

THE LOOP AT MATTAPAN STATION RETAIL + RESTAURANT OPPORTUNITY

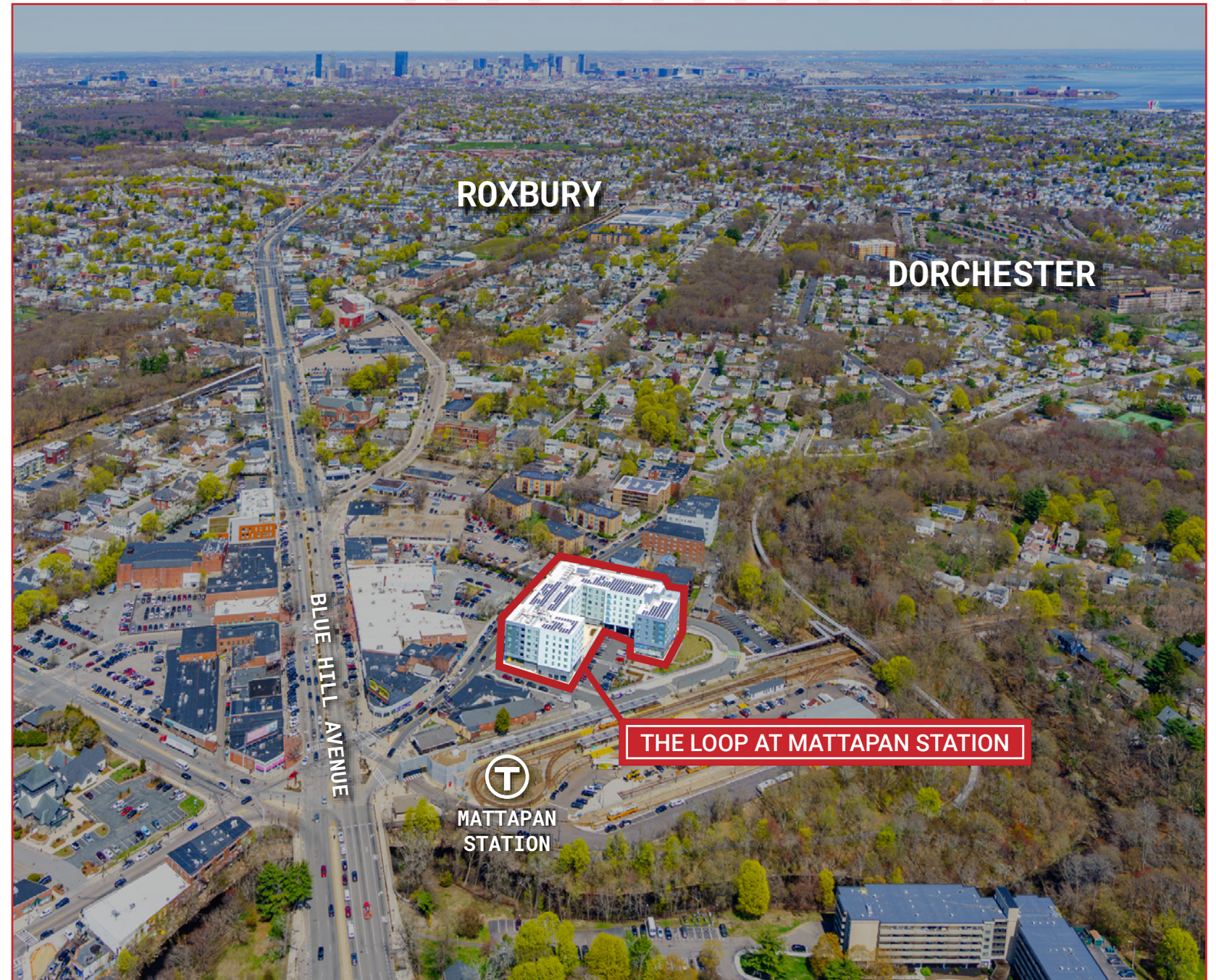


PROJECT ORIENTATION

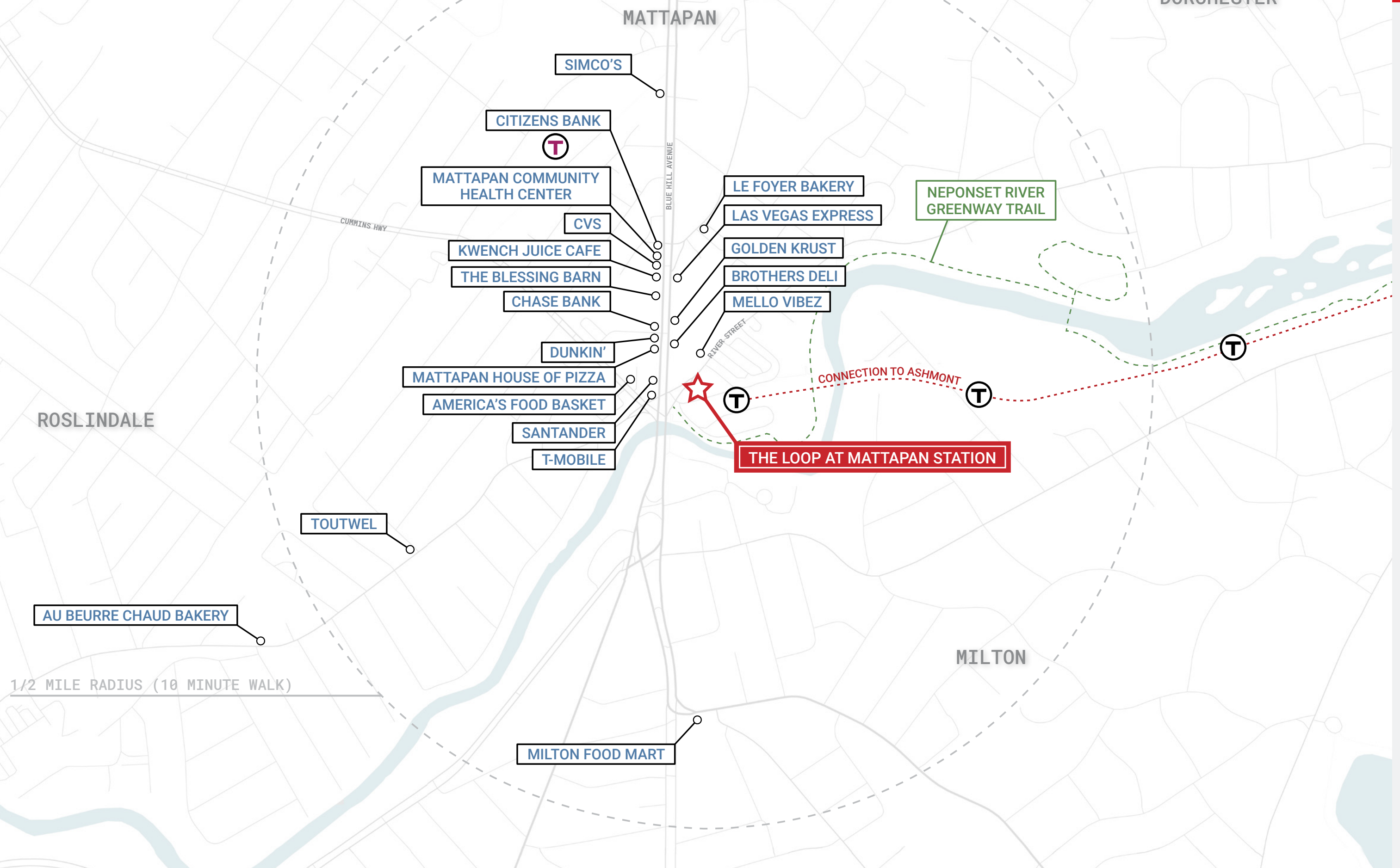
The Loop at Mattapan Station is the transformation of a 2.57-acre MBTA parking lot in Mattapan Square into a vibrant, diverse, mixed-income community.

The development includes 135 rental apartments above 10,000 square feet of active ground floor retail space just steps from the Mattapan Square Commercial District. The Loop at Mattapan Station sits adjacent to the Neponset River Greenway, creating a new access point from the neighborhood to this important community amenity.

At the prime corner of the building, approximately 5,800 SF of second-generation retail space (formerly a grocer) will be available this spring.



RETAIL MIX



IN THE NEIGHBORHOOD



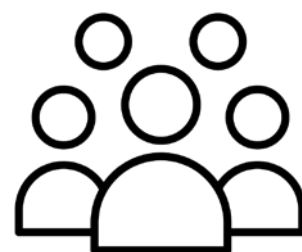
10,000

total square feet of new
retail and restaurant space



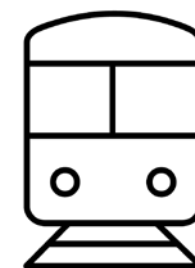
20,999

employees within
a two-mile radius



33,246

people living within
a one-mile radius



4,400

daily ridership to
Mattapan Station T Station



\$74,092

median household income
within one-mile radius



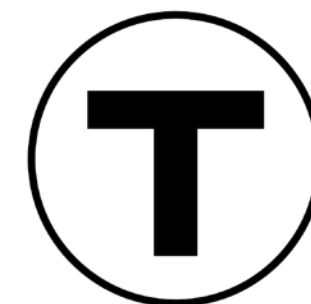
135

new residential
units



5

miles of trails along the
Neponset River Greenway



3,200

daily ridership of MBTA
Fairmount Line



View from River Street



**Retail Opportunity at the corner
of River St & Gillespie's Lane**

THE OPPORTUNITY

Approximately 5,800 SF of retail and/or restaurant space facing River Street is available. This fully built-out, second-generation retail space serves as the anchor for the development. The space can accommodate a mix of uses, including a grocery store, full-service restaurant, local shops, and neighborhood amenities.



