

IRON WORKS

SOUTH BOSTON

RETAIL REIMAGINED

3,000 - 5,200 SF OPPORTUNITIES



COLE-FACTS

NEIGHBORHOOD



\$130,000

average household income



35

median age



61%

under age 44



48%

under age 34



40%

population growth since 2000



85

very walkable walk score



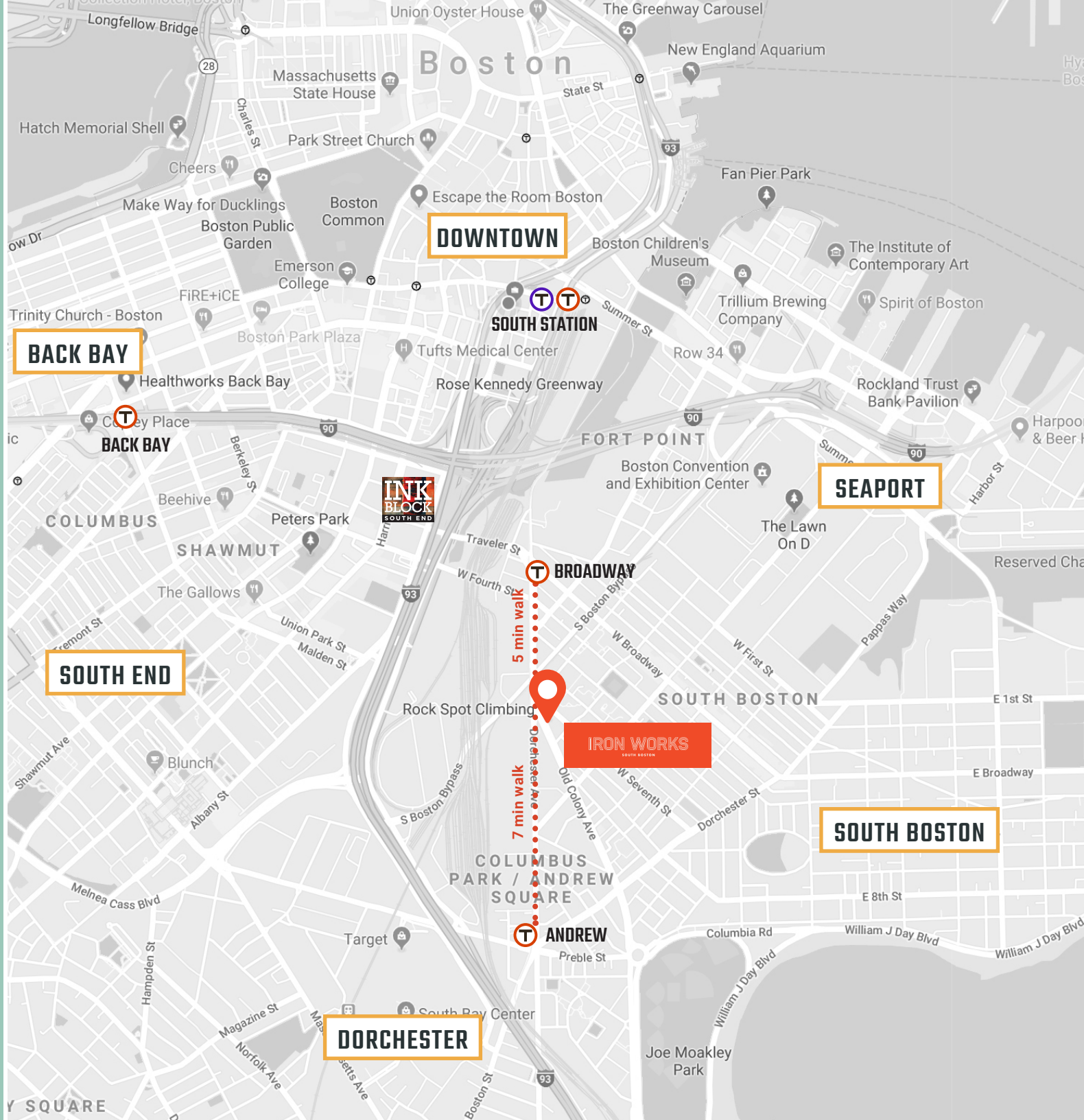
71

transit score - 5-7 min walk to
Broadway and Andrew Stations



89

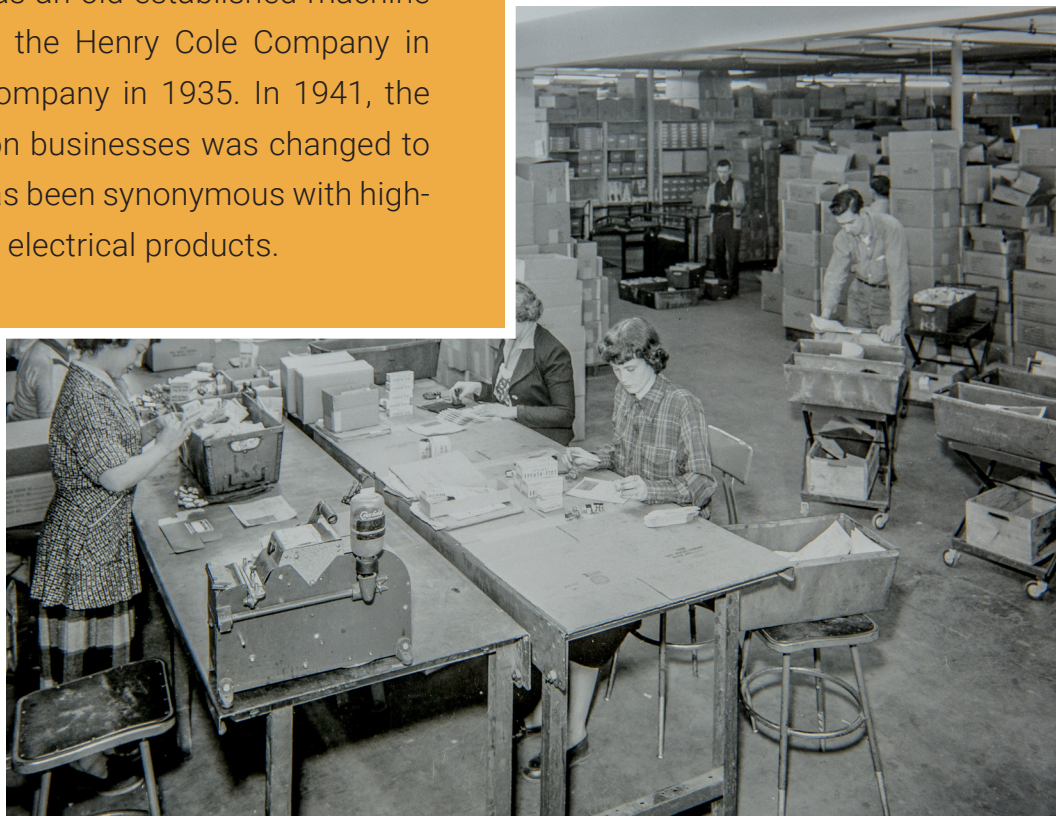
bike score - 9 min ride downtown





THE REAL DEAL

The Henry Cole Company of Boston was founded in 1914 as a manufacturer of lamp sockets and other equipment. The F.C. Hersee Company was an old-established machine shop. Leo Mayer purchased the Henry Cole Company in 1924 and the F.C. Hersee Company in 1935. In 1941, the name of these two old Boston businesses was changed to Cole Hersee Company and has been synonymous with high-quality automotive electrical products.





ANOTHER FINE PRODUCT
FROM
COLE-HERSEE
MANUFACTURERS OF
ORIGINAL AUTOMOTIVE EQUIPMENT



COLE-FACTS

OPPORTUNITIES



75,000

total retail square footage



**programmable
outdoor space**



8-10

total retail and restaurant shells



15-18'

