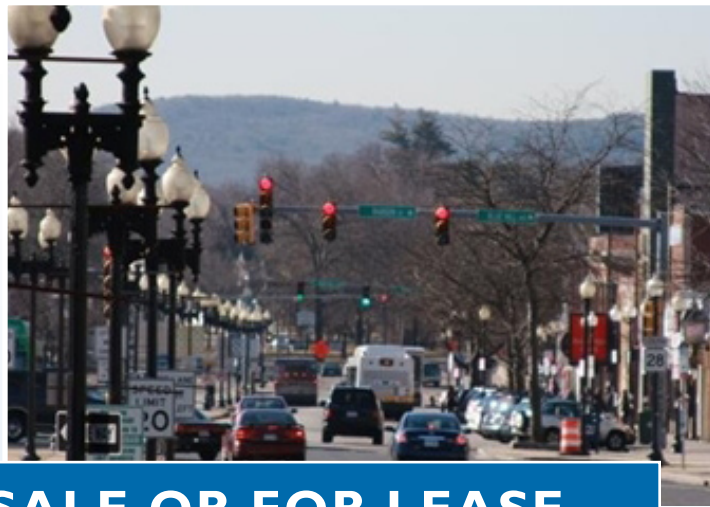




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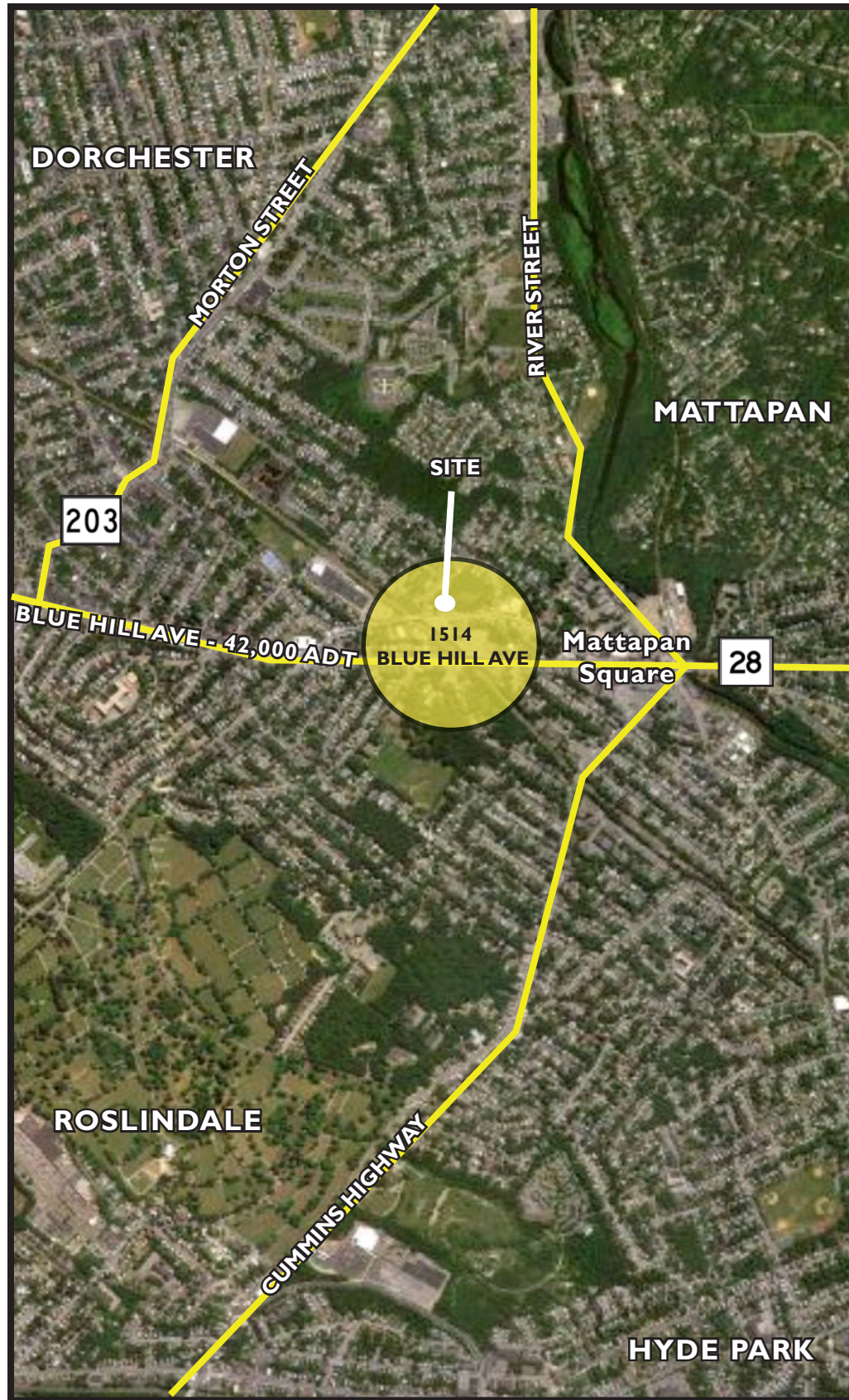
**RETAIL FOR SALE OR FOR LEASE  
1514 BLUE HILL AVE  
MATTAPAN, MA**

**Area Retailers:**



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RETAIL • 1514 BLUE HILL AVE, MATTAPAN, MA



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745 Boylston Street  
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617.375.7900  
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FOR MORE  
INFORMATION

**JIM SPEROS**  
617.850.9678  
jsperos@bradvisors.com

## RETAIL • 1514 BLUE HILL AVE, MATTAPAN, MA

This free-standing building has approximately 1,600 sf available on the street level with a basement, and up to 1,600 sf of office space on the second floor.



