

# USQ: UNION SQUARE RETAIL + RESTAURANT OPPORTUNITIES



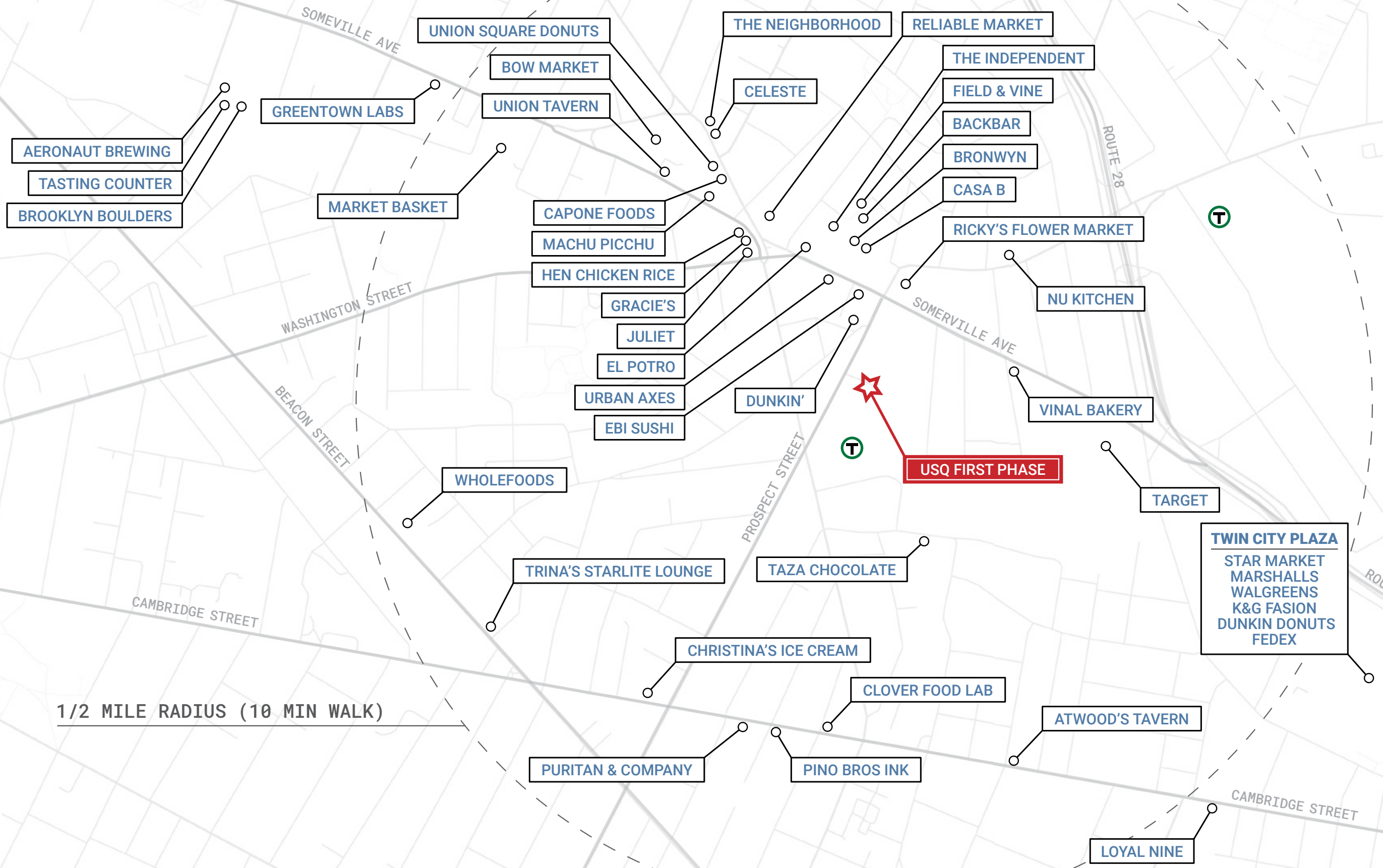
# PROJECT ORIENTATION

**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



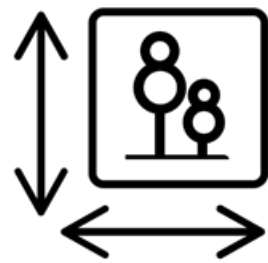
**20,000**

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



Street-edge along Prospect Street facing towards the T Station



### Union Square Station Plaza

This plaza reflects decades of advocacy and work to return public rail transportation to Union Square, Somerville's oldest and largest commercial center. Once the location of historic marshlands, Union Square Station opened March 21, 2022, making public transportation accessible to a majority of the city's population through the Green Line Extension project.



**PUBLIC OPEN SPACE**  
All are welcome.

### Union Square Station Plaza

This public open space is provided by US2 in partnership with the City of Somerville through a Civic Space Permit.  
Maintained by: Prospect Union Square  
Call 311 or 857-313-3318 to report problems.



