

# FOR LEASE

## Roslindale Shopping Center

626 American Legion Highway | Roslindale, MA



## Overview

**LEASE RATE** Contact Broker

**AVAILABLE SF** 3, 650 SF



## Description

Roslindale Shopping Center anchored by Save A Lot, Super Dollar, and Bargain Outlet. Co-tenants include Rainbow, AutoZone, Expressions, and Rent-A-Center. Excellent daytime population and very high traffic counts.

## Demographics

	1 MILE	2 MILES	3 MILES
Population	28,480	130,983	291,592
Average HH Income	\$86,759	\$93,569	\$96,810
Total Daytime Population	19,582	96,903	222,453

Year: 2019 | Source: Esri

## Contact

**BRIAN NADLER**  
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## Traffic Counts

Morton Street, NE of Site	26,885 AADT VPD
Centre Street, W of Site	15,491 AADT VPD
Blue Hill Avenue, S of Site	54,472 AADT VPD

Year: 2019 | Source: massDOT

**SRS REAL ESTATE PARTNERS** | 400 Fifth Avenue, Suite 105 | Waltham, MA 02451 | 857.263.3839

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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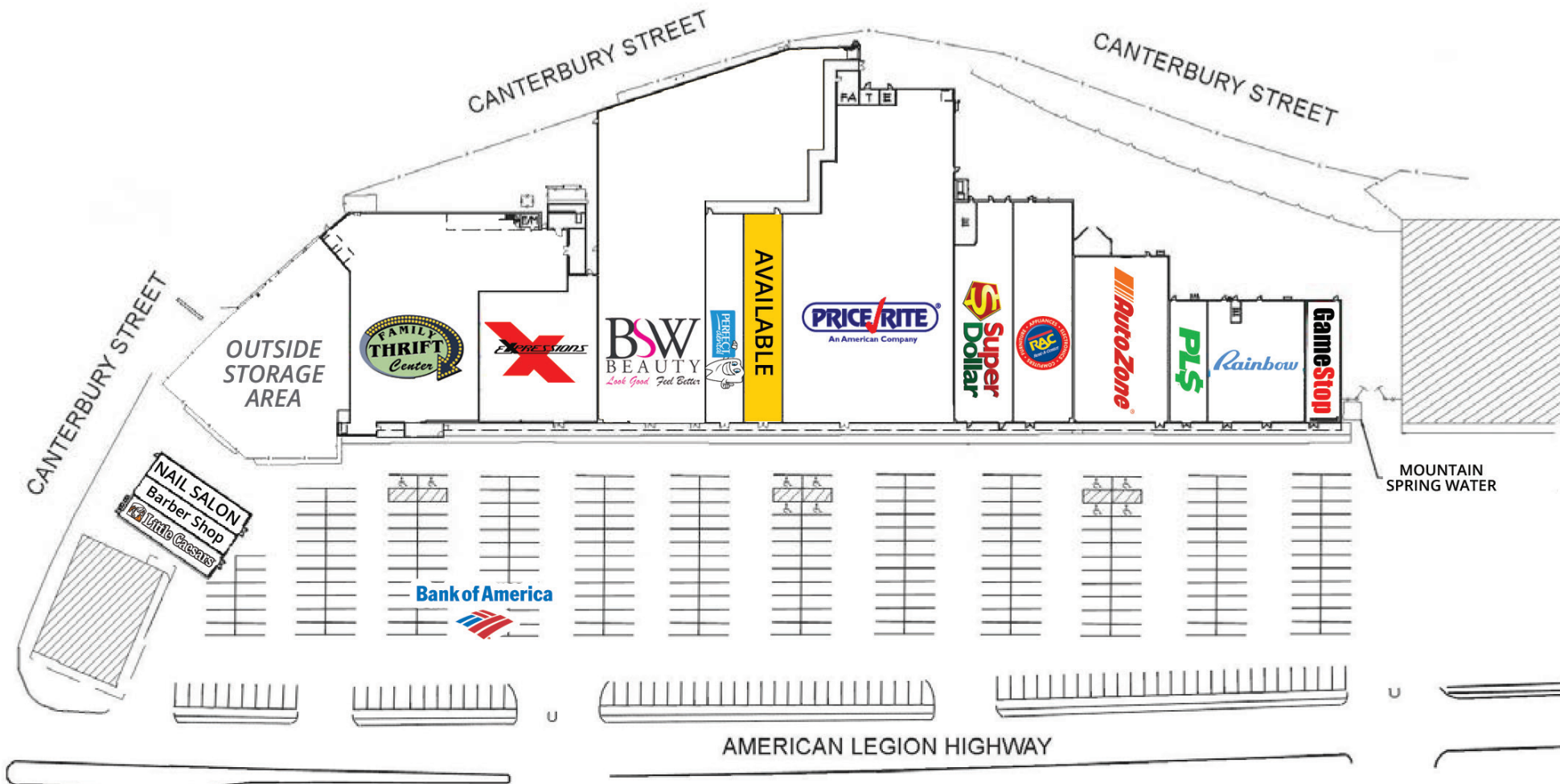


