

IRON
WORKS
SOUTH BOSTON

RETAIL REIMAGINED
1,325 - 7,365 SF OPPORTUNITIES



IRON WORKS

NEIGHBORHOOD

 **\$130,000**
average household income


 **35**
median age


 **61%**
under age 44

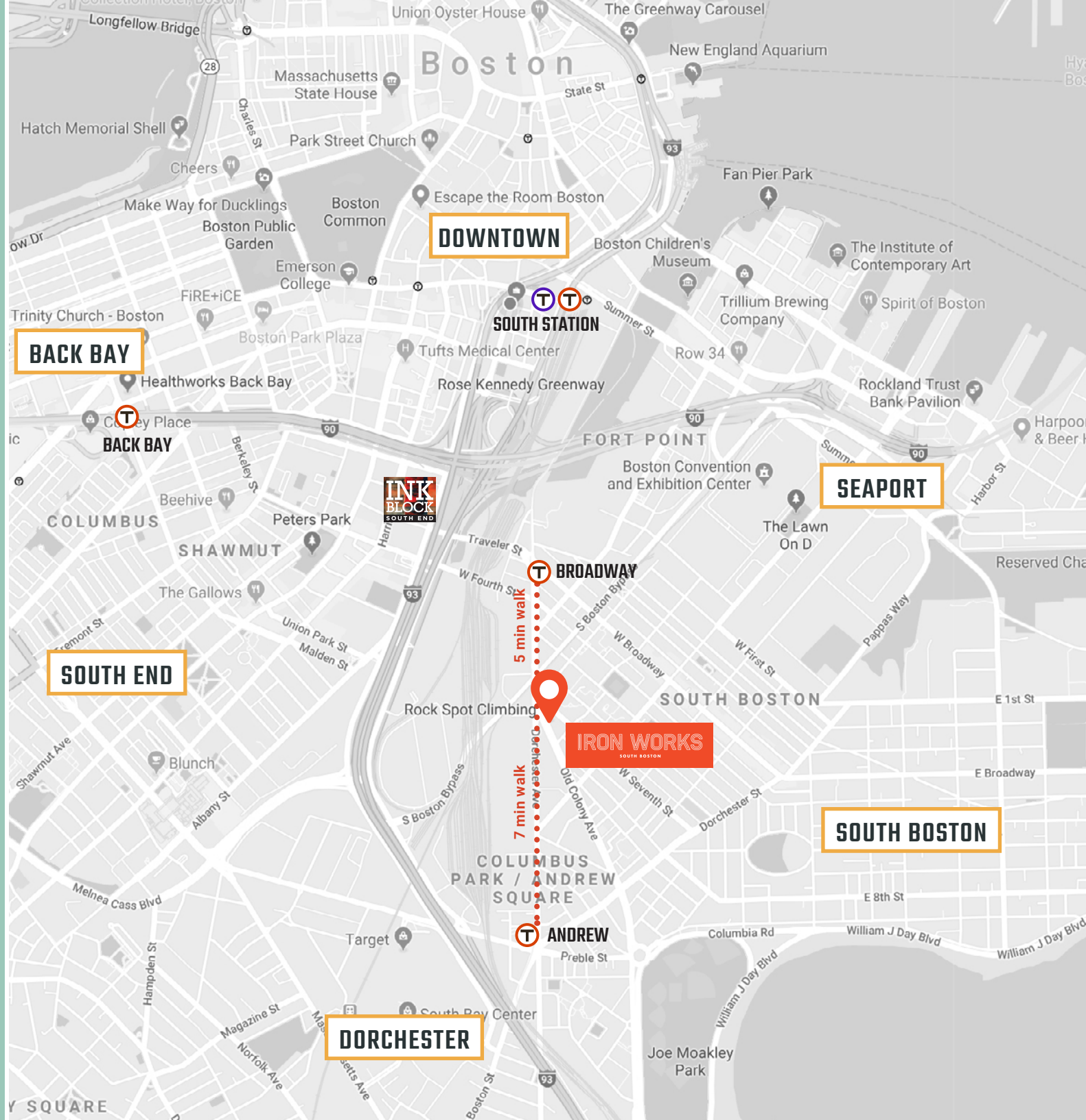
