

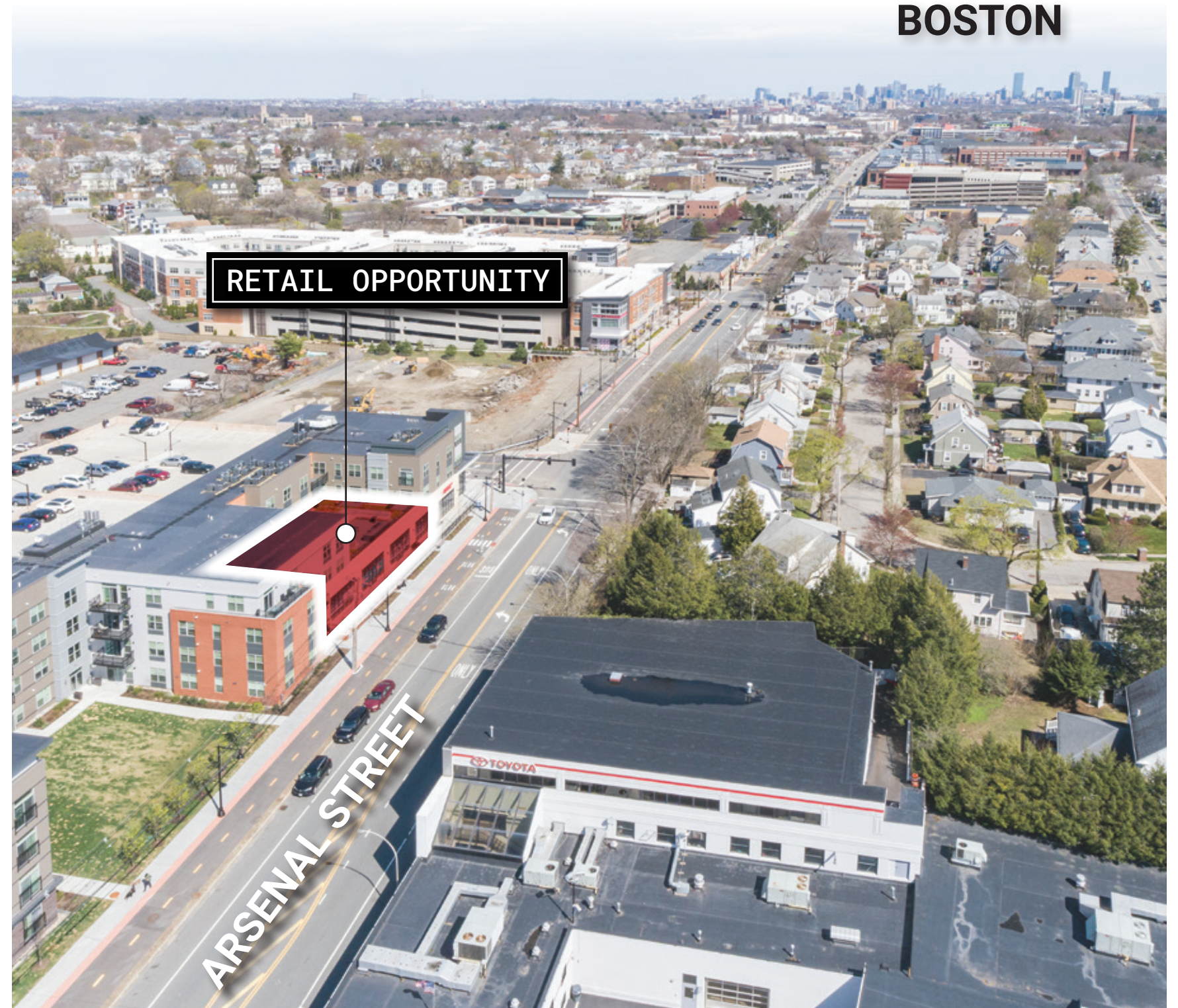
ELAN UNION MARKET / WATERTOWN 6,367 SF RETAIL OPPORTUNITY



PROJECT ORIENTATION

Elan Union Market is a newly constructed 282-unit residential complex located on Arsenal Street just outside of Watertown Square with adjacency to Watertown's highest concentrations of mixed-use residential, office and lab buildings.

The project's retail boasts high-ceilings with elevated storefronts along one of Watertown's busiest corridors, Arsenal Street. Existing co-tenant in the project is Title Boxing, with a slew of strong local and national retailers and restaurants in neighboring projects including Arsenal Yards and The Arsenal on the Charles. Lastly, the retail at Elan Union Market benefits from onsite bike and vehicular parking including 85 dedicated, covered, retail spaces for easy accessibility.



