

# 1326 MASS AVE HARVARD SQ 2ND GENERATION RESTAURANT OPPORTUNITY



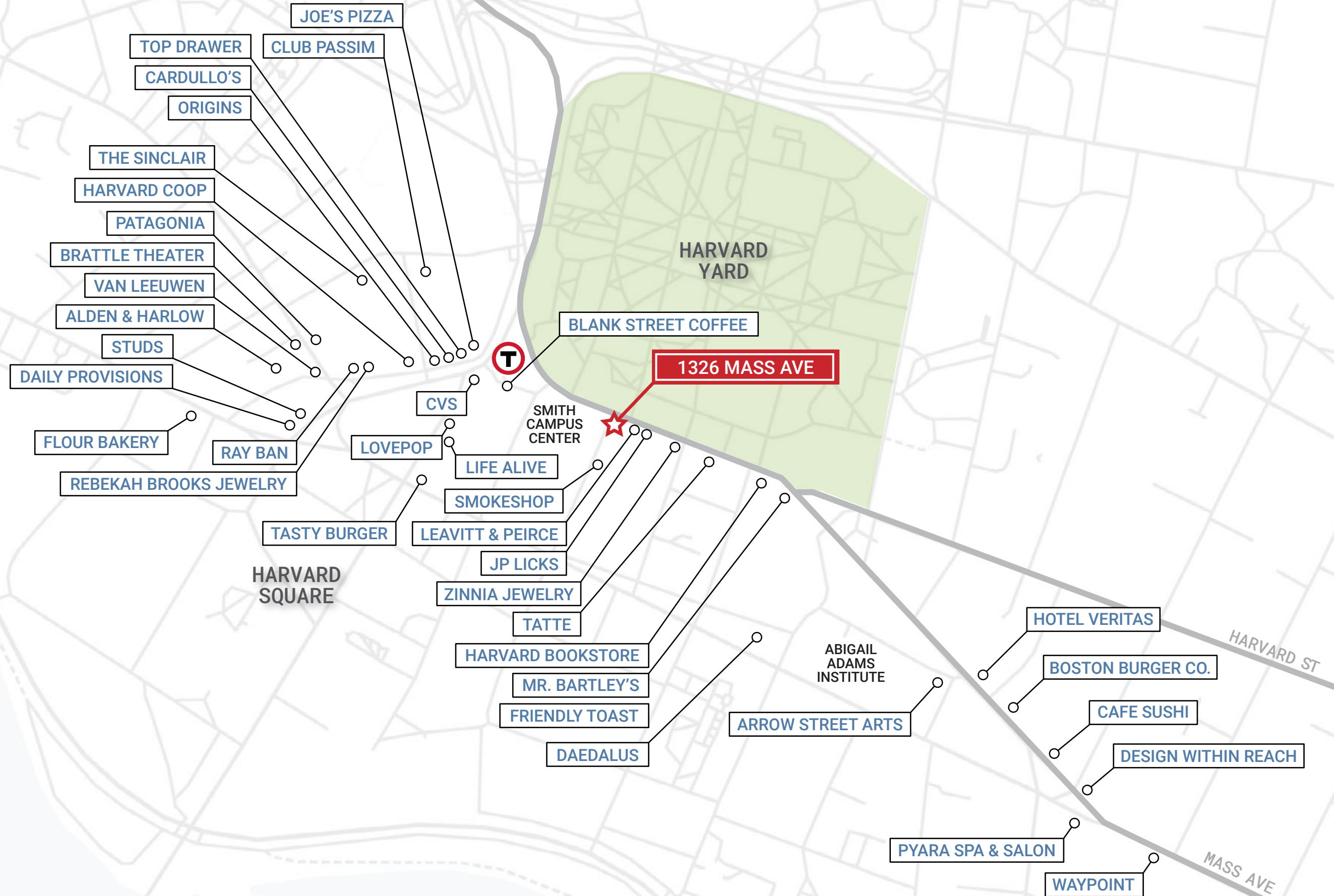
# PROJECT ORIENTATION

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.

1326 Massachusetts Avenue presents a rare second-generation restaurant space located at the epicenter of the Square. 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



# BY THE NUMBERS



**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



1326 Mass Ave looking towards intersection of Brattle and JFK Streets



Restaurant space interior



Existing back of house space  
with open kitchen



Basement storage space

# THE OPPORTUNITY

This +/-1,412 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 and adjacent to the Smith Campus Center. This space is well-suited for a range of food and beverage operators looking to tap into the area's steady mix of students, residents and visitors.



