

438 MASS AVE / SECOND GENERATION F&B OPPORTUNITY



PROJECT ORIENTATION

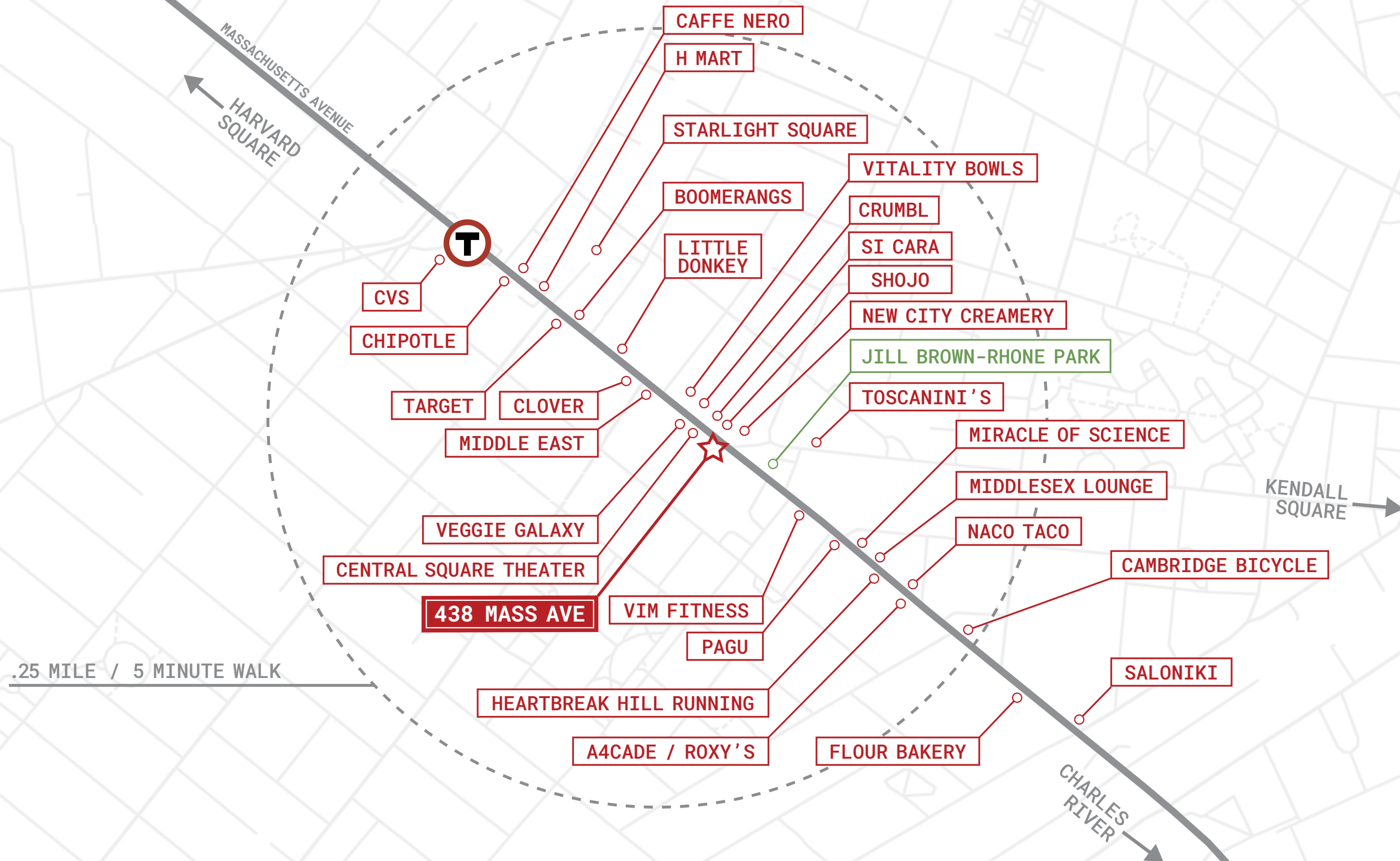
“Central Square is the epitome of urbanism: no other district of similar size in Boston offers the same diversity and intensity of activities. In all of the Boston area, Central is truly special.”

- Red Ribbon Report

438 Mass Ave is uniquely positioned in the heart of Central Square in Cambridge Massachusetts. The premises was previously occupied by Artifact Cider Project and is available for lease.



RETAIL MIX



IN THE NEIGHBORHOOD



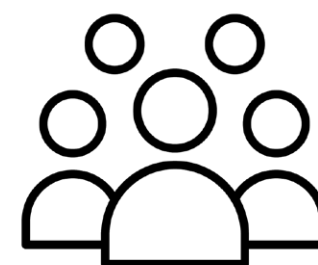
1,300

businesses within
a half-mile radius



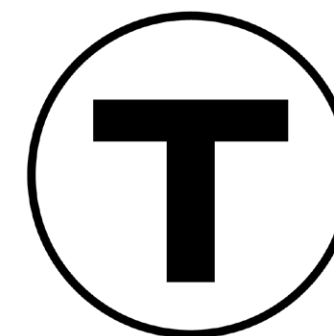
14,000

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 438 Mass Ave from street



Interior view of bar area

THE OPPORTUNITY

This second-generation non-vented retail space is available at 438 Massachusetts Ave, near the intersection of Massachusetts Avenue and Brookline Street. The 2,951 square foot unique space has great frontage on Mass Ave, basement storage space, rear loading, and outdoor seating.