 **48%**
under age 34

 **40%**
population growth since 2000

 **85**
very walkable walk score

 **71**
transit score - 5-7 min walk to
Broadway and Andrew Stations

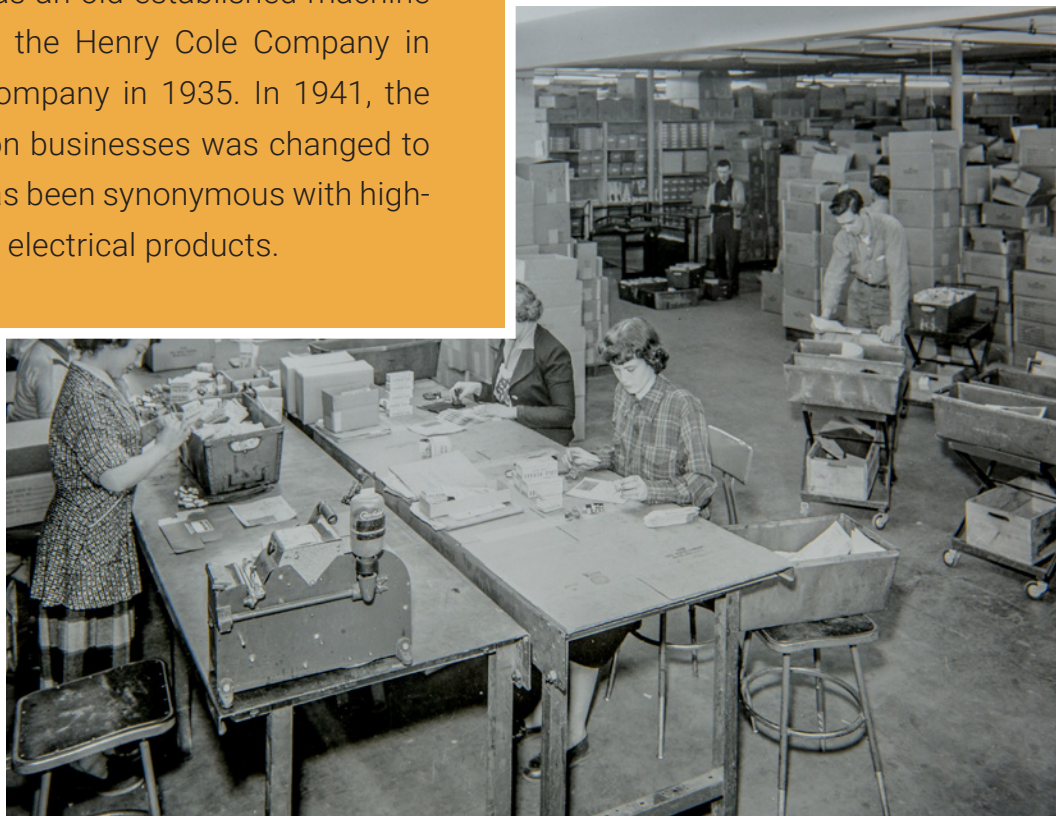
 **89**
bike score - 9 min ride downtown

