

USQ: UNION SQUARE RETAIL + RESTAURANT OPPORTUNITIES



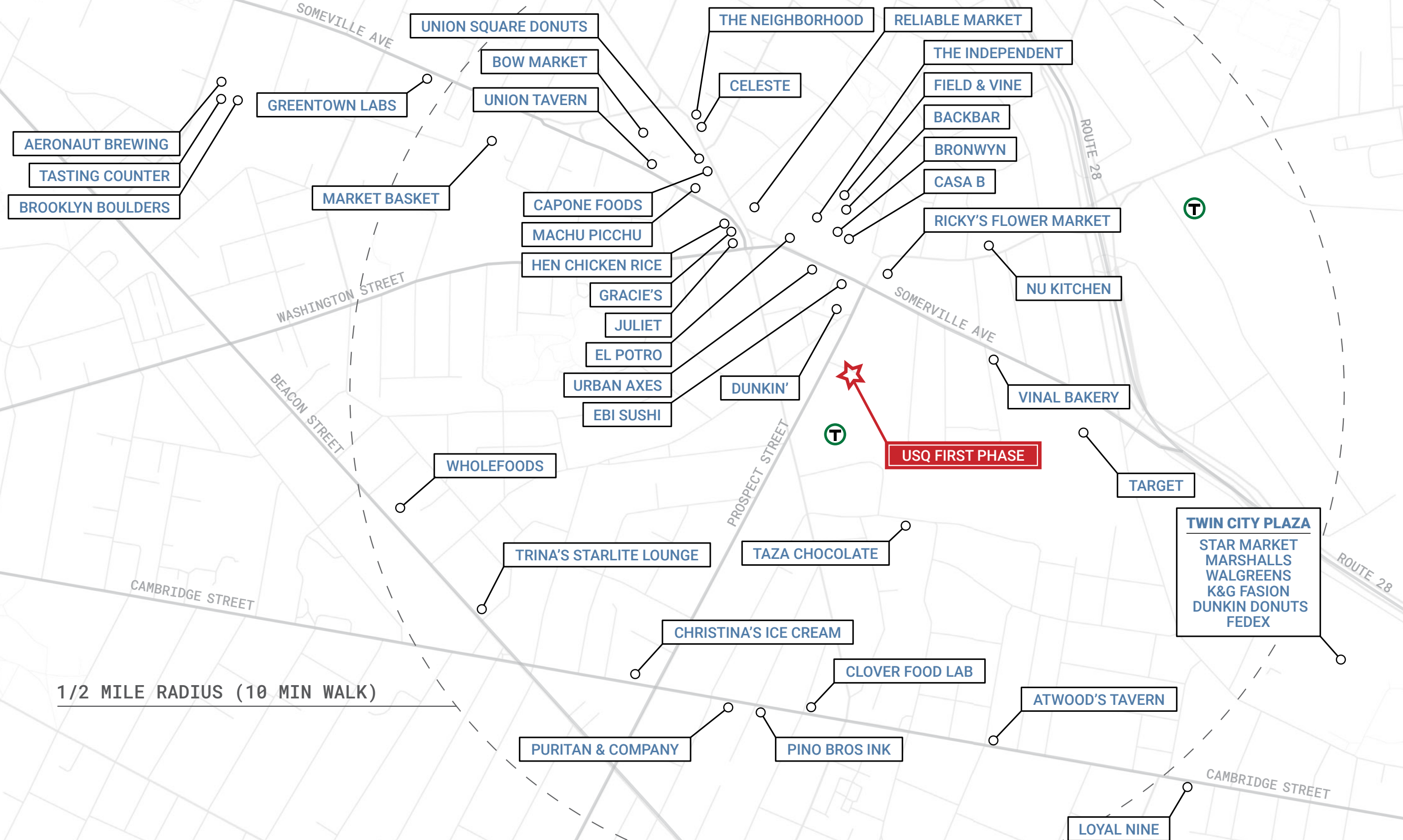
PROJECT ORIENTATION

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.