AVAILABLE NOW



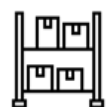
SECOND GENERATION RESTAURANT



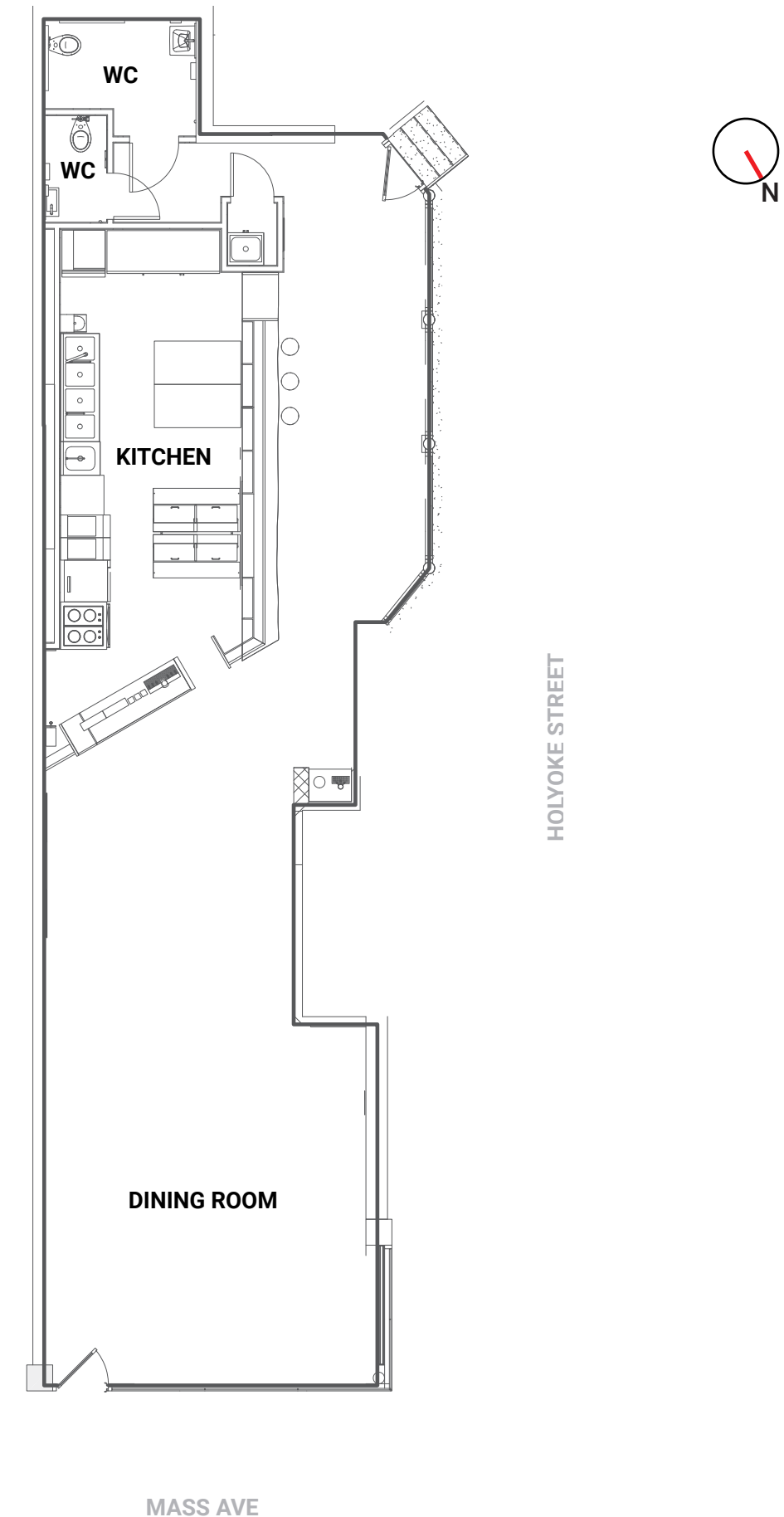
HIGHLY VISABLE SIGNAGE AND STOREFRONT



UNIQUE ARCHITECTURAL INTERIOR DESIGN ELEMENTS



+/- 350 SF BASEMENT STORAGE



# LET'S TALK

Graffito is seeking a long-term retail partner for 1326 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.

# GRAFFITO

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