

464 MASS AVE / SECOND GENERATION RESTAURANT OPPORTUNITY



PROJECT ORIENTATION

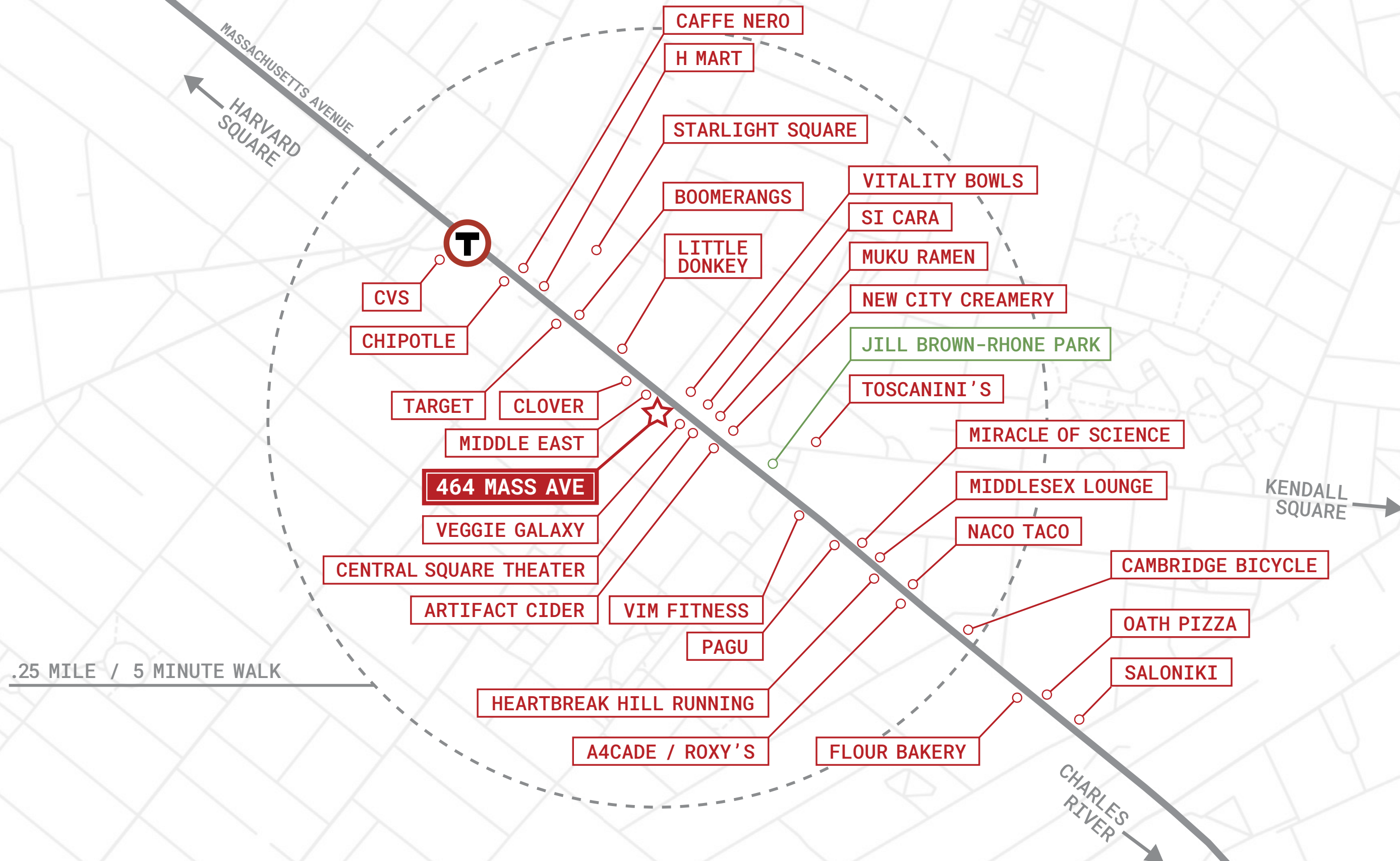
"Central Square is the epitome of urbanism: no other district of similar size in Boston offers the same diversity and intensity of activities. In all of the Boston area, Central is truly special."