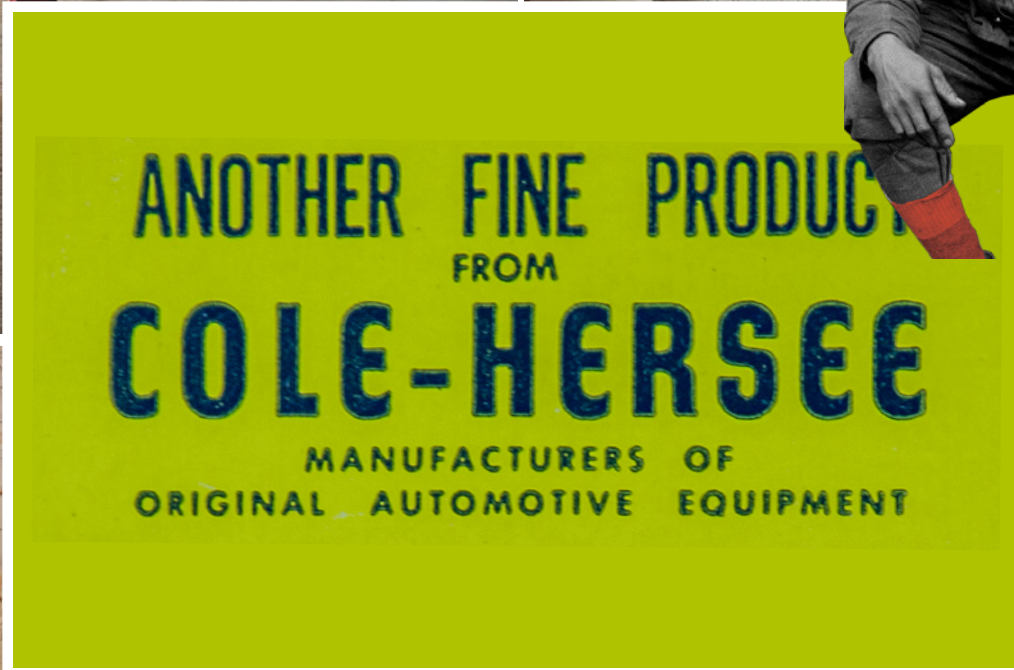




THE REAL DEAL

The Henry Cole Company of Boston was founded in 1914 as a manufacturer of lamp sockets and other equipment. The F.C. Hersee Company was an old-established machine shop. Leo Mayer purchased the Henry Cole Company in 1924 and the F.C. Hersee Company in 1935. In 1941, the name of these two old Boston businesses was changed to Cole Hersee Company and has been synonymous with high-quality automotive electrical products.





IRON WORKS

OPPORTUNITIES



75,000

total retail square footage



**programmable
outdoor space**



8-10

retail and restaurant tenants



12-14'

