

# SPEEDWAY RETAIL PLAN



Delivering Summer 2020



# PROJECT VISION

Set to open in Summer 2020, The Speedway will be a revitalized destination to eat, drink, shop and gather for local neighbors and the broader Boston community alike in this historic property at 525 Western Avenue, Brighton.

Led by non-profit developer Architectural Heritage Foundation (AHF), the project will transform the historic buildings of the site into 17,000 SF of unique and varied spaces that will become home to a collection of local, independent retailers, including small-format retail shops, artisans and makers, small food purveyors, a full-service restaurant, event space operators, as well as non-profit and creative office users.

All of these uses will surround an 8,000 SF courtyard with seating and space for public events and programs.

We are also excited to share that Notch Brewing will serve as the project's anchor tenant, opening a brewery and taproom at The Speedway. This will be the first Boston-area location for the popular Salem-based craft beer brand. Notch's taproom will feature outdoor seating that spills out into the courtyard, helping enliven the site throughout the week.

To learn more about the project, including details on The Speedway's incredible history and AHF's work to revitalize it, visit [CharlesRiverSpeedway.com](https://CharlesRiverSpeedway.com).

# SURROUNDING NEIGHBORHOOD CENTERS





# LOCATION + NEIGHBORHOOD CONTEXT









A horizontal number line with three tick marks. The first tick mark is labeled '0', the second is labeled '16', and the third is labeled '32'.





# AVAILABLE RETAIL SPACES

**F+G**  
3,696 SF

**H3**  
460 SF

**H1**  
2,350 SF

**E**  
6 BAYS

**C+D**  
3,766 SF  
**NOTCH**

**B**  
4,199 SF







# LET'S TALK

Graffito is currently leasing the retail and creative office spaces at The Speedway. We are actively seeking operators of the following types to be a part of this unique project:

- Small format retail shops
- Local artisans + makers
- Small food purveyors
- Full-service restaurant
- Non-profit + creative office users

Interested operators are encouraged to reach out to learn more about retail opportunities at the Speedway.

Contact:

Gustavo Quiroga / 617-515-8895

[gustavo@graffitosp.com](mailto:gustavo@graffitosp.com)

Jesse Baerkahn / 617-401-2872

[jesse@graffitosp.com](mailto:jesse@graffitosp.com)

