IRON WORKS
SOUTH BOSTON

RETAIL REIMAGINED

1,680 - 7,365 SF OPPORTUNITIES

IRON WORKS

NEIGHBORHOOD

$130,000
average household income

35
median age

61%
under age 44

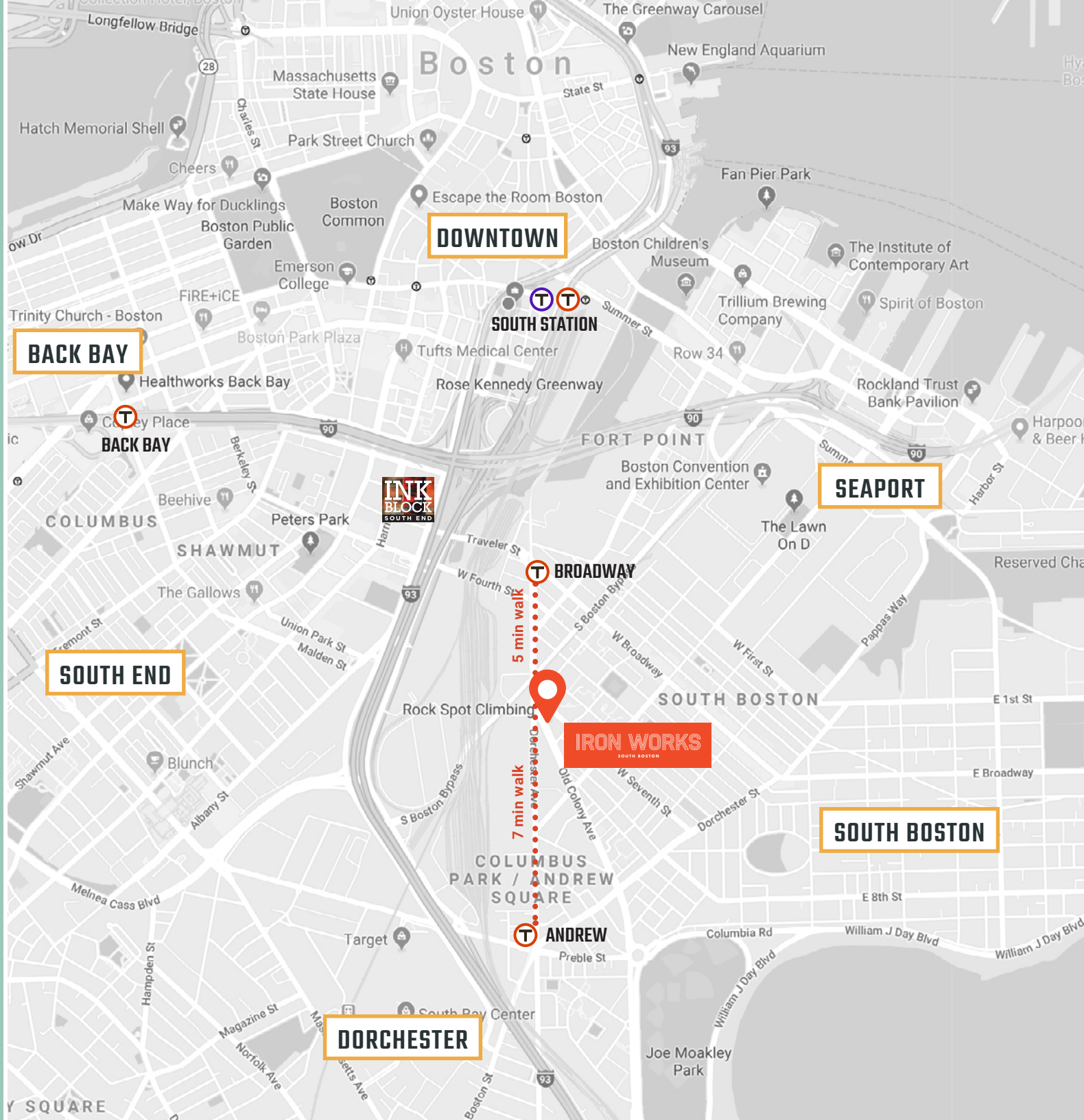
48%
under age 34