AVAILABLE NOW



2,951 SF



LOWER LEVEL STORAGE SPACE AVAILABLE



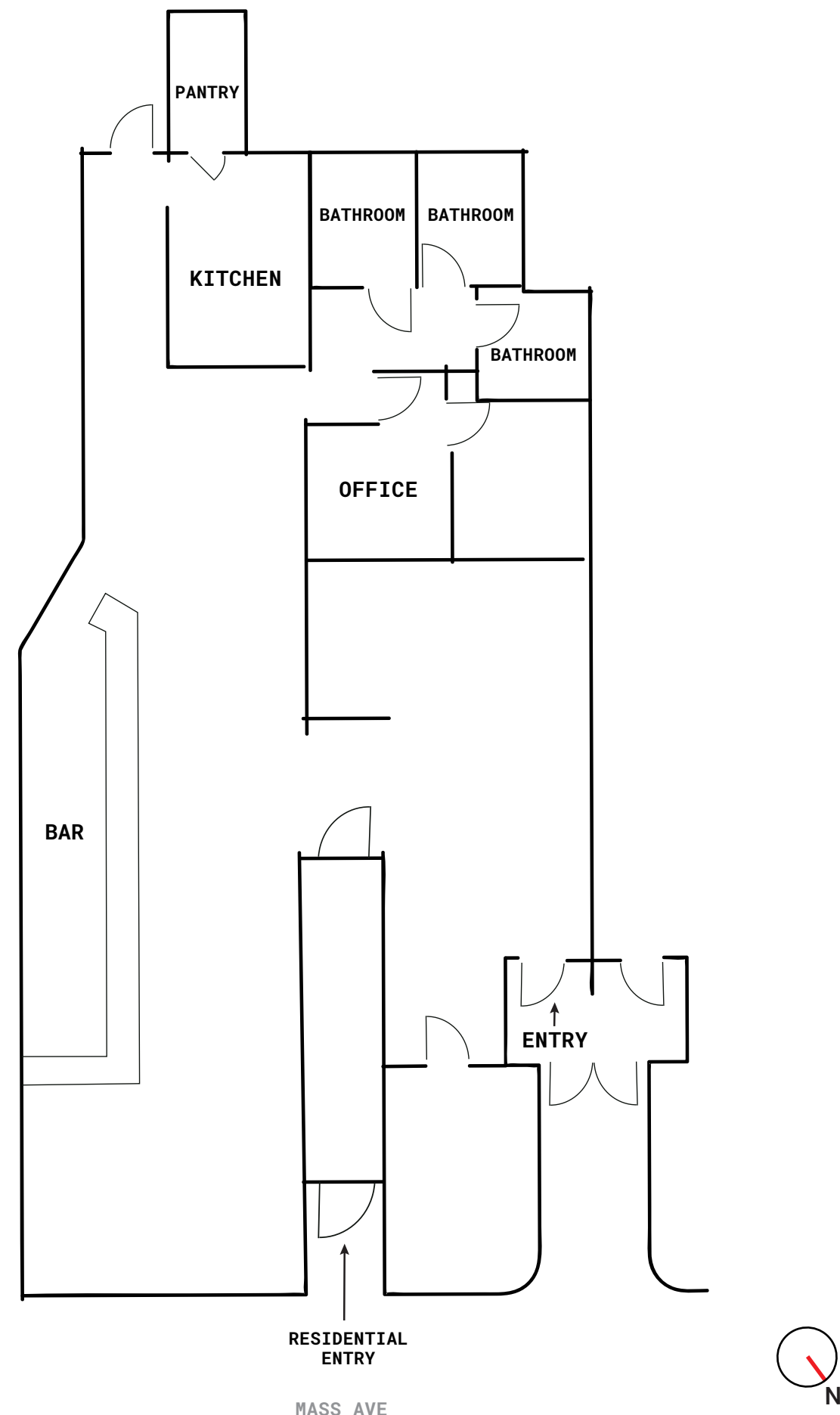
EXISTING BAR INFRASTRUCTURE



MASS AVE FRONTAGE

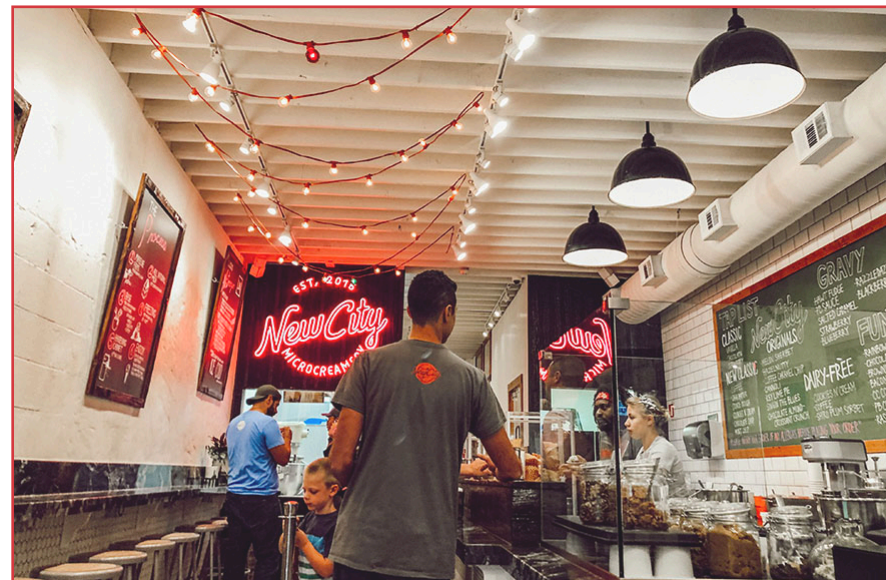


POTENTIAL FOR OUTDOOR SEATING



LET'S TALK

Graffito is seeking a best-in-class, local, independent operator whose concept would enhance the vibrant, diverse environment of Central Square for those living, working and visiting the area.



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