

# USQ: UNION SQUARE RETAIL + RESTAURANT OPPORTUNITIES





# PROJECT ORIENTATION

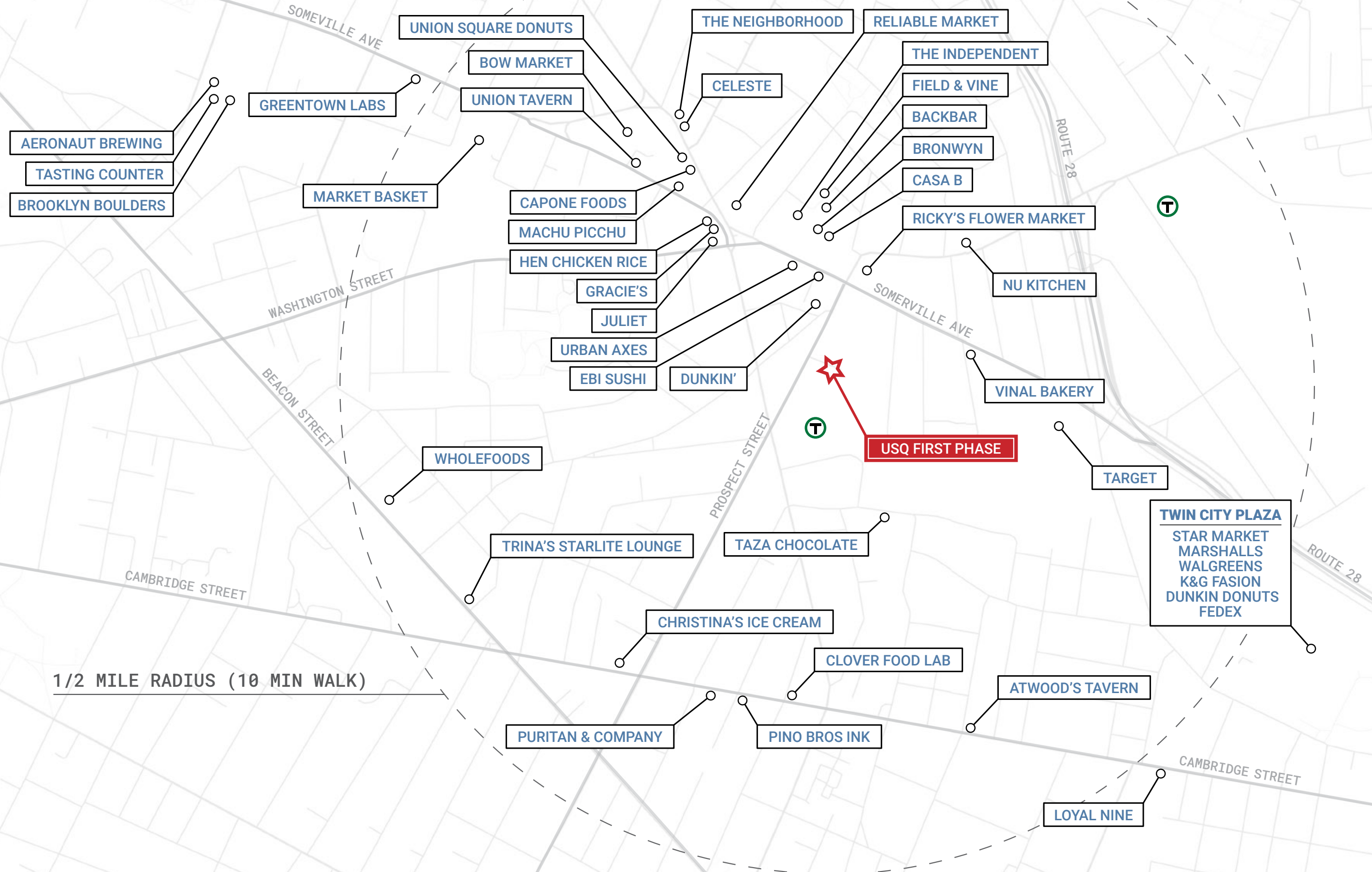
**USQ is the culmination of years long community conversations, infrastructure improvements, and planning for 2.4M SF of transit oriented development in Union Square Somerville.**

10 – 50 Prospect Street is the first site within the USQ development to break ground; this four-acre parcel in the heart of the neighborhood is adjacent to the new MBTA Green Line Station and will be home to newly constructed retail and restaurant space within the 710,000 square feet of new development, which will house three buildings with 194,000 square feet of lab and innovation space, 450 apartment units and 271 parking spaces.





# RETAIL MIX



# IN THE NEIGHBORHOOD



**2**

new Green Line  
Stations



**1,750**

new bicycle  
parking stations



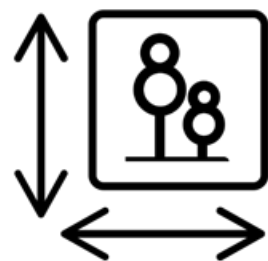
**20,000**

daytime population in  
the trade area



**\$105,000**

median household income  
in one mile radius



**3.6**

acres of new  
open space



**1,000**

new residential  
units



**1.2M**

of new lab and  
office space



**140,000**

square feet of new retail and  
restaurant space





Birdseye view of Union Square





Corner of Prospect and Somerville Ave





View of Bennett Court running between the  
Lab/Office and Residential Buildings





Plaza along Prospect Street facing  
towards the T Station





Plaza along Prospect Street  
standing at the T Station



# SITE PLAN



STATION ENTRY

PEDESTRIAN OPEN SPACE

RETAIL 1  
2,400 SF

LOBBY

RETAIL 2  
1,400 SF

RETAIL 3  
5,600 SF  
(SUBDIVIDABLE)

