



337-341
SOMERVILLE AVE

SOMERVILLE, MA

RETAIL SPACE
FOR SALE/LEASE

4,400
SQUARE FEET



Stephanie Deering, VP | c. 781.608.5964 | sdeering@abgrealty.com
Julian Lewis | c. 617.212.1371 | julian@abgrealty.com

307 Cambridge Street, Cambridge MA 02141 | www.abgrealty.com

PROPERTY DESCRIPTION

ABG Commercial Realty is pleased to present 4,400 SF of street level retail space, with an additional 1,900 SF of lower-level space, in the transit oriented Union Square, Somerville. The space boasts high ceilings, an open floor plan, significant signage and pronounced exposure, and outdoor seating both on Somerville Ave. and in Bow Market's courtyard. Abutting Bow Market and connected via outdoor courtyard, the opportunity to join Somerville's most premier restaurant, retail and entertainment destination, will combine the region's finest artists, curators, purveyors and specialty retailers, medical, wellness, and service driven in a dynamic urban environment. The new MBTA Green line T Station, opening in 2021, and will bring thousands of new commuters to the already bustling Union Square area. The re-development of Union Square and surrounding area adds an additional proposed 2.4 million sq. ft. of office and lab space along with housing, green space, parking and civic space.

HIGHLIGHTS

- ◆ Retail opportunity adjacent Union Square's Bow Market
- ◆ 4,400 SF street level retail space with 1,900 SF lower-level
- ◆ High ceilings, open space, great frontage & high visibility
- ◆ Multiple approved outdoor dining areas
- ◆ Steps from the new Green Line T Station (opening 2021)
- ◆ Tenant Allowance Package Available



Stephanie Deering, VP | c. 781.608.5964 | sdeering@abgrealty.com
Julian Lewis | c. 617.212.1371 | julian@abgrealty.com

307 Cambridge Street, Cambridge MA 02141 | www.abgrealty.com

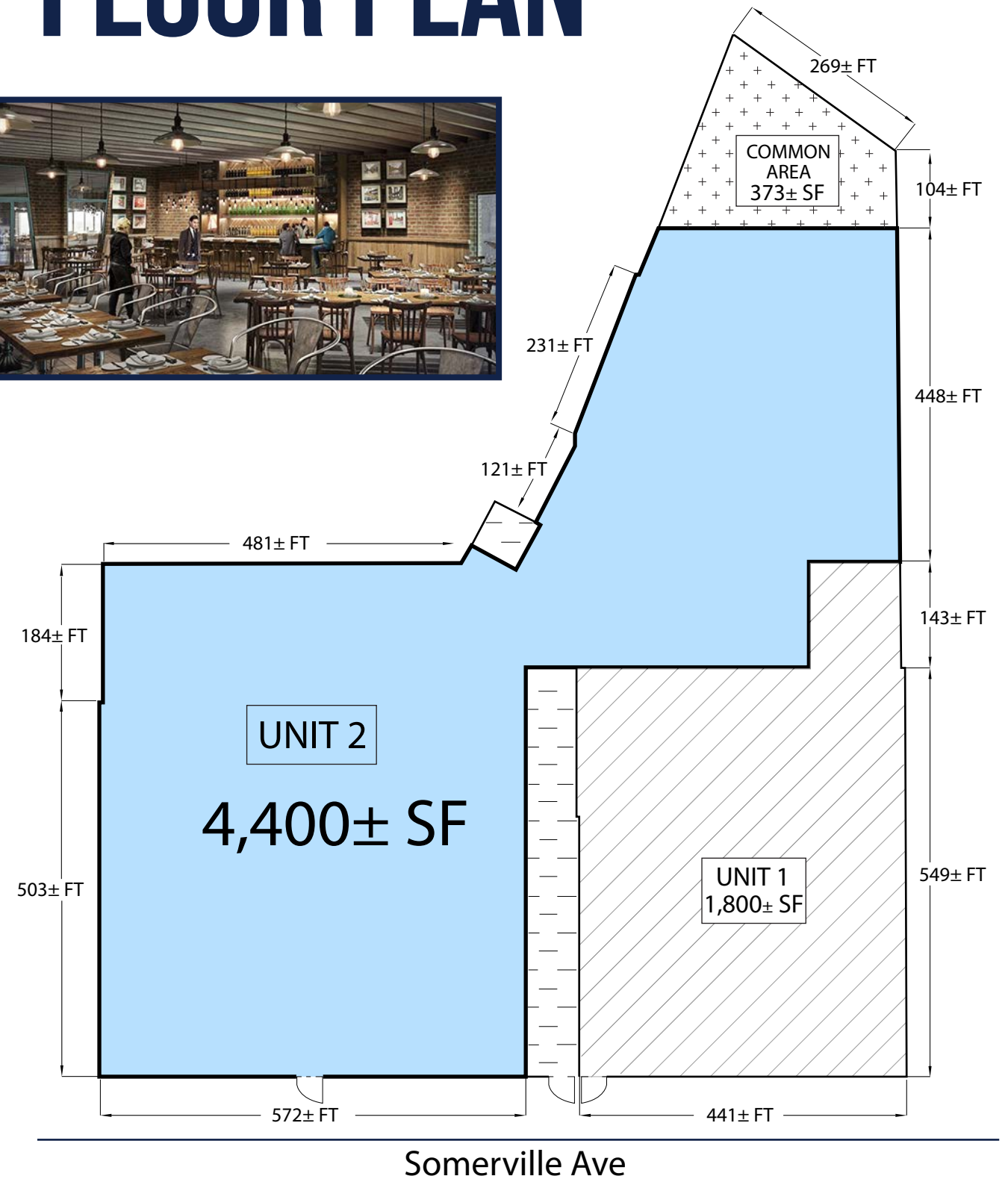
DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	70,346	485,607
TOTAL BUSINESS	3,266	39,338
AVG HOUSEHOLD INCOME	\$111,315	\$118,651
TRAFFIC COUNT	20,343	