BOSTON

LOCATION



WATERTOWN

BANK OF AMERICA

HOME TASTE

STARBUCKS

EAST WATERTOWN

ELAN UNION MARKET

TARGET

20

MOLANA

THE DINER

ARSENAL STREET

ARSENAL ON THE CHARLES

TOYOTA WATERTOWN

WILD WILLY'S BURGER

ATHENA HEALTH

BOSTON
VOLKSWAGEN

20

BRANCH LINE

ARSENAL STREET

ARSENAL YARDS

Marshalls

SHAKE SHACK

Roche Bros.

THE HOME DEPOT

MAJESTIC

OLD NAVY

NEWTON

90

A LOOK AT THE NUMBERS

WITHIN A 1-MILE RADIUS



28,000

daytime population



28,500

residents



1,460

businesses



85

dedicated retail
parking spaces



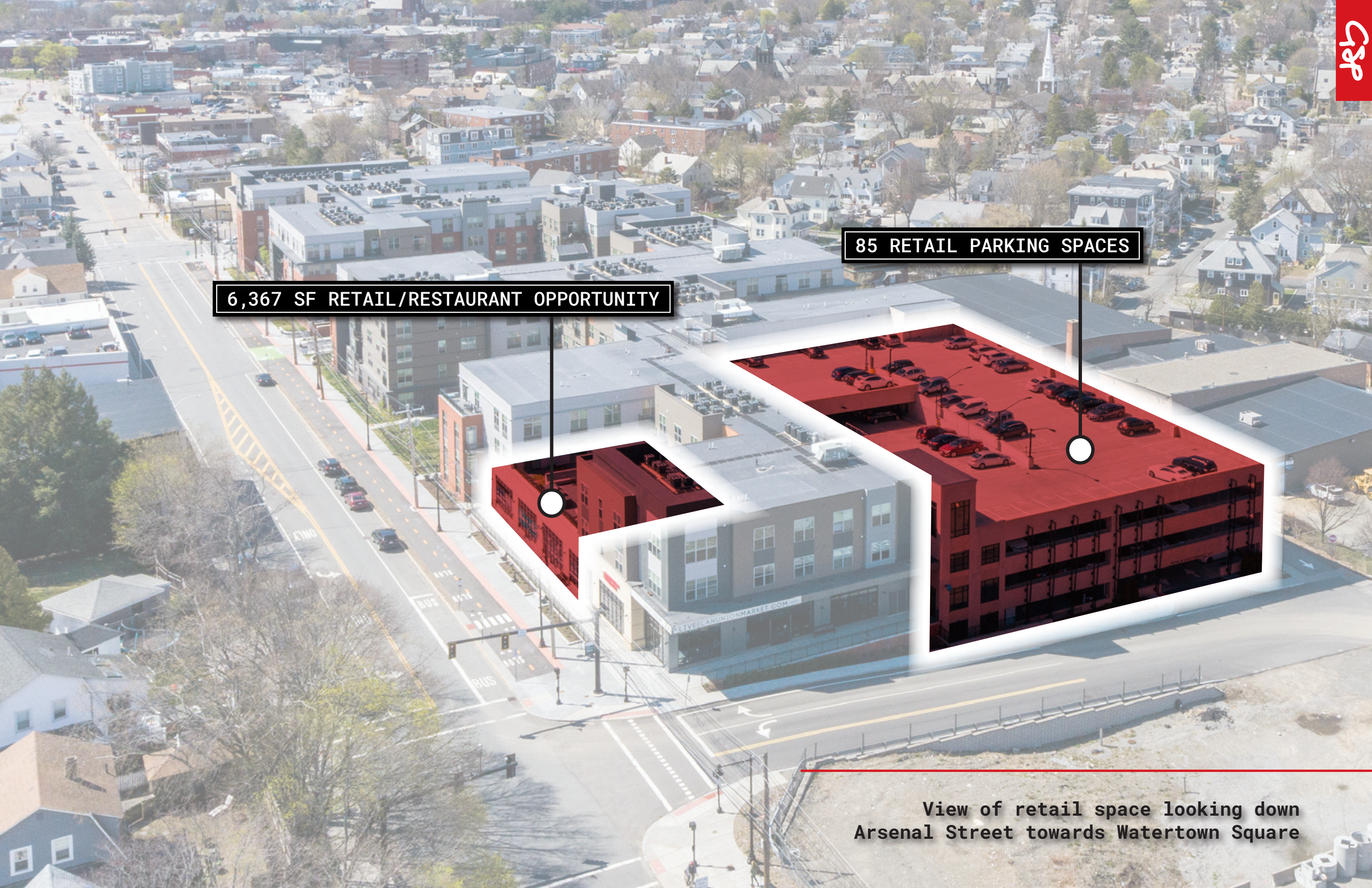
20,000+

daily vehicles on
arsenal Street



6,367

square feet
available



6,367 SF RETAIL/RESTAURANT OPPORTUNITY

85 RETAIL PARKING SPACES

