



312 - 326 MYSTIC AVENUE

MEDFORD, MA

Flex / Industrial



Now Available

8,775 SF Available
Prime Flex/Industrial Opportunity

Description

- Ideal Flex or Industrial Location
- Commercial Zone
- Ample Parking
- Ceiling up to 16'

Location

Located in Medford's commercial business district at the intersection of I-93, Routes 38, and 16, in the heart of Greater Boston's Inner Belt:

- 5 minutes to downtown Boston
- 5 minutes to Cambridge
- 5 minutes to I-90 and I-95
- 1/2 mile to Medford Square
- On MBTA bus route with connection to the Orange Line T
- Near MIT, Tufts, Harvard and other major research universities
- Highway visibility possible from I-93

Demographics

- 23,400 cars pass daily on Mystic Ave.
- 183,237 cars pass daily on I-93
- Population, 2016: 43,309 (1 mile); 349,199 (3 miles); 891,773 (5 miles)
- Total Households, 2016: 17,353 (1 mile); 146,402 (3 miles); 373,699 (5 miles)
- Median HH Income, 2016: \$71,263 (1 mile); \$69,258 (3 miles); \$68,846 (5 miles)



LOCATION
CONVENIENCE
VALUE

National Retail Neighbors

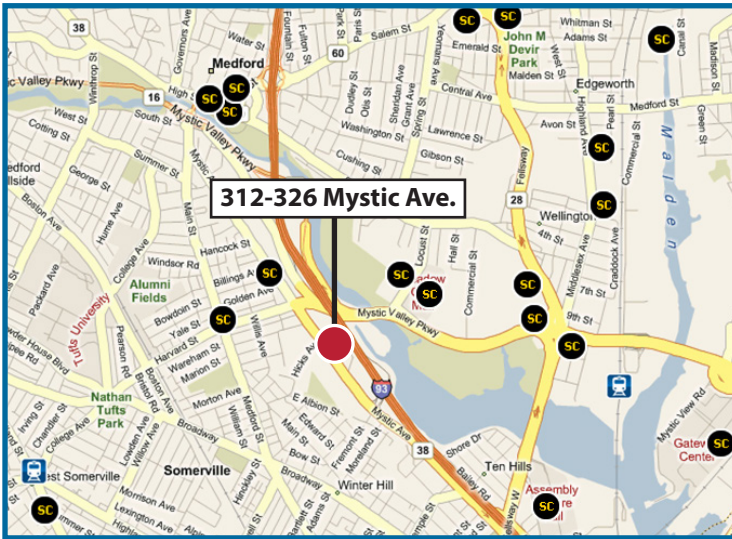
Dunkin Donuts | Bank of America | Burger King | Pizza Hut | AutoZone | Public Storage | Sherwin Williams | Staples | Edible Arrangements | Jiffy Lube | Century Bank | CorePower Yoga | Verizon | Johnstone Supply | NorthEast Electrical



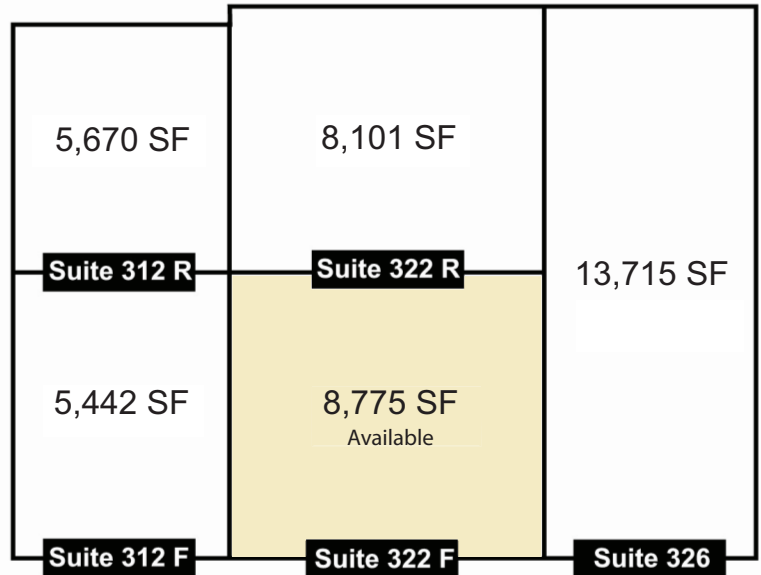
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MEDFORD, MA

Flex / Industrial



Shopping Center Transit Line



SPECIFICATIONS

Highly visible retail space available | Excellent location for national retailer

- | | |
|---|---|
| Address: 312-326 Mystic Ave
Medford MA, 02155 | Construction: Brick and timber |
| Available: 8,775 SF | Electricity: National Grid |
| Building total: 41,703 SF | Water & Sewer: City of Medford |
| Loading: 1 tailboard | Heat: Heated by oil with gas available |
| Clear Height: Up to 16' | Telecom: Fiber available |
| Roof: Tar and gravel | |



Contact

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