40%
population growth since 2000

85
very walkable walk score

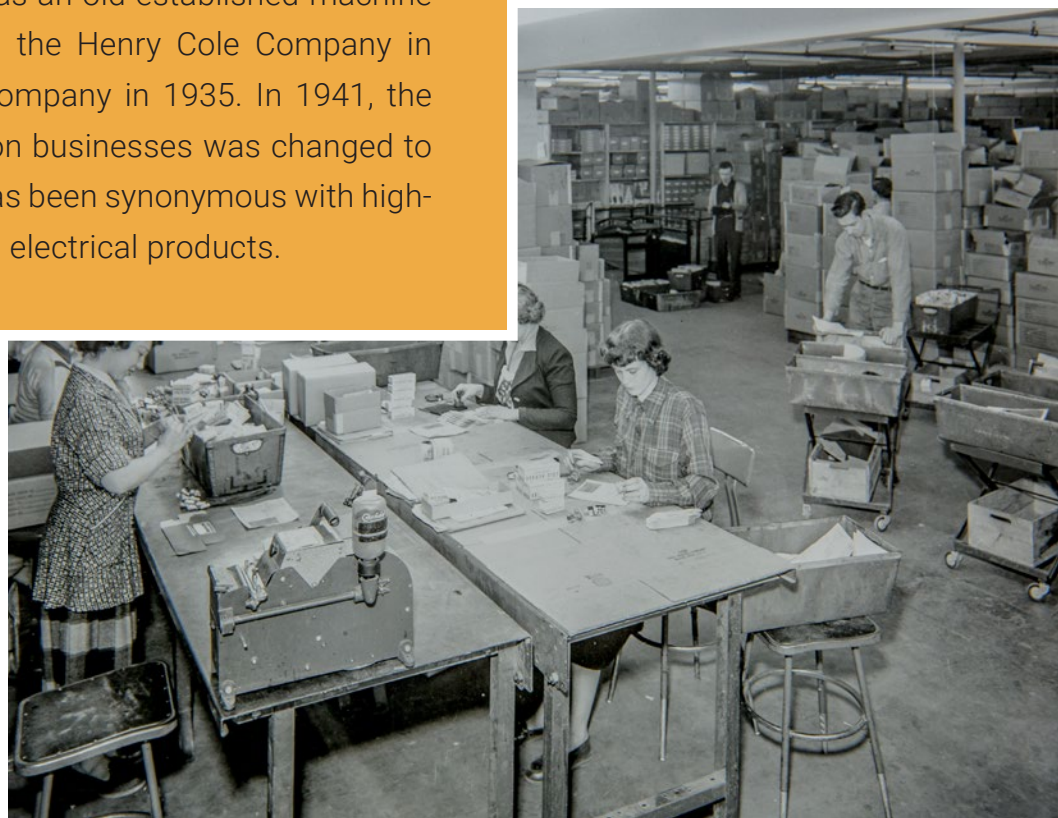
71
transit score - 5-7 min walk to Broadway and Andrew Stations

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.