average ceiling heights



parking

abundant on-site and on-street



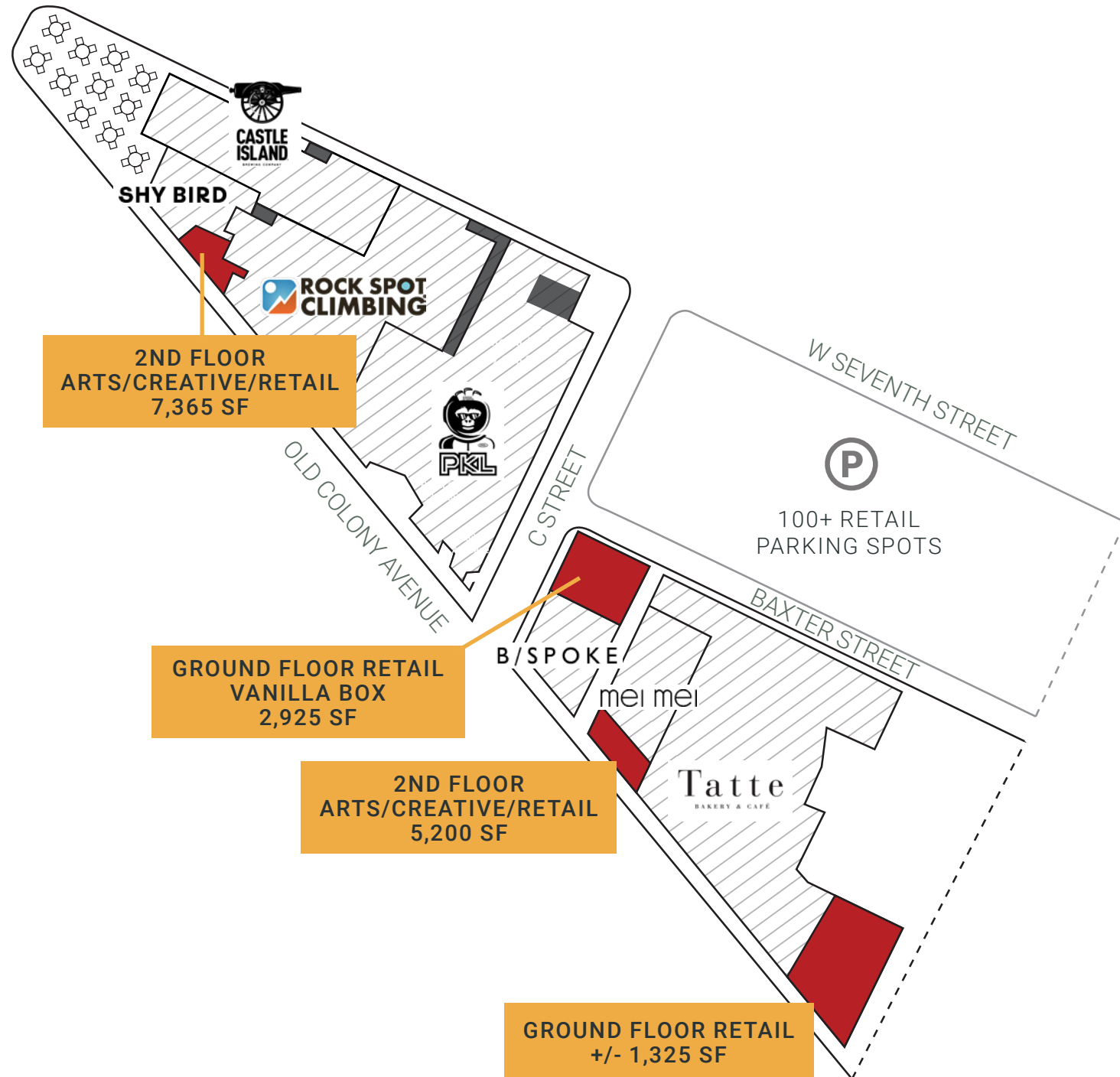
facades

and storefronts brand new



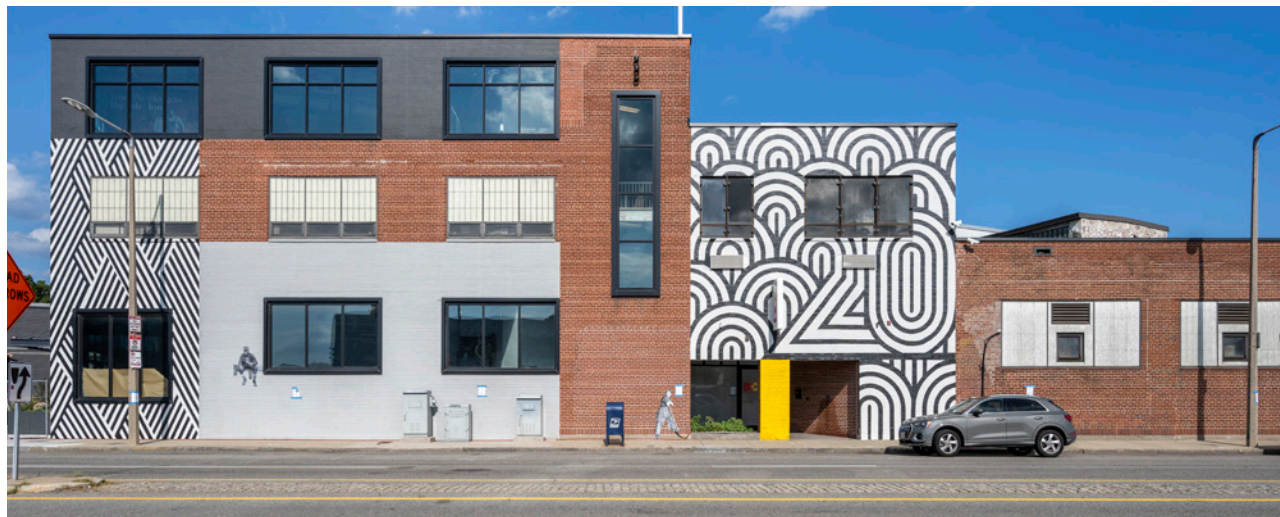
signage

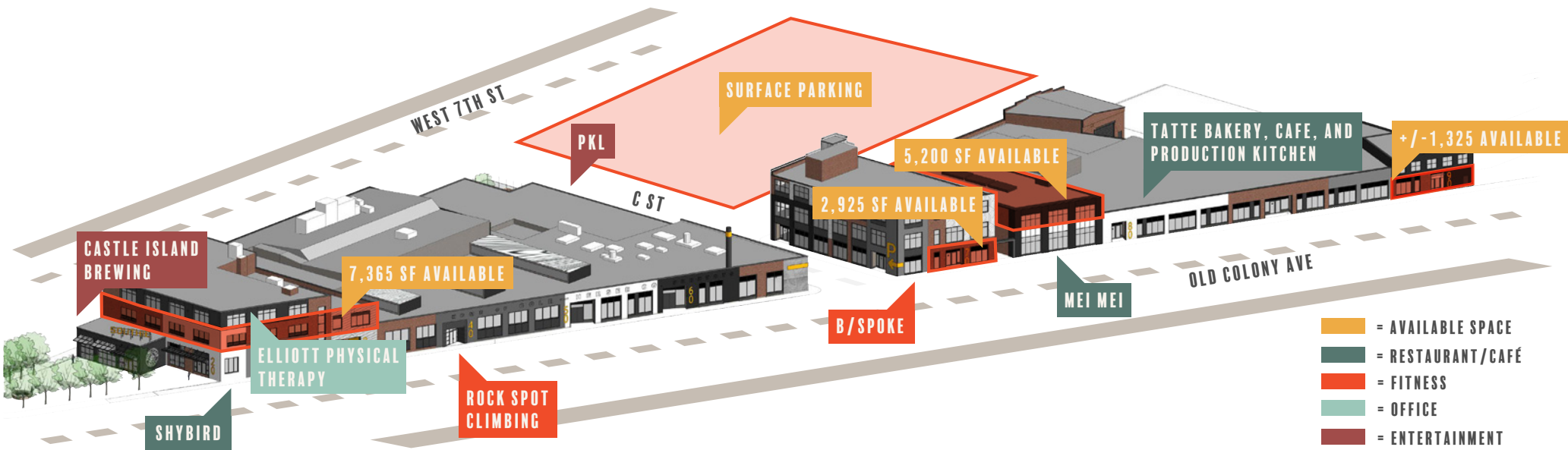
and branding opportunities
along Old Colony and Dot Ave



BUILT TO LAST

A distinctive opportunity to transform turn-of-the-century high-bay manufacturing space into a retail destination that honors its industrial roots but works for today's experiential retail vibe. Great bones (think incredible ceiling heights, industrial beams, exposed concrete), amazing transportation access and parking, and a location easily accessed from the heart of South Boston, South End and Seaport.





**Prime storefront
opportunity along
Old Colony**



GRAFFITO 

DAVE DOWNING
617.401.2871
DAVE@GRAFFITO.COM



TANIA CELESTIN
781.510.1307
TANIA@GRAFFITO.COM