- Red Ribbon Report

464 Mass Ave is uniquely positioned in the heart of Central Square in Cambridge Massachusetts. The premises was previously occupied by Mary Chung Restaurant and is available for lease for the first time in over 30 years.



RETAIL MIX



IN THE NEIGHBORHOOD



1,300

businesses within
a half-mile radius



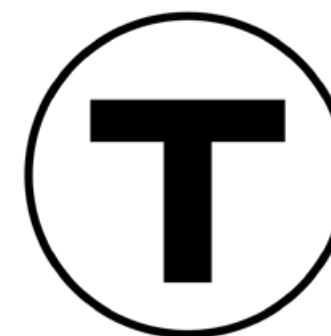
14,000

employees within
a half-mile radius



21,100

people living within
a half-mile radius



15,500

daily red line ridership at
the Central Square station

LARGEST EMPLOYERS:





View of 464 Mass Ave from street



Interior view of dining area

THE OPPORTUNITY

This second-generation restaurant space is available at 464 Massachusetts Ave, near the intersection of Massachusetts Avenue and Brookline Street. The 2,375 square foot restaurant space has great frontage on Mass Ave, basement storage space, rear loading, and outdoor seating.



AVAILABLE NOW



2,375 SF



1,157 SF LOWER LEVEL SPACE AVAILABLE



EXISTING RESTAURANT INFRASTRUCTURE

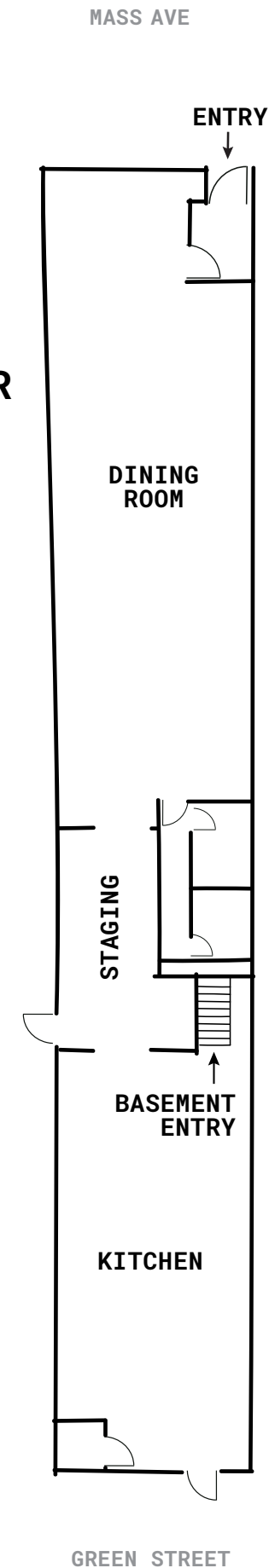


MASS AVE FRONTAGE

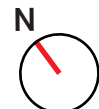
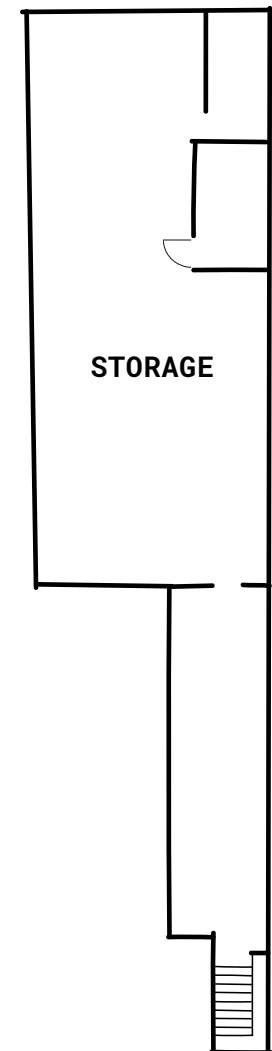


POTENTIAL FOR OUTDOOR SEATING

GROUND FLOOR



BASEMENT



— LET'S TALK

Graffito is seeking a best-in-class food and beverage concept that, like Mary Chung, will become a fixture in Central Square's dining scene for years to come. Locally owned operators will be prioritized, as will restaurant concepts that further enhance the vibrancy and eclectic culture of Central Square.

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