ANOTHER FINE PRODUCT
FROM
COLE-HERSEE
MANUFACTURERS OF
ORIGINAL AUTOMOTIVE EQUIPMENT

IRON WORKS

OPPORTUNITIES

75,000
total retail square footage

programmable outdoor space

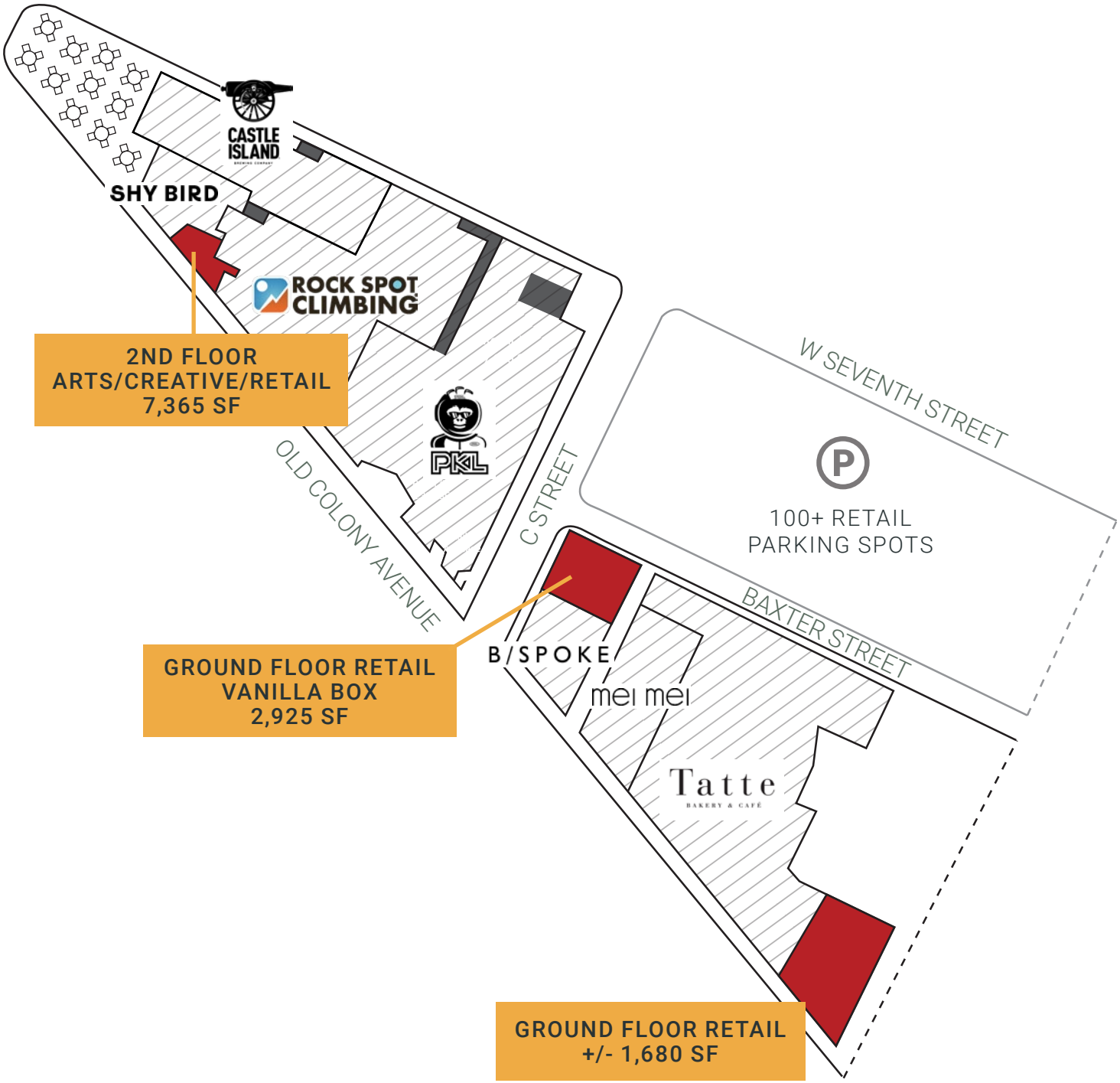
8-10
retail and restaurant tenants

12-14'
average ceiling heights

parking
