

1308 MASS AVE HARVARD SQUARE RETAIL OPPORTUNITY



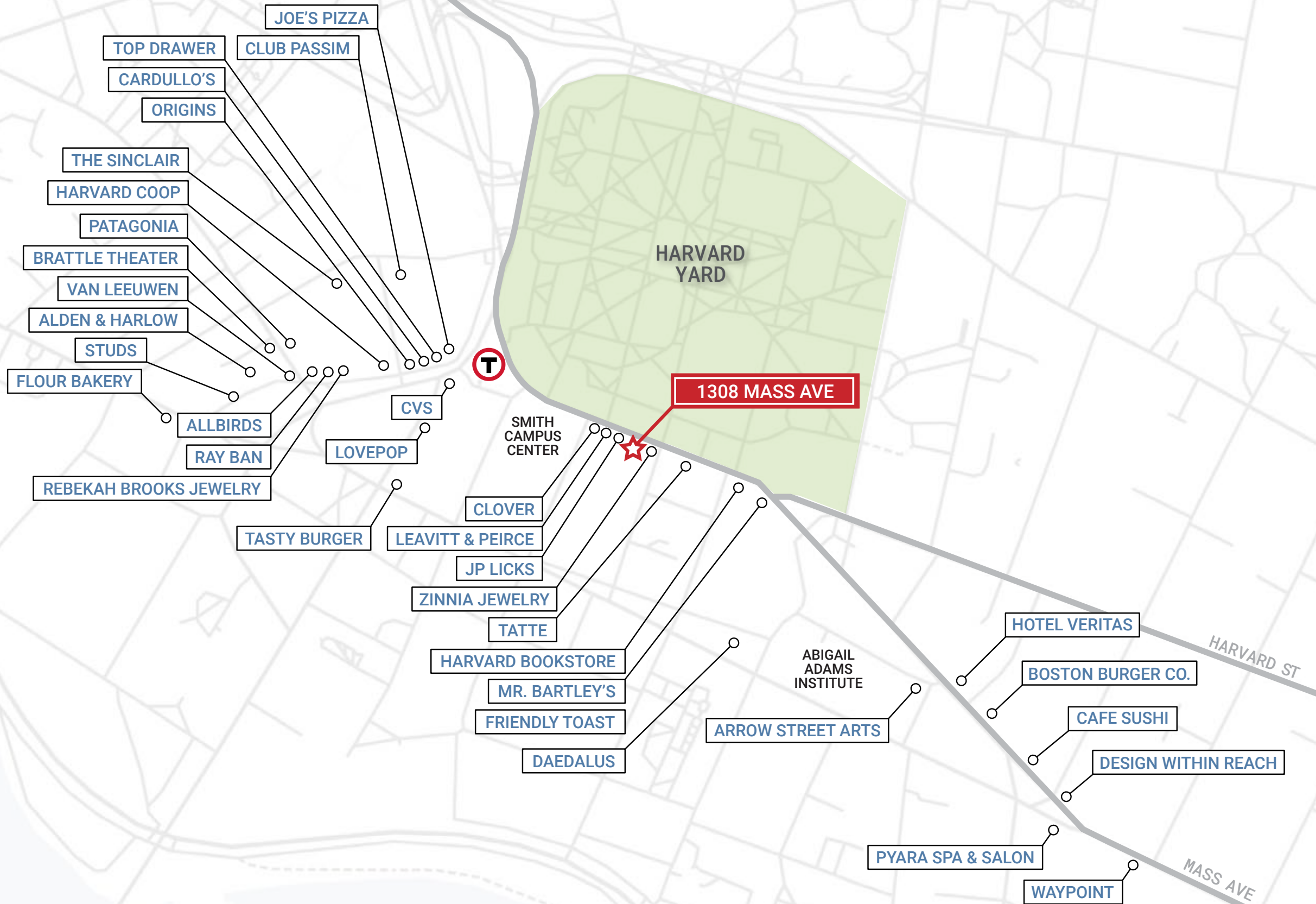
PROJECT ORIENTATION

Harvard Square is home to Greater Boston's most vibrant mix of eclectic retail, dining, arts, and culture. Its dynamic blend of students, faculty, residents, and visitors from around the world creates a truly unique urban neighborhood with unmatched global recognition.

1308 Massachusetts Avenue presents a rare opportunity for retailers that hasn't been available in decades. This space offers tenants a chance to join one of New England's prime retail destination neighborhoods with a supportive, long-term landlord.