Newly opened Union Square Plaza



# SITE PLAN

**T** STATION ENTRY

PROSPECT STREET

UNION SQUARE PLAZA

PEDESTRIAN OPEN SPACE

RETAIL 1  
2,400 SF

LOBBY

RETAIL 2  
1,400 SF

RETAIL 3  
2,465 SF

LIFE ALIVE

LOBBY

BENNETT COURT

RETAIL 4  
2,100 SF

LOBBY

AT LEASE

RETAIL 5  
4,970 SF

TRASH & LOADING

TRASH & LOADING

TRASH & LOADING

PARKING

MILK ALLEY

LAB BUILDING

RESIDENTIAL BUILDING

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.



AVAILABLE NOW



16' + CEILINGS



AMPLE FRONTAGE + SIGNAGE OPPORTUNITIES

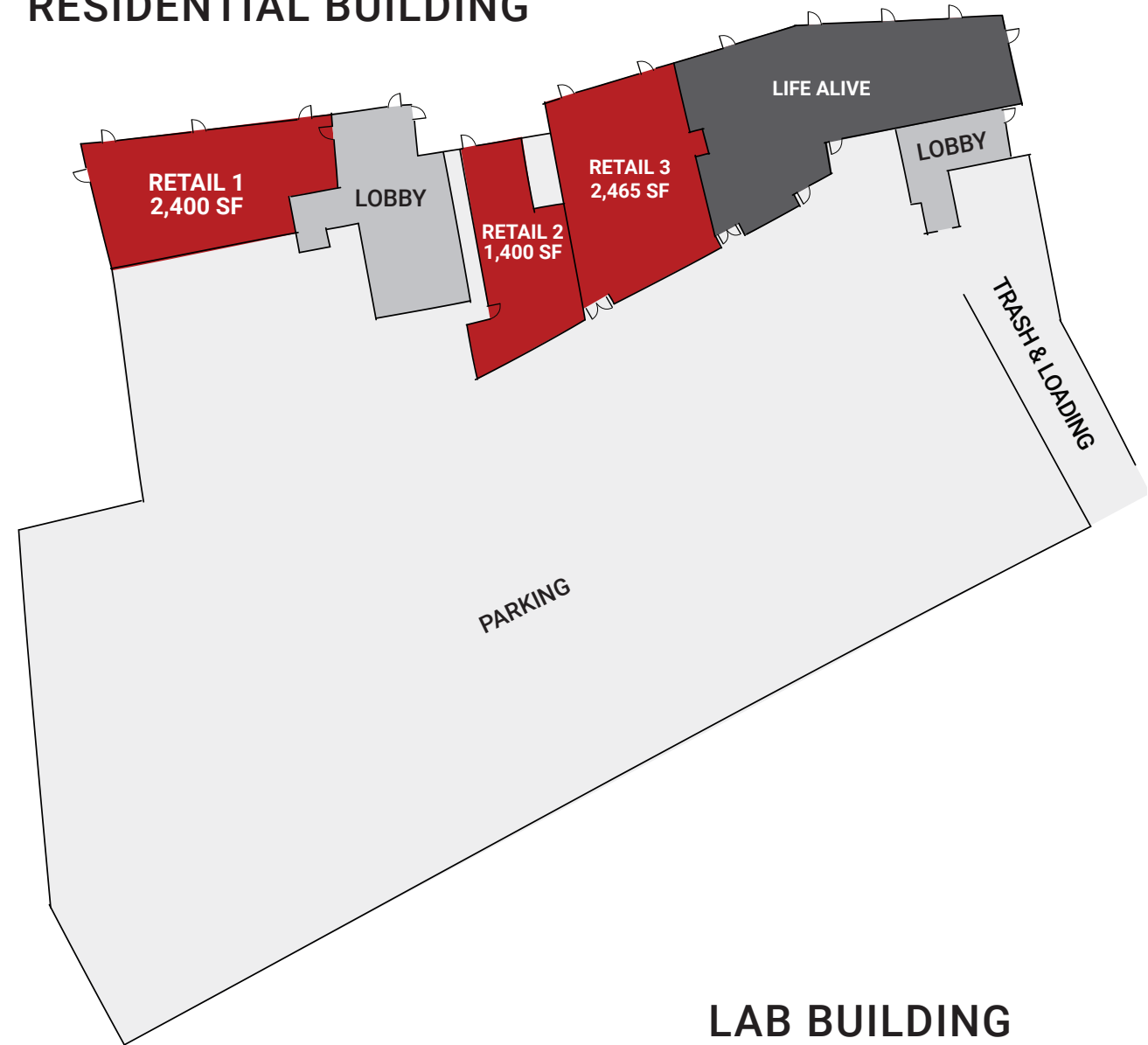


NEW CONSTRUCTION 450 UNIT RESIDENTIAL



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

**Tania Celestin**  
tania@graffito.com  
781.510.1307

