

125 SUMMER STREET 2,950 SF RETAIL OPPORTUNITY



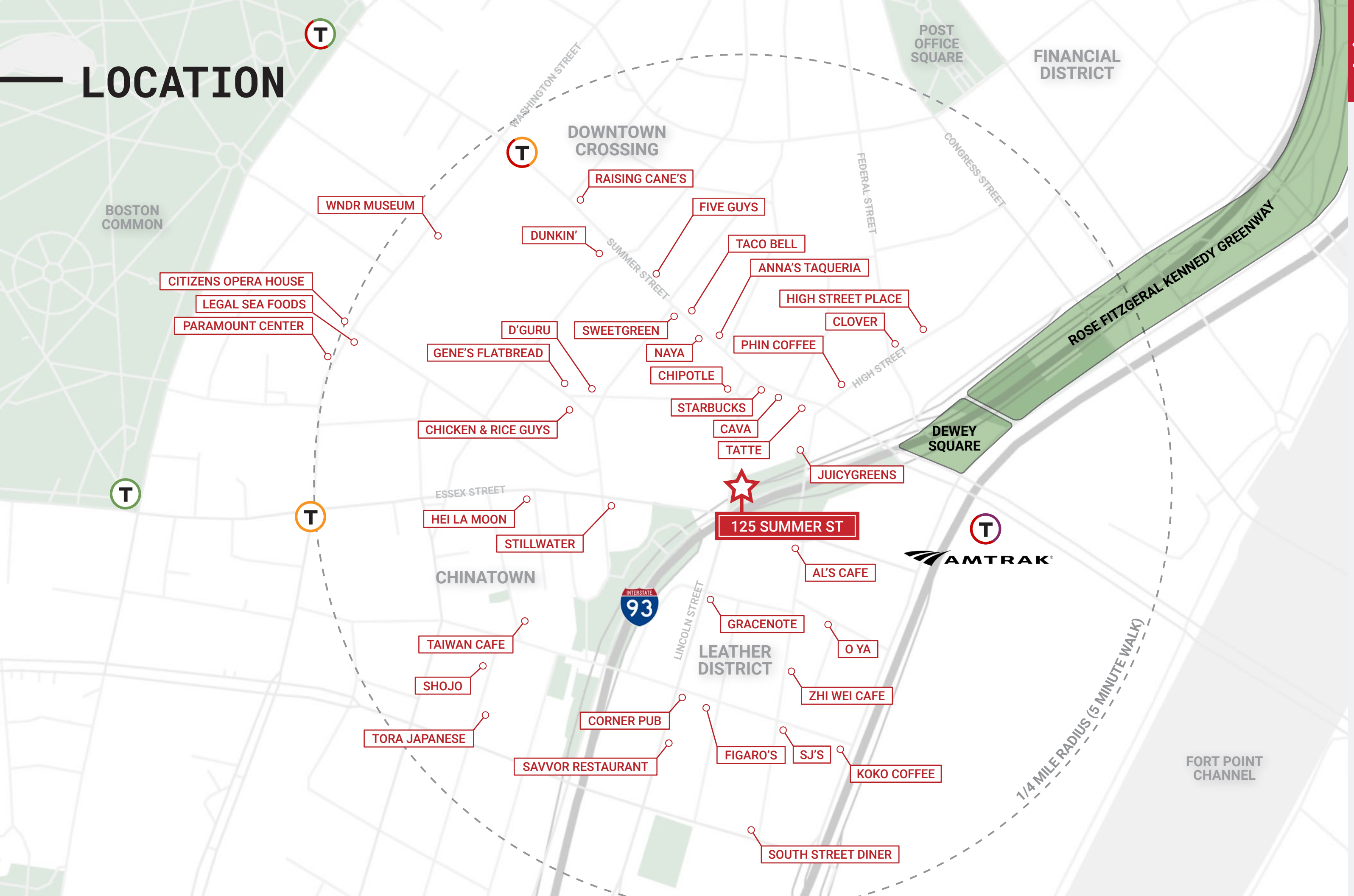
PROJECT OVERVIEW

Prime retail opportunity located at the base of 125 Summer Street, a Class A office tower in the heart of the Financial District. The retail space benefits from excellent visibility at the major intersection of Essex Street, Lincoln Street, and Surface Road, one the downtown Boston's busiest pedestrian corridors connecting South Station to the Financial District.

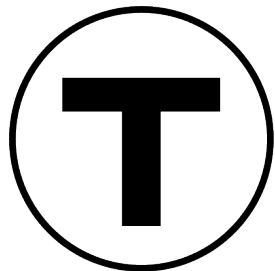
Steps from public transit, substantial office density, first-class hotels, and a strong retail mix, this retail space is well-positioned for a variety of retail uses.