RETAIL MIX



IN THE NEIGHBORHOOD



20,000+

daily riders at
Harvard Square T Station



90

percent with Higher Ed
Degree within one mile radius



67,000

daytime population in
the trade area



150,000

median household income
within one mile radius



10M

annual visitors
to Harvard Square



58,000+

residents within
one mile radius



350+

Harvard Square
businesses



8,500

hotel keys within
one mile radius



1308 Mass Ave looking towards
intersection with JFK and Brattle Streets

THE OPPORTUNITY

This +/-1,000 sf retail space is located in the heart of Harvard Square, along one of the most trafficked corridors, directly across from the entrance to Harvard Yard. This space is well-suited for a range of retail users looking to tap into the area's steady mix of students, residents and visitors.



AVAILABLE NOW



PATIO OPPORTUNITY



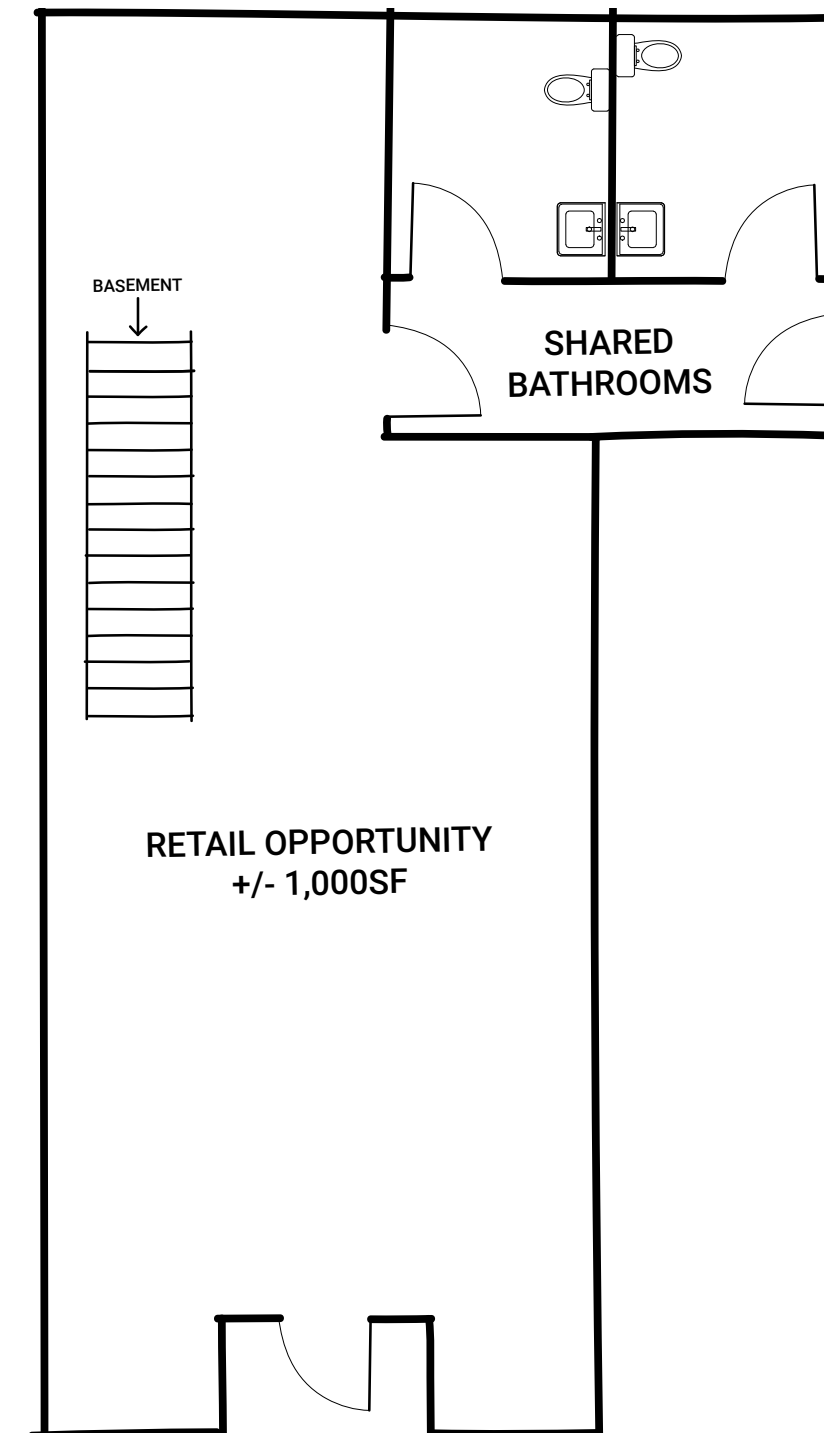
+/- 1,000 SF BASEMENT STORAGE



12' CEILINGS



HIGHLY VISIBLE SIGNAGE AND STOREFRONT



MASS AVE



LET'S TALK

Graffito is seeking a long-term retail partner for 1308 Massachusetts Avenue in the heart of Harvard Square, on one of New England's busiest corridors. This location offers the opportunity to join one of Cambridge's most active and recognizable neighborhoods, which supports a strong mix of local, national and global brands.



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