average ceiling heights



parking

abundant on-site and on-street



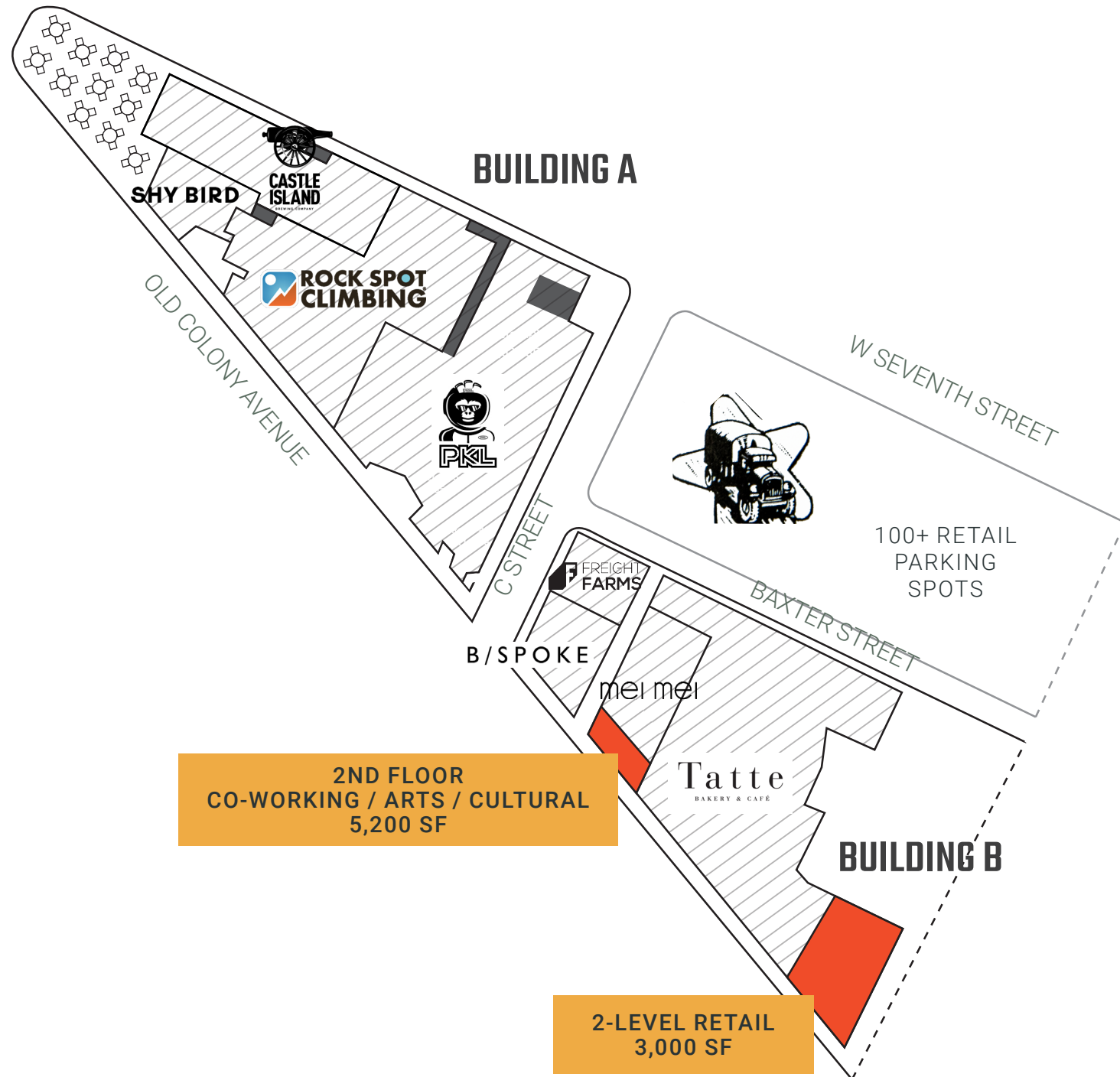
facades

and storefronts brand new



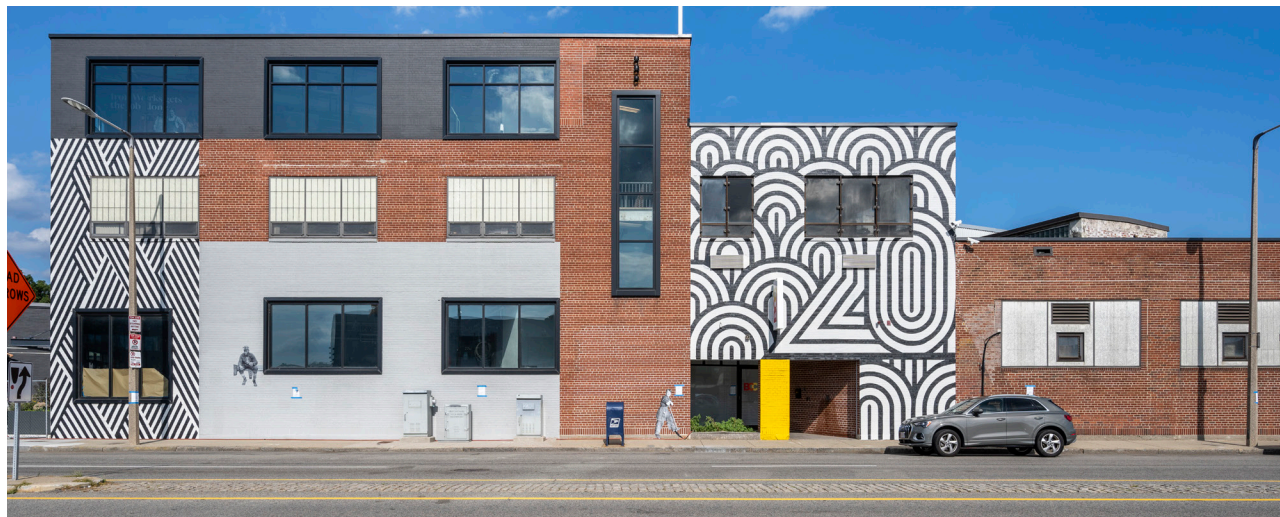
signage

and branding opportunities
along Old Colony and Dot Ave



BUILT TO LAST

A distinctive opportunity to transform turn-of-the-century high-bay manufacturing space into a retail destination that honors its industrial roots but works for today's experiential retail vibe. Great bones (think incredible ceiling heights, industrial beams, exposed concrete), amazing transportation access and parking, and a location easily accessed from the heart of South Boston, South End and Seaport.

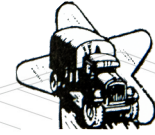




B/SPOKE

SECOND FLOOR
RETAIL FOR LEASE

Tatte
BAKERY & CAFÉ



100+ RETAIL
PARKING SPOTS

mei mei

RETAIL
FOR LEASE

SHY BIRD



Prime storefront
opportunity along
Old Colony

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