ROSLINDALE SHOPPING CENTER

- Save a lot
- GameStop
- Rainbow
- Simco's  
WORLD'S LARGEST  
OLD TYME FRANKS
- AutoZone
- EXPRESSIONS

# Executive Summary

626-674 American Legion Highway | Roslindale, MA



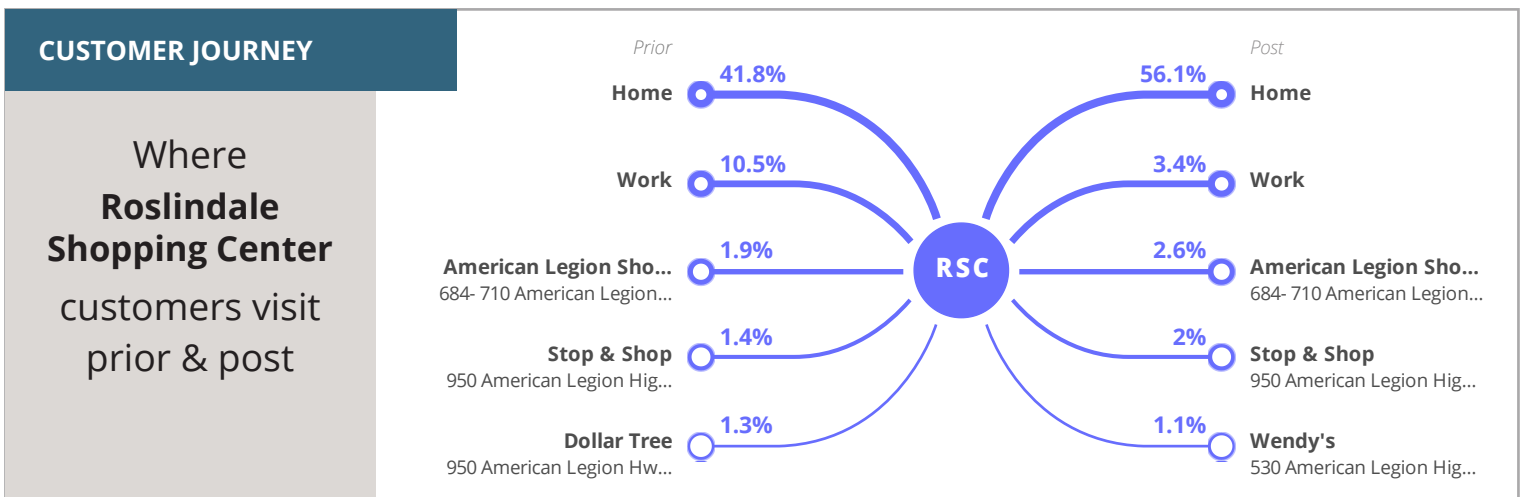
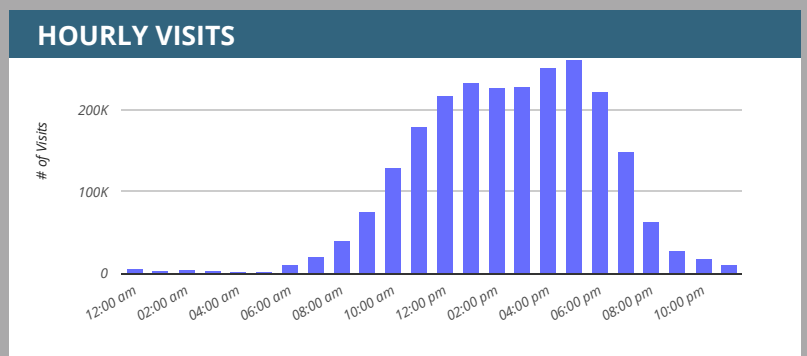
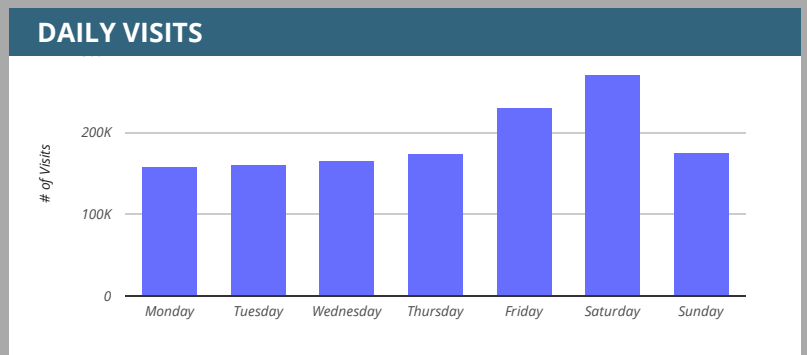
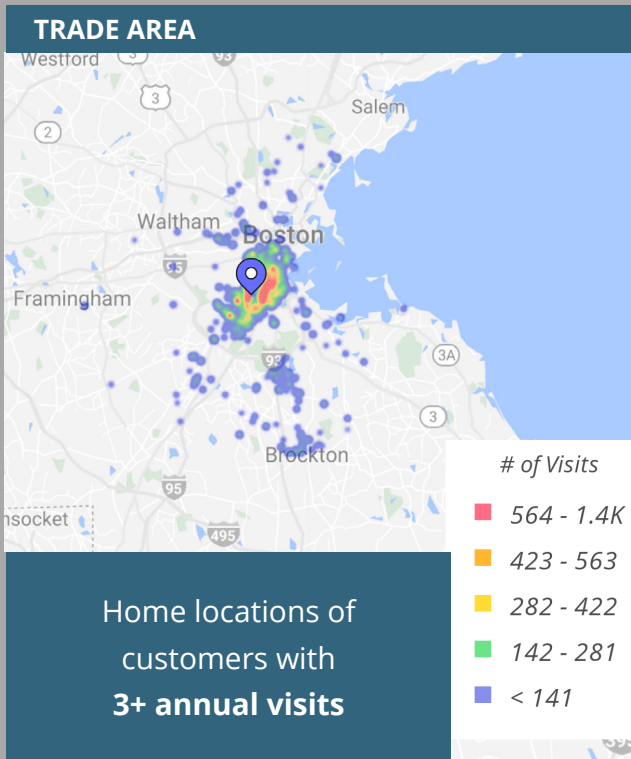
LEASING PLAN NOT TO SCALE

