

AVAILABLE

Retail Opportunity at ZINC

22 Water Street | Cambridge, MA



Overview

LEASE RATE

Contact Broker

AVAILABLE SF

1,500 SF

Description

Brand new, shell condition retail space in new construction residential building, ZINC - a 392 unit apartment building. Located just steps from Lechmere Station (MBTA Green Line) in the Cambridge neighborhood. Surrounded by a wide variety of retail and dining options in the Cambridge neighborhood just minutes from Downtown Boston.

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	48,768	488,440	1,019,889
Total Daytime Employees	88,815	687,550	857,501
Average HH Income	\$123,798	\$108,529	\$101,458

Traffic Counts

Monsignor O'Brien Highway, S of Site	35,000 VPD
Monsignor O'Brien Highway, W of Site	40,000 VPD
Monsignor O'Brien Highway, SE of Site	33,448 VPD
Gilmore Bridge, E of Site	30,867 VPD

Year: 2018 | Source: Esri/Kalibrate Technologies

Contact

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BUNKER HILL MALL

BUNKER HILL COMMUNITY COLLEGE

0.25 MILES

TWIN CITY PLAZA

40,000 VPD MONSIGNOR O'BRIEN HWY

35,000 VPD



30,867 VPD GILMORE BRIDGE



CAMBRIDGESIDE

CAMBRIDGE ST

FIRST ST

33,448 VPD



CHARLES RIVER DAM RD

LANDMARK THEATRES

KENDALL SQUARE

300+ Life Science & Tech Companies:



BOSTON

Executive Summary

22 Water Street | Cambridge, MA



	1 mile	3 miles	5 miles
Population			
2000 Population	39,720	406,418	892,768
2010 Population	42,723	438,724	934,223
2018 Population	48,768	488,440	1,019,889
2023 Population	52,683	517,688	1,073,552
2000-2010 Annual Rate	0.73%	0.77%	0.45%
2010-2018 Annual Rate	1.62%	1.31%	1.07%
2018-2023 Annual Rate	1.56%	1.17%	1.03%
2018 Male Population	50.0%	49.6%	48.7%
2018 Female Population	50.0%	50.4%	51.3%
2018 Median Age	34.6	31.4	33.1

In the identified area, the current year population is 1,019,889. In 2010, the Census count in the area was 934,223. The rate of change since 2010 was 1.07% annually. The five-year projection for the population in the area is 1,073,552 representing a change of 1.03% annually from 2018 to 2023. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	67.0%	62.0%	60.0%
2018 Black Alone	8.8%	9.7%	13.2%
2018 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2018 Asian Alone	14.6%	14.3%	12.7%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	5.2%	9.2%	9.3%
2018 Two or More Races	4.0%	4.4%	4.5%
2018 Hispanic Origin (Any Race)	13.1%	19.8%	19.0%

Persons of Hispanic origin represent 19.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	18,887	174,701	373,451
2010 Households	20,914	185,211	388,007
2018 Total Households	23,762	204,647	419,263
2023 Total Households	25,543	216,995	440,599
2000-2010 Annual Rate	1.02%	0.59%	0.38%
2010-2018 Annual Rate	1.56%	1.22%	0.94%
2018-2023 Annual Rate	1.46%	1.18%	1.00%
2018 Average Household Size	2.00	2.11	2.27

The household count in this area has changed from 388,007 in 2010 to 419,263 in the current year, a change of 0.94% annually. The five-year projection of households is 440,599, a change of 1.00% annually from the current year total. Average household size is currently 2.27, compared to 2.24 in the year 2010. The number of families in the current year is 191,419 in the specified area.

Executive Summary

22 Water Street | Cambridge, MA



	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$84,991	\$70,154	\$67,919
2023 Median Household Income	\$101,638	\$83,098	\$80,715
2018-2023 Annual Rate	3.64%	3.44%	3.51%
Average Household Income			
2018 Average Household Income	\$123,798	\$108,529	\$101,458
2023 Average Household Income	\$144,995	\$126,652	\$118,756
2018-2023 Annual Rate	3.21%	3.14%	3.20%
Per Capita Income			
2018 Per Capita Income	\$61,102	\$46,890	\$42,580
2023 Per Capita Income	\$71,250	\$54,429	\$49,565
2018-2023 Annual Rate	3.12%	3.03%	3.08%

Households by Income

Current median household income is \$67,919 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$80,715 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$101,458 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$118,756 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$42,580 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$49,565 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	20,053	183,402	390,101
2000 Owner Occupied Housing Units	6,380	50,477	126,280
2000 Renter Occupied Housing Units	12,508	124,224	247,171
2000 Vacant Housing Units	1,165	8,701	16,650
2010 Total Housing Units	22,879	199,638	415,474
2010 Owner Occupied Housing Units	7,424	56,609	136,457
2010 Renter Occupied Housing Units	13,490	128,602	251,550
2010 Vacant Housing Units	1,965	14,427	27,467
2018 Total Housing Units	25,909	219,226	447,222
2018 Owner Occupied Housing Units	7,713	58,975	142,017
2018 Renter Occupied Housing Units	16,049	145,672	277,247
2018 Vacant Housing Units	2,147	14,579	27,959
2023 Total Housing Units	27,501	230,580	467,597
2023 Owner Occupied Housing Units	8,339	64,649	154,521
2023 Renter Occupied Housing Units	17,203	152,346	286,079
2023 Vacant Housing Units	1,958	13,585	26,998

Currently, 31.8% of the 447,222 housing units in the area are owner occupied; 62.0%, renter occupied; and 6.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 415,474 housing units in the area - 32.8% owner occupied, 60.5% renter occupied, and 6.6% vacant. The annual rate of change in housing units since 2010 is 3.33%. Median home value in the area is \$495,843, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.23% annually to \$581,384.