### **PROPERTY HIGHLIGHTS**

- Traffic Count on Blue Hill Ave = 42,000 + ADT
- Rare off-street parking for up to 20 cars
- Easy access from both northbound and southbound traffic
- 50 year heritage as a restaurant / food location
- Large pylon sign and strong visibility and street presence
- Next to bus stop and across from future MBTA Commuter Rail station
- Two blocks from new 50,000 sf Mattapan Community Health Center (100,000+ patients per year) and CVS/Pharmacy
- Four blocks from Mattapan Square and Red Line Train
- Adjacent to the well-known Jubilee Church (3,000+ visitors per week)

### **SPACE DETAILS**

- Street Level: 1,600+/- sf
- Basement: 1,400+/- sf
- 2nd Floor: 1,600+/- sf

Demographics • 1514 Blue Hill Avenue	One-Mile Radius	Two-Mile Radius	Three-Mile Radius
<b>Population</b>			
2010 Est. Total Population	63,342	201,081	392,865
<b>Households</b>			
2010 Est. Total Households	20,975	69,636	151,616
<b>Income</b>			
2010 Average Household Income	\$50,432	\$58,517	\$73,939
<b>Daytime Population</b>			
2010 Average Daytime Population	7,142	58,875	255,791

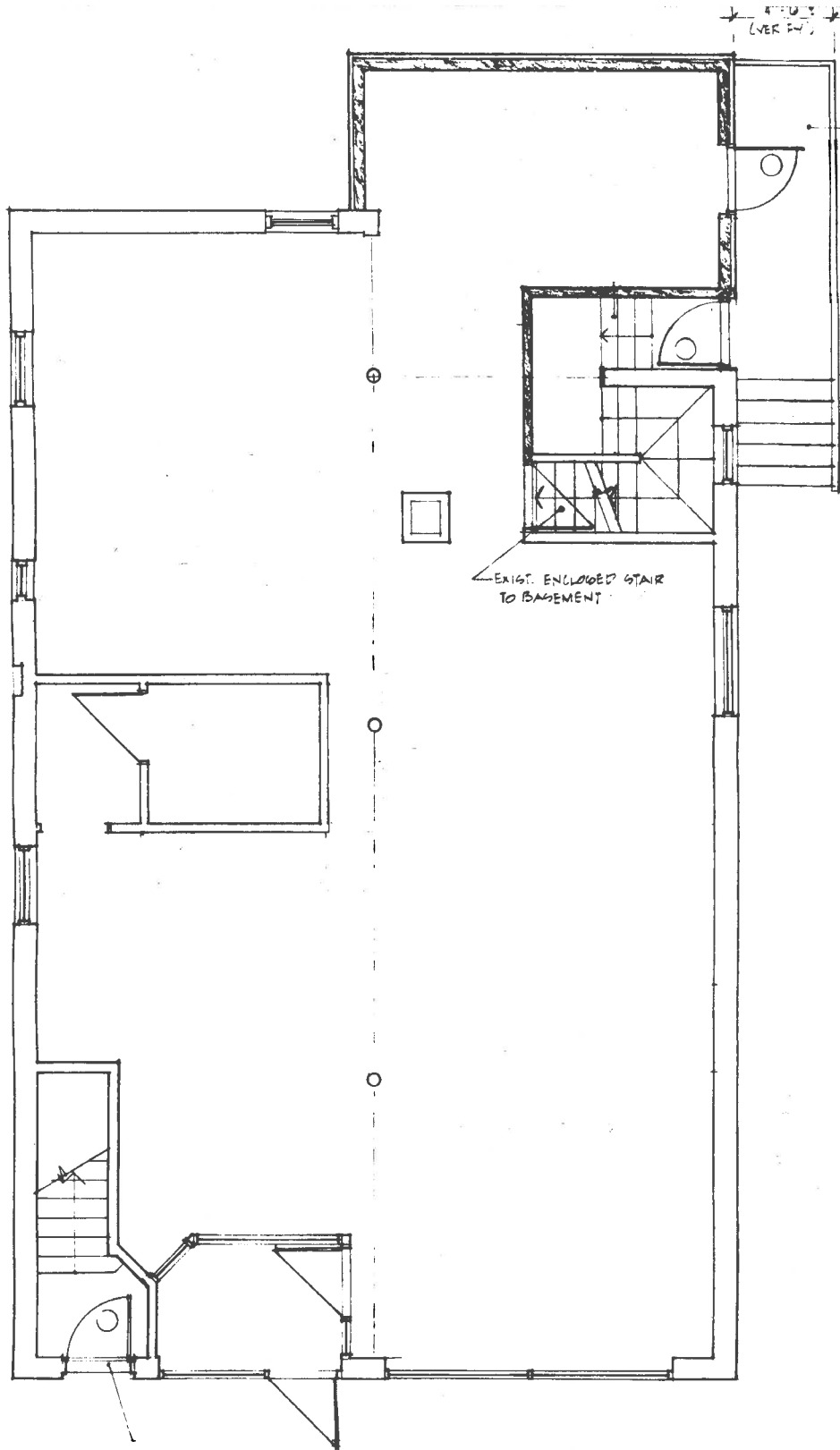


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○ FIRST FLOOR  
scale 1/4" = 1'



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