View of retail space looking down Arsenal Street towards Watertown Square

FLOOR PLANS

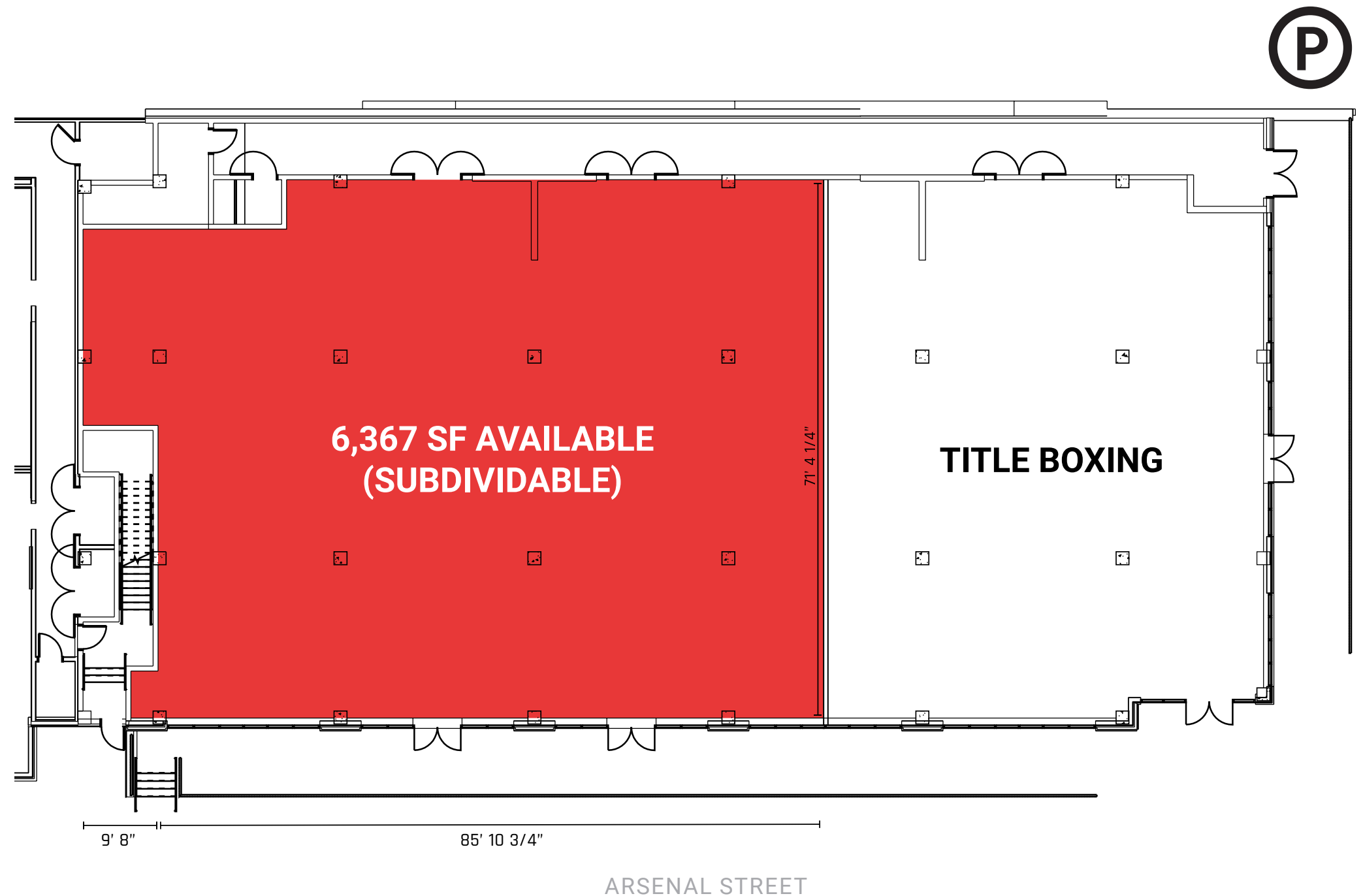
Approximately 6,367 SF of ground floor retail space with high ceilings, expansive glass frontage along Arsenal Street, dedicated parking, and potential for active outdoor space.

 **16' CEILINGS**

 **6,367 RSF**

 **85' FRONTAGE**

 **DEDICATE TRASH / LOADING CORRIDOR**



— LET'S TALK

Graffito is seeking a dynamic retail, restaurant or service/amenity provider to join the ground floor retail mix of Elan Union with an emphasis on enhancing the residential experience upstairs and overall neighborhood community.

**6,367 SF
AVAILABLE NOW**

Dave Downing
dave@graffito.com
617.401.2871

Angela VanArsdale
angela@graffito.com
978.766.5142