AVAILABLE NOW



14' CEILINGS



AMPLE FRONTAGE + SIGNAGE OPPORTUNITIES

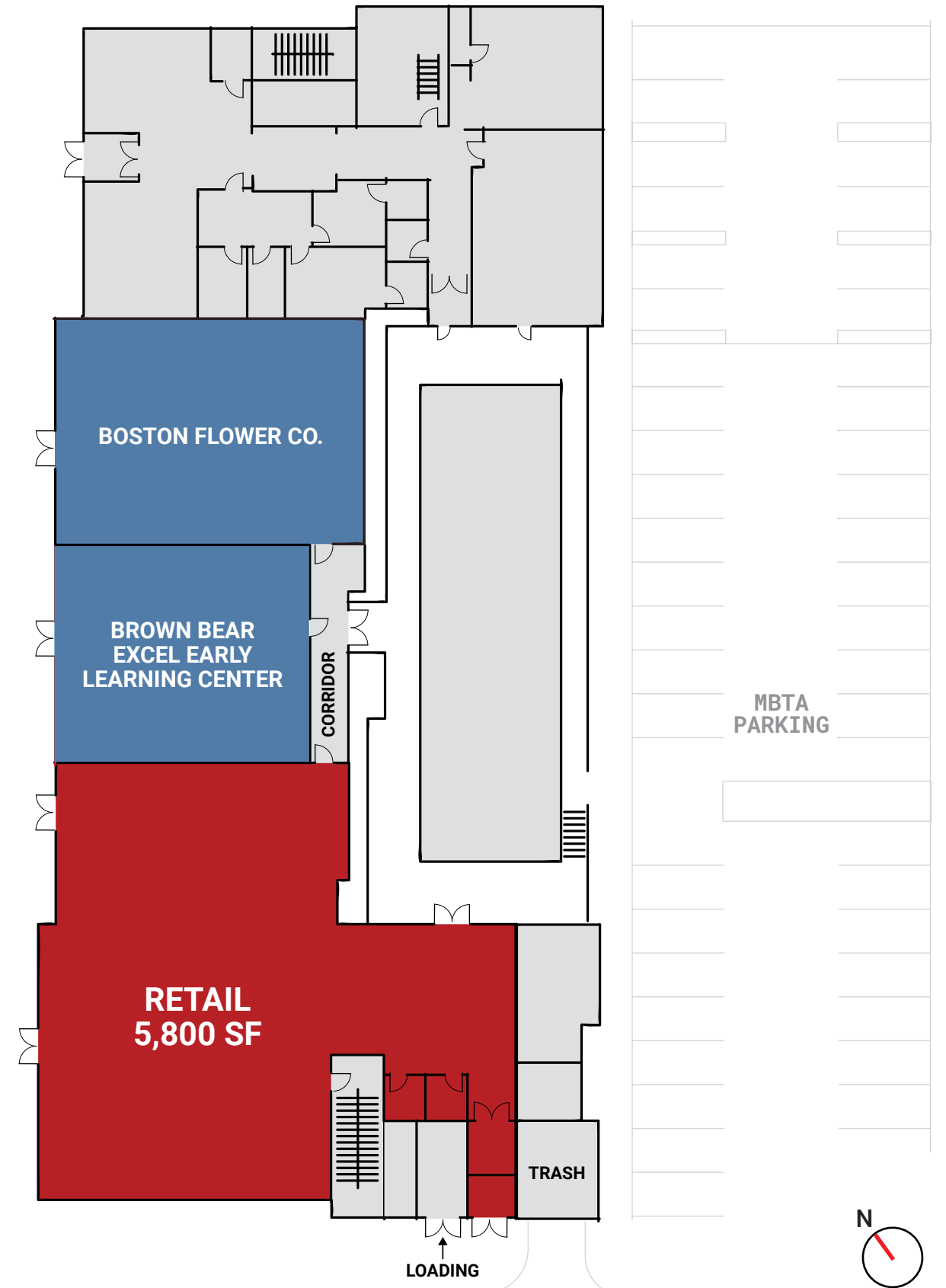


OUTDOOR SEATING



COMMUTER ACCESS

RIVER STREET



LET'S TALK

Mattapan Square is a vibrant, culturally diverse district in Boston, Massachusetts. At the intersection of Blue Hill Avenue, River Street, and Cummins Highway, the Square is the commercial heart of the predominantly residential neighborhood. Graffito is seeking a long-term retail partner to provide a unique amenity for residents and enhance the retail environment in Mattapan Square.

Dave Downing
dave@graffito.com
617.401.2872

Tania Celestin
tania@graffito.com
781.510.1307