LOCATION

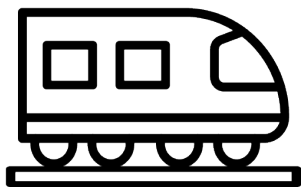


IN THE NEIGHBORHOOD



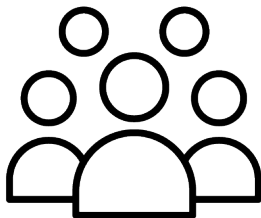
18,000

South Station daily entries
(busiest stop in New England)



1.5M

riders per year
on Amtrak



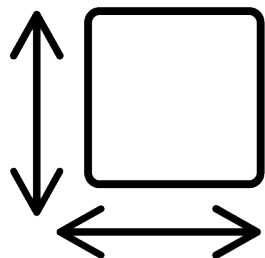
1.4M

visitors per year
to the Greenway



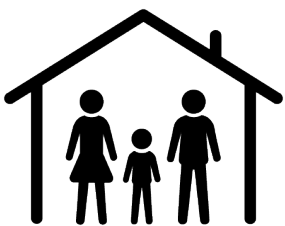
36,000

average daily vehicles at
key intersection



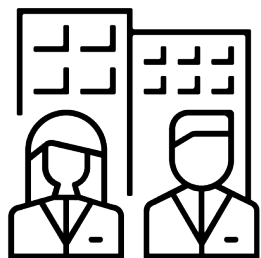
2.6M

square feet of new
development in next 2 years



67,000

residents within
one-mile radius



308,000

daytime population within
one-mile radius



5

minute walk to
Financial District



**View of retail opportunity
toward Lincoln Street**



**View of retail opportunity
toward Surface Road**

THE OPPORTUNITY

Highly visible retail space well-positioned for retail, service, convenience, and wellness uses. This space faces the intersection of Essex Street, Lincoln Street and Surface Road, in the heart of the Financial District and steps from South Station.



AVAILABLE NOW



BASE OF CLASS A OFFICE BUILDING



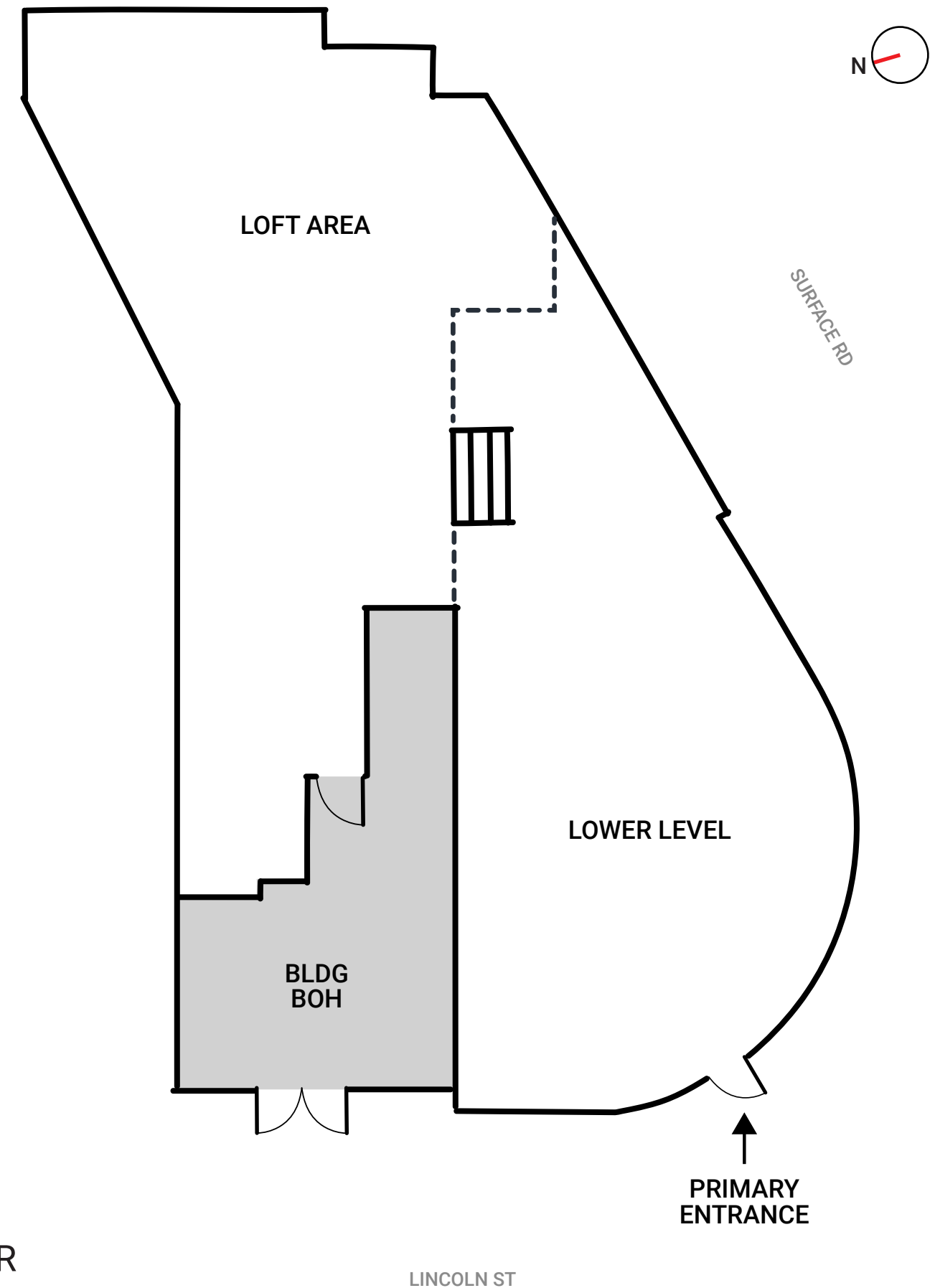
PUBLIC GARAGE PARKING AVAILABLE



2,950 SF CORNER SPACE



PRIME FRONTAGE ALONG MAJOR PEDESTRIAN CORRIDOR



LET'S TALK

Graffito is seeking a best-in-class, retail operator to service the bustling neighborhood and surrounding communities, and add to the unique character of the Financial District.

GRAFFITO *sp*

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