-145 Massachusetts Avenue, Lexington, MA	<b>Zoning:</b>	CRS (Retail Shopping)
<b>GLA:</b>	8,250 +/- SF	<b>Parking Spaces:</b>	42
<b>Available:</b>	Retail: 725 +/- sf; 1,898 +/- sf; and Office: 2,300 +/- sf (2nd Floor)	<b>Parking Ratio:</b>	8.32 +/- spaces per 1,000 SF
<b>Utilities:</b>	Municipal Water, Sewer, Natural Gas	<b>Traffic Counts:</b>	14,798 +/- VPD

### Trade Area Demographics

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	15,571	112,421	370,967
<b>Estimated Households:</b>	6,022	42,214	149,946
<b>Avg. HH Income:</b>	\$143,992	\$138,362	\$118,005



Situated in a diverse retail and residential area, 131-145 Massachusetts Avenue is a 5,050 +/- sf retail strip center which offers a unique opportunity in one of suburban Boston's most sought after markets. Current tenants include a strong mix of national and local businesses, such as Dunkin Donuts, Dominos, and Busa Liquors. The center benefits from great visibility, ample parking, high traffic volumes on Massachusetts Avenue, and access to public transportation, making it a highly desirable location for any potential retailer.

### For Leasing Information:

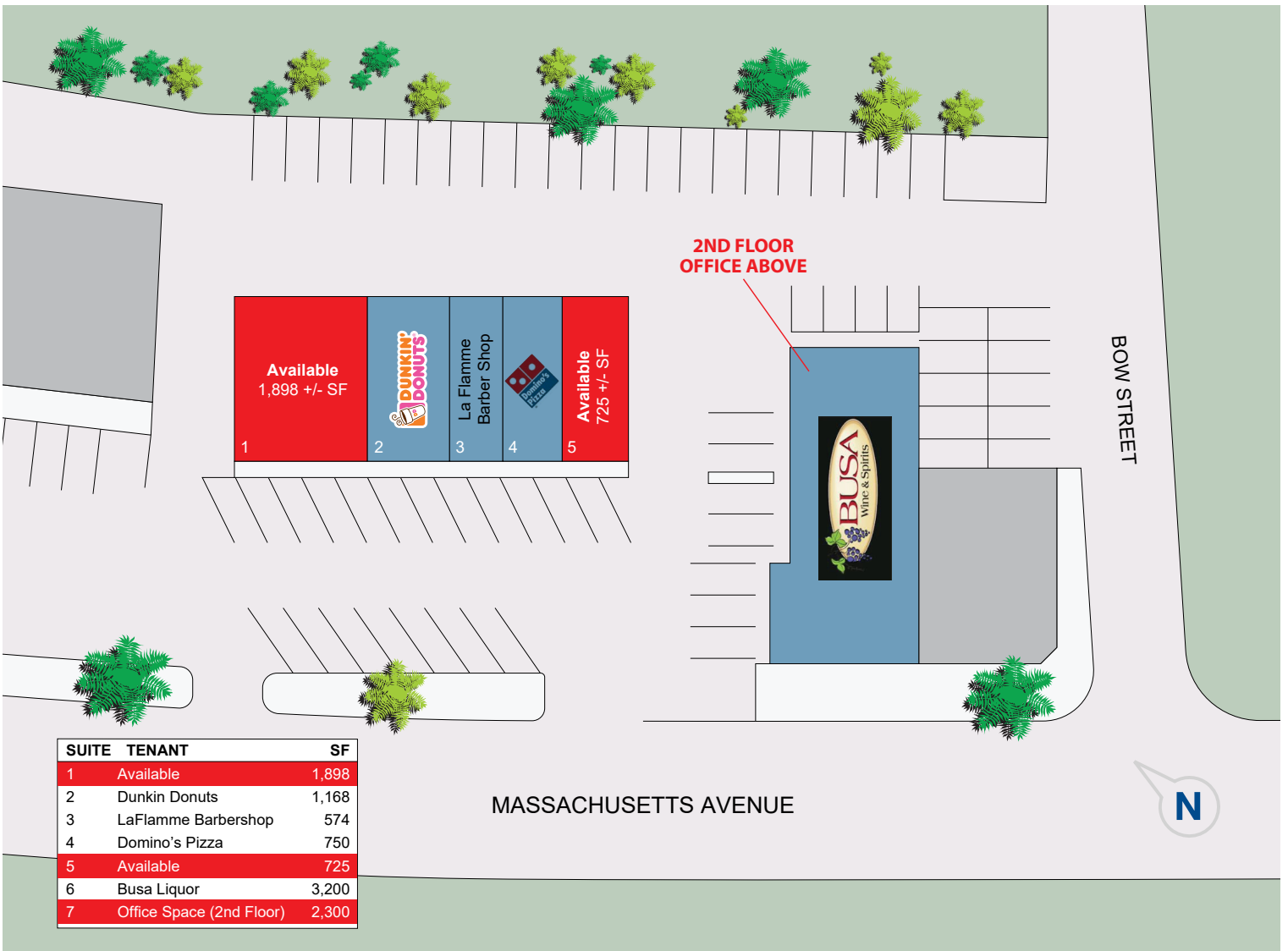
<b>Chris McMahon</b> 781.361.9025 cjm@sumrp.com	<b>Danny Schwarz</b> 781.862.9700 x227 ds@sumrp.com	<b>Gabrielle O'Brien</b> 781.361.9033 go@sumrp.com
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Summit Realty Partners

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80 Hayden Avenue  
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www.summitrealtypartners.com

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## 131-145 Massachusetts Avenue, Lexington, MA



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