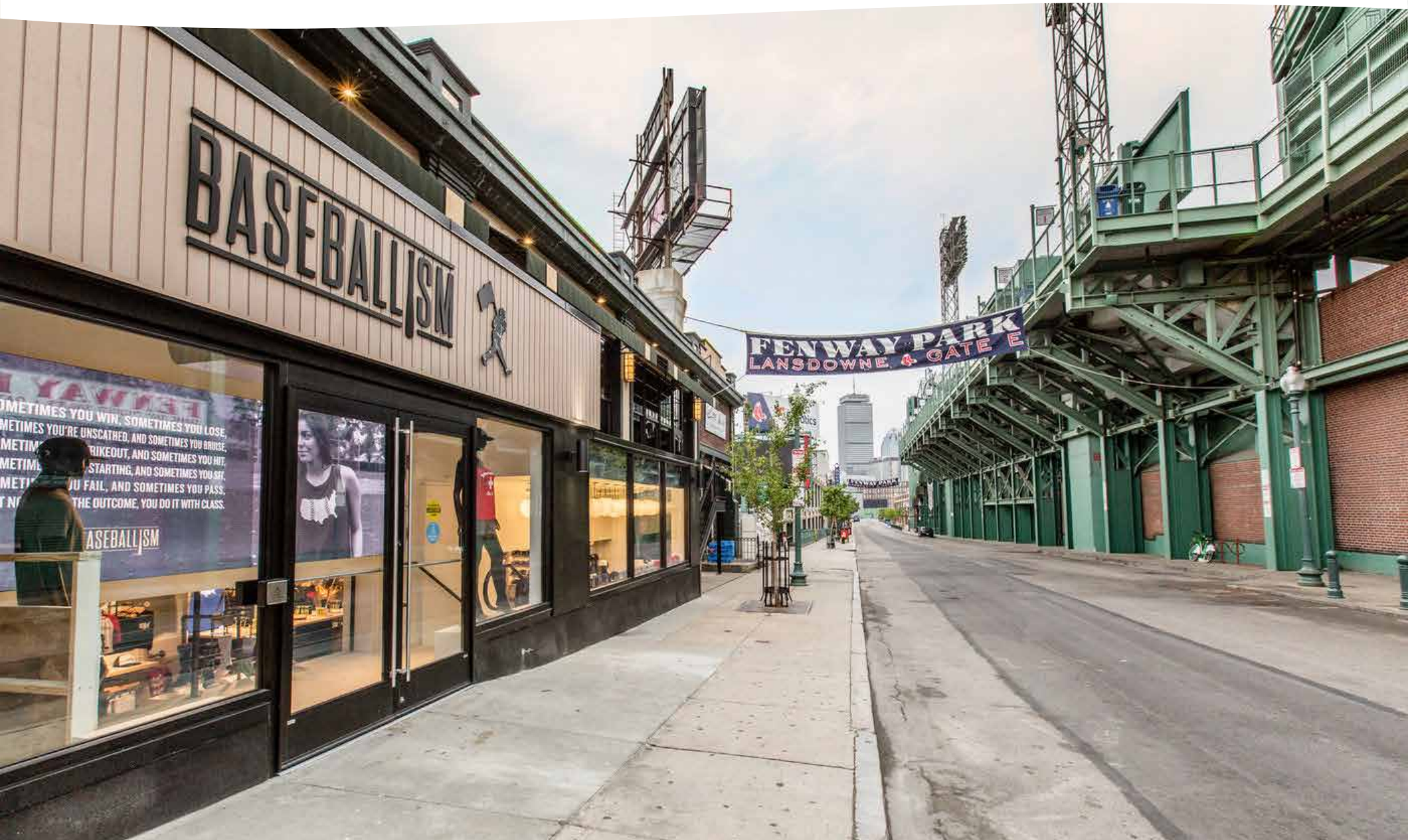


BOSTON, MA

71 Lansdowne Street



Ben Ravelson

617.239.3646

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Robin Estus

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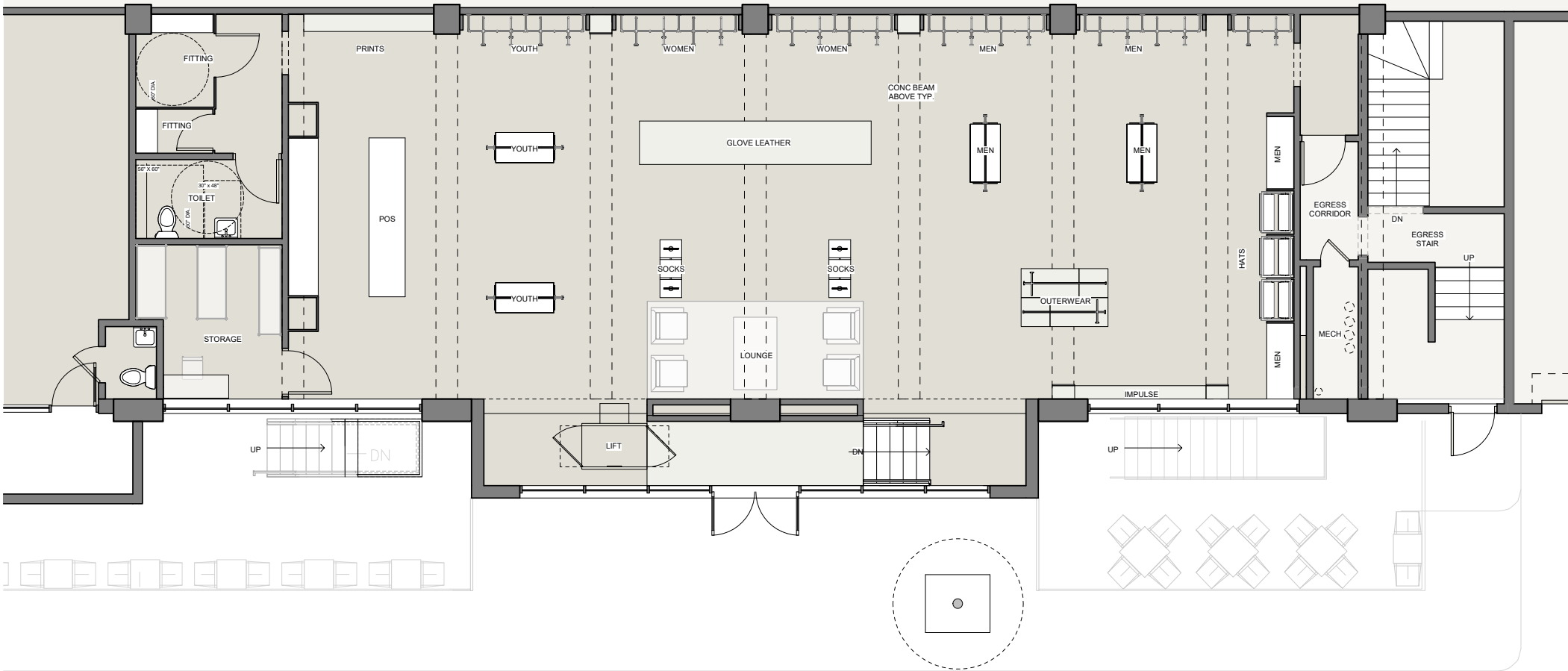
restus@atlanticretail.com

ATLANTA | BOSTON | CHARLOTTE | LOS ANGELES | PITTSBURGH | WEST PALM BEACH

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OPEN TO
BASEMENT STORAGE BELOW



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SITE PLAN

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± 2,400 SF Fenway Park Retail Opportunity Lansdowne Street

- Iconic retail space for lease in the center of the action at Fenway Park, a staple for Boston visitors and residents alike
- Join Cask 'n Flagon, Bleacher Bar, House of Blues, The Lansdowne, and more
- Millions of visitors to Fenway Park each year for Red Sox games, concerts, and events
- Walk-down space with ADA compliant entrance and abundant natural light



2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,594	22,350	66,586
Med HH Income	\$45,138	\$49,665	\$67,341
Daytime Pop	14,090	33,021	139,083



BOSTON, MA

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SITE PHOTOS

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LUCKY STRIKE
Lorettas
BILL'S BAR
CM BREWING CO.

THE LANSDOWNE

FENWAY THEATER
UNDER CONSTRUCTION
5,400 PERSON CAPACITY VENUE

HOUSE OF BLUES

BLEACHER BAR



SITE



GAME ON!



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Boston University
18,000 Students

KENMORE SQUARE

UNDER CONSTRUCTION
300,000 SF OFFICE

PROPOSED HOTEL
391 ROOMS

UNDER CONSTRUCTION
FENWAY CENTER
312 UNITS
40K SF RETAIL

SITE

FENWAY THEATER
UNDER CONSTRUCTION
5,400 PERSON CAPACITY VENUE

PROPOSED
184-ROOM
HOTEL

PROPOSED
500,000 SF OFFICE

PROPOSED 477
UNIT DEVELOPMENT



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SITE AERIAL

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