LOBBY

BENNETT COURT

TRASH & LOADING

TRASH & LOADING

PARKING

MILK ALLEY

RESIDENTIAL BUILDING

RETAIL 4  
2,100 SF

LOBBY

RETAIL 5  
10,000 SF  
(SUBDIVIDABLE)

TRASH & LOADING

LAB BUILDING

PROSPECT STREET

UNION SQUARE PLAZA

SOMERVILLE AVE



# THE OPPORTUNITIES

The five retail spaces shown here can be demised further to create smaller premises for a range of retail and restaurant uses. All retail abuts the new Station Plaza, a new 18,000 square foot public space that provides connectivity between Union Square Plaza, the neighborhood “living room,” and the entrance to the new MBTA Station and Bennett Court.



Q2 2023 DELIVERY



16' + CEILINGS



AMPLE FRONTAGE + SIGNAGE OPPORTUNITIES

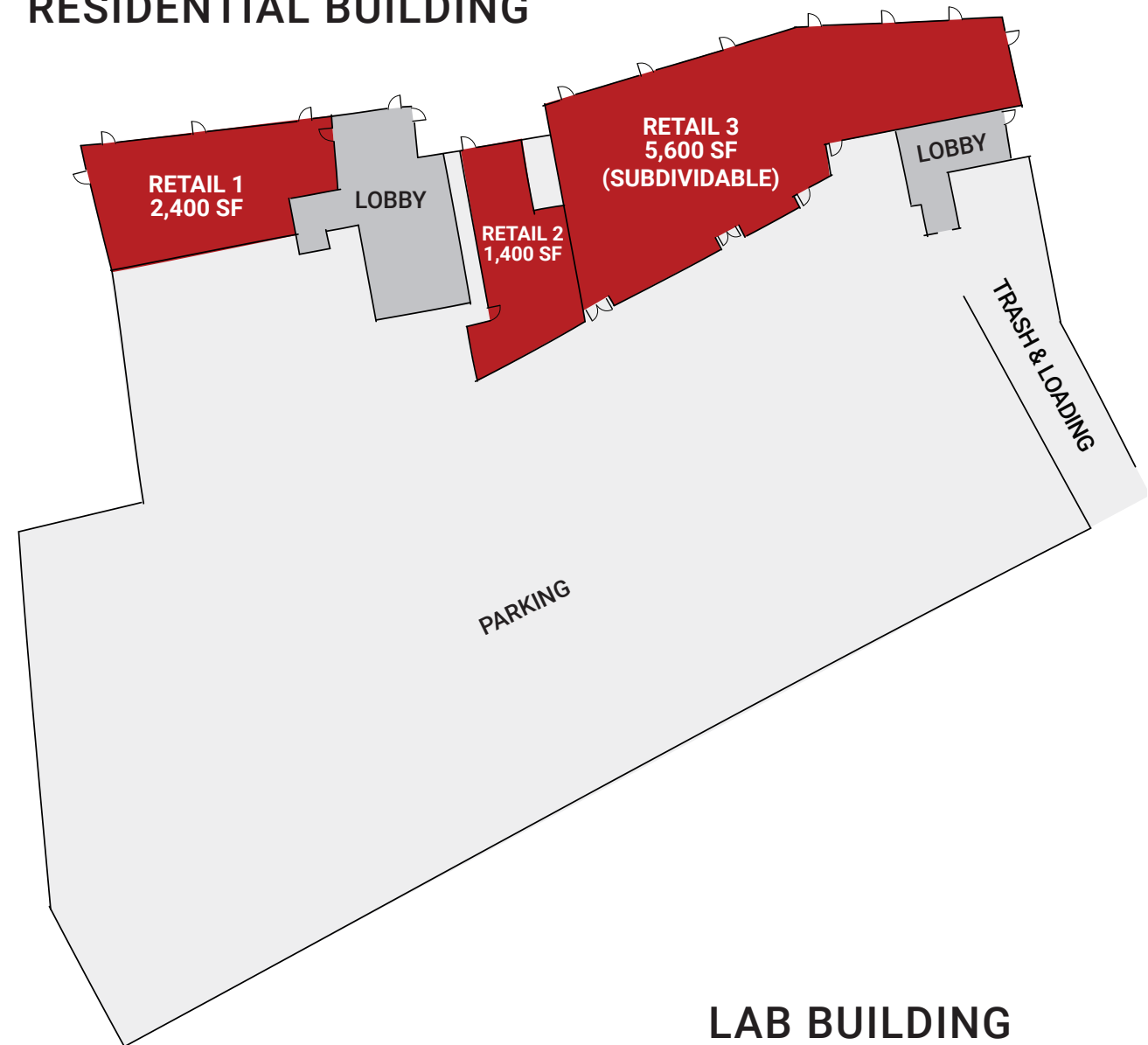


NEW CONSTRUCTION 450 UNIT RESIDENTIAL



OUTDOOR SEATING

## RESIDENTIAL BUILDING



## LAB BUILDING





# LET'S TALK

USQ is seeking to bolster the existing vibrancy and diversity of the retail and restaurant community in Union Square with the addition of best-in-class restaurants and retail amenities that will serve those working, visiting and living in the Square.



For more info about the USQ Project, visit [Discoverusq.com](https://Discoverusq.com)

**Jesse Baerkahn**  
jesse@graffito.com  
617.401.2872

**Dave Downing**  
dave@graffito.com  
617.401.2871

**Angela VanArsdale**  
angela@graffito.com  
978.766.5142