LOCATION

Diverse, vibrant, and artistic Union Square is alive with activity 7 days a week. The lively neighborhood features many restaurants, cafés, brew pubs, bars and nightlife and specialty markets all within walking distance. Union Square will become home to two new GLX transit stations currently under construction transforming the square into a vibrant cultural and business district. Union Square offers quick access to Cambridge and downtown Boston as well as Route 93.

FLOOR PLAN





**337-341
SOMERVILLE AVE**

BOW MARKET
THE COMEDY STUDIO
REMNANT BREWING
CANOPY ROOM

GREENTOWN LABS

RESTAURANTS

1. DOSA-N-CURRY
2. CEASAR'S PIZZA & SUB
3. FORTISSIMO COFFEHOUSE
4. BULL MCCABE'S
5. UNION TAVERN
6. HIMALAYAN KITCHEN
7. THE NEIGHBORHOOD
8. CELESTE
9. BLOC CAFE
10. MACHU PICCHU
11. GLACIE'S ICE CREAM
12. JULIET
13. MAMA GINA'S PIZZERIA
14. BUK KYUNG
15. MANDARIN
16. EBI SUSHI
17. DUNKIN'
18. THE INDEPENDENT
19. CANTINA LA MEXICANA
20. SOMERVILLE SPORTS CLUB

RETAIL

20. BE. IN UNION YOGA
21. HIGH ENERGY VINTAGE
22. LITTLE INDIA
23. MARKET BASKET
24. STANHOPE FRAMERS
25. JERRY'S LIQUOR MART
26. EAST BOSTON SAVINGS BANK
27. CITIZEN'S BANK
28. PAO DE ACUCAR
29. RICKY'S FLOWER MARKET
30. CROSSFIT SOMERVILLE
31. SOMERVILLE COMPUTERS

ENTERTAINMENT

33. THUNDER ROAD
34. SALLY O'BRIEN'S
35. BRASS UNION

UNION SQUARE STATION
(COMING 2021)



BOYNTON YARDS



Stephanie Deering, VP | c. 781.608.5964 | sdeering@abgrealty.com
Julian Lewis | c. 617.212.1371 | julian@abgrealty.com

307 Cambridge Street, Cambridge MA 02141 | www.abgrealty.com

All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.