abundant on-site and on-street

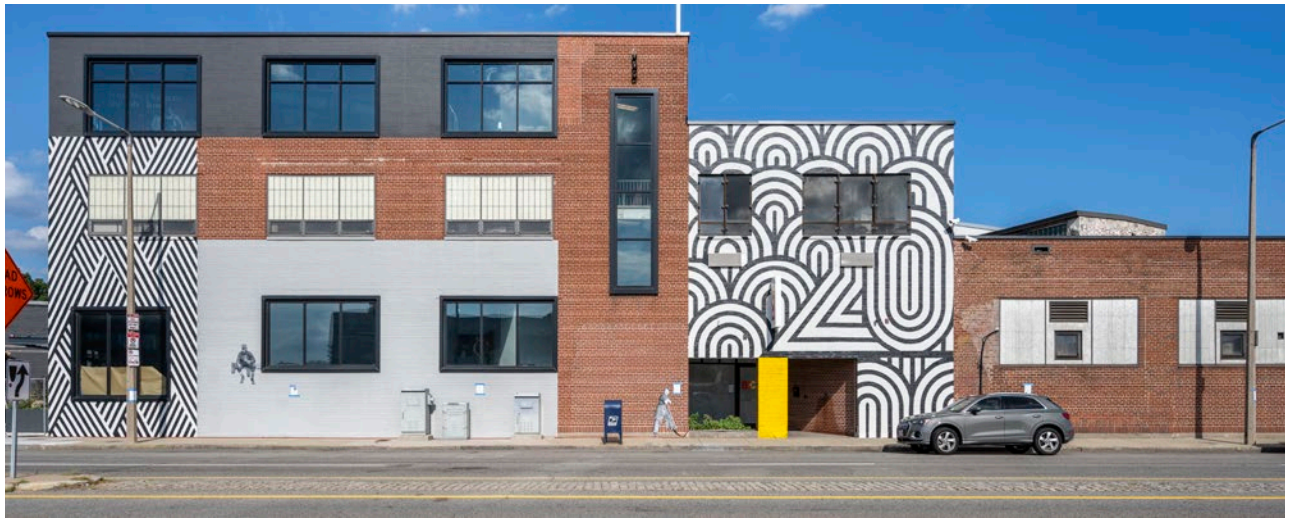
facades
and storefronts brand new

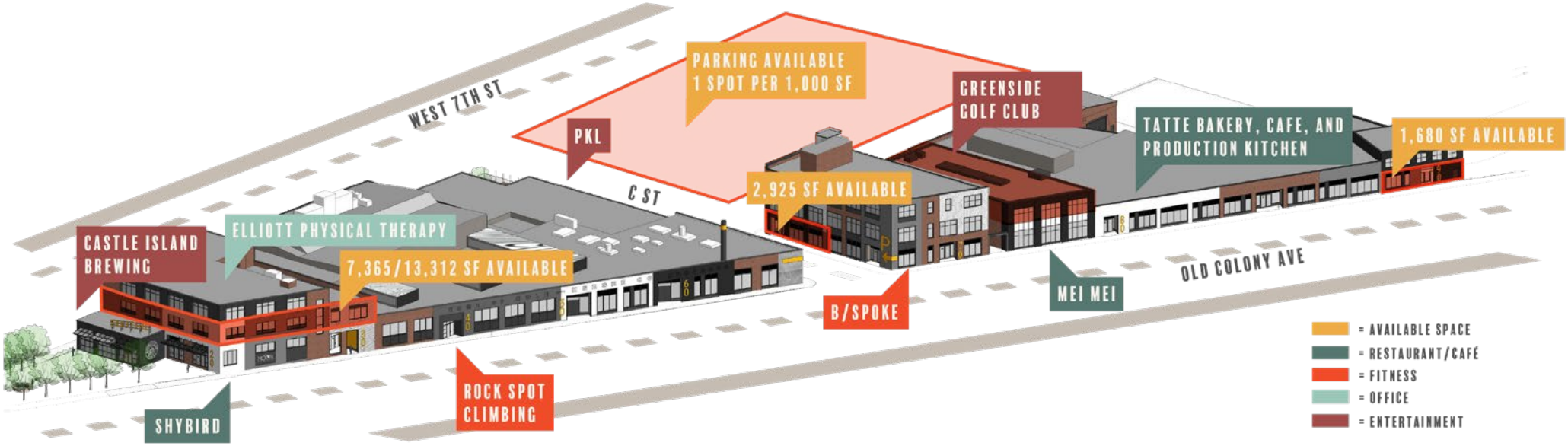
signage
and branding opportunities
along Old Colony and Dot Ave



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

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