Roslindale Plaza - Roslindale, MA  
Available Space - 3,650 SF



## Visitor Metrics - Estimated Annual Visits 03/01/2019 - 02/29/2020

	Est. # of Customers	Est. # of Visits	Avg. Visits / Customer	Panel Visits
Roslindale ... / Americ...	246.1K	1.34M	5.43	16.7K



Source: Placer Labs, Inc.

## Executive Summary

626-674 American Legion Highway | Roslindale, MA



	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	27,693	127,049	274,302
2010 Population	26,624	121,689	271,196
2019 Population	28,480	130,983	291,592
2024 Population	29,467	136,193	302,972
2000-2010 Annual Rate	-0.39%	-0.43%	-0.11%
2010-2017 Annual Rate	0.73%	0.80%	0.79%
2017-2022 Annual Rate	0.68%	0.78%	0.77%
2019 Male Population	46.5%	45.6%	46.2%
2019 Female Population	53.5%	54.4%	53.8%
2019 Median Age	36.6	37.0	36.8
<b>Households</b>			
2000 Households	9,878	45,474	99,064
2010 Households	9,861	45,710	102,147
2019 Total Households	10,403	48,582	108,557
2024 Total Households	10,703	50,332	112,325
2000-2010 Annual Rate	-0.02%	0.05%	0.31%
2010-2017 Annual Rate	0.58%	0.66%	0.66%
2017-2022 Annual Rate	0.57%	0.71%	0.68%
2019 Average Household Size	2.71	2.65	2.64
<b>Housing Units</b>			
2019 Total Housing Units	11,092	51,708	115,686
2019 Owner Occupied Housing Units	5,252	23,545	50,762
2019 Renter Occupied Housing Units	5,151	25,037	57,795
2019 Vacant Housing Units	689	3,126	7,129
<b>Race and Ethnicity</b>			
2019 White Alone	29.6%	31.7%	35.0%
2019 Black Alone	47.8%	49.9%	42.7%
2019 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2019 Asian Alone	2.6%	2.3%	5.1%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Hispanic Origin (Any Race)	30.0%	23.4%	22.9%
<b>Income</b>			
2019 Median Household Income	\$69,335	\$68,999	\$67,770
2019 Average Household Income	\$86,759	\$93,569	\$96,810
Per Capita Income	\$31,531	\$34,743	\$36,231
<b>2019 Population 25+ by Educational Attainment</b>			
Total	19,484	89,793	199,340
High School Graduate	24.6%	22.3%	21.8%
GED/Alternative Credential	4.3%	4.3%	3.4%
Some College, No Degree	17.9%	17.7%	16.7%
Associate Degree	6.3%	6.5%	5.9%
Bachelor's Degree	18.0%	19.0%	20.3%
Graduate/Professional Degree	15.4%	17.0%	18.5%
<b>Daytime Population</b>			
2019 Total Daytime Population	19,582	96,903	222,453
Workers	6,277	33,956	80,339
Residents	13,305	62,947	142,114