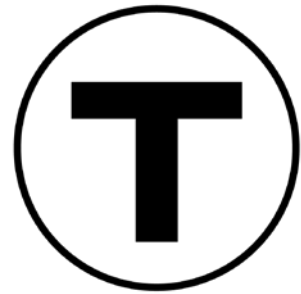
10 – 50 Prospect Street is the first site within the USQ development to break ground; this four-acre parcel in the heart of the neighborhood is adjacent to the new MBTA Green Line Station and will be home to newly constructed retail and restaurant space within the 710,000 square feet of new development, which will house two 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



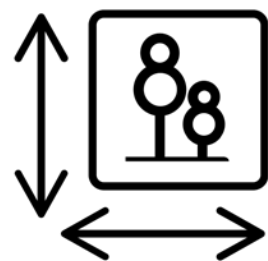
20,000

daytime population in
the trade area



\$105,000

median household income
in one mile radius



3.6

acres of new
open space



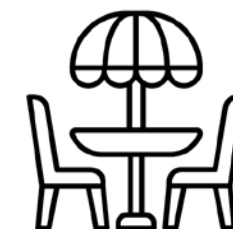
1,000

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

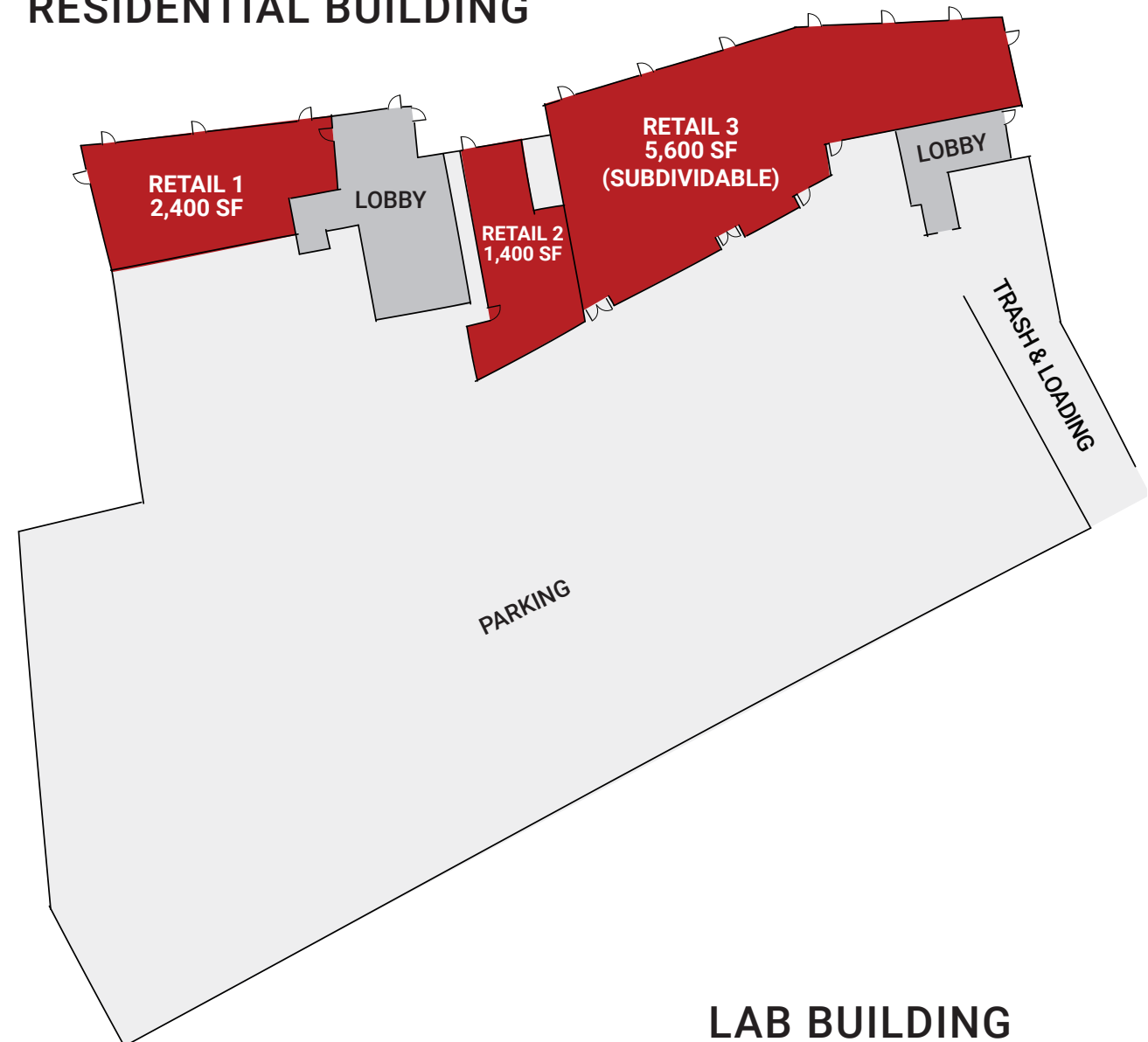


NEW CONSTRUCTION 450 UNIT RESIDENTIAL



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

