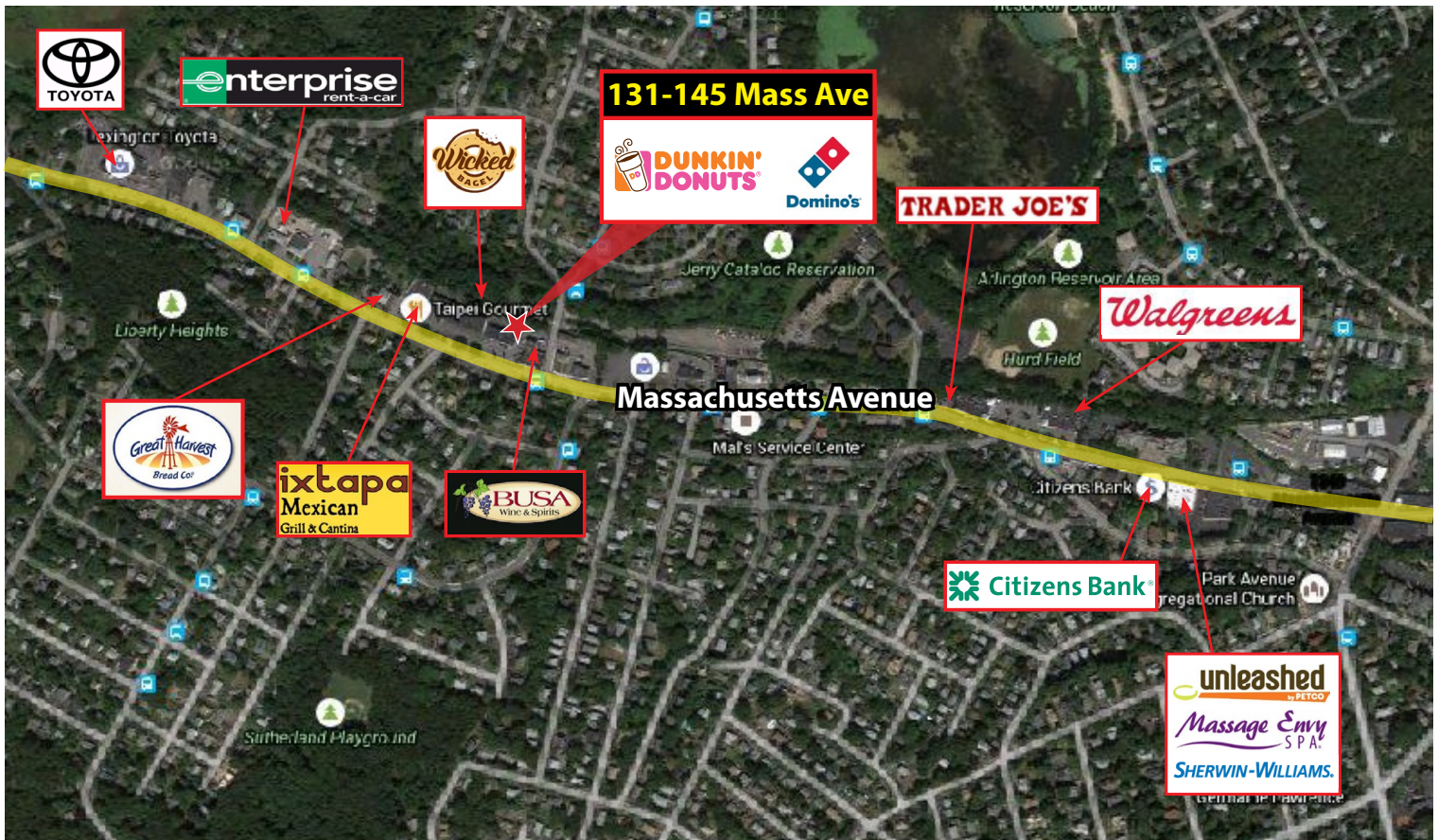


Retail Available for Lease

131-145 Massachusetts Avenue, Lexington, MA



Property Information

Address:	131-145 Massachusetts Avenue, Lexington, MA	Zoning:	CRS (Retail Shopping)
GLA:	8,250 +/- SF	Parking Spaces:	42
Available:	Retail: 725 +/- sf; Office: 2,300 +/- sf (2nd Floor)	Parking Ratio:	8.32 +/- spaces per 1,000 SF
Utilities:	Municipal Water, Sewer, Natural Gas	Traffic Counts:	14,798 +/- VPD

Trade Area Demographics

	1 Mile	3 Mile	5 Mile
Population:	15,571	112,421	370,967
Estimated Households:	6,022	42,214	149,946
Avg. HH Income:	\$143,992	\$138,362	\$118,005



Situated in a diverse retail and residential area, 131-145 Massachusetts Avenue is a 5,050 +/- sf retail strip center which offers a unique opportunity in one of suburban Boston's most sought after markets. Current tenants include a strong mix of national and local businesses, such as Dunkin Donuts, Dominos, and Busa Liquors. The center benefits from great visibility, ample parking, high traffic volumes on Massachusetts Avenue, and access to public transportation, making it a highly desirable location for any potential retailer.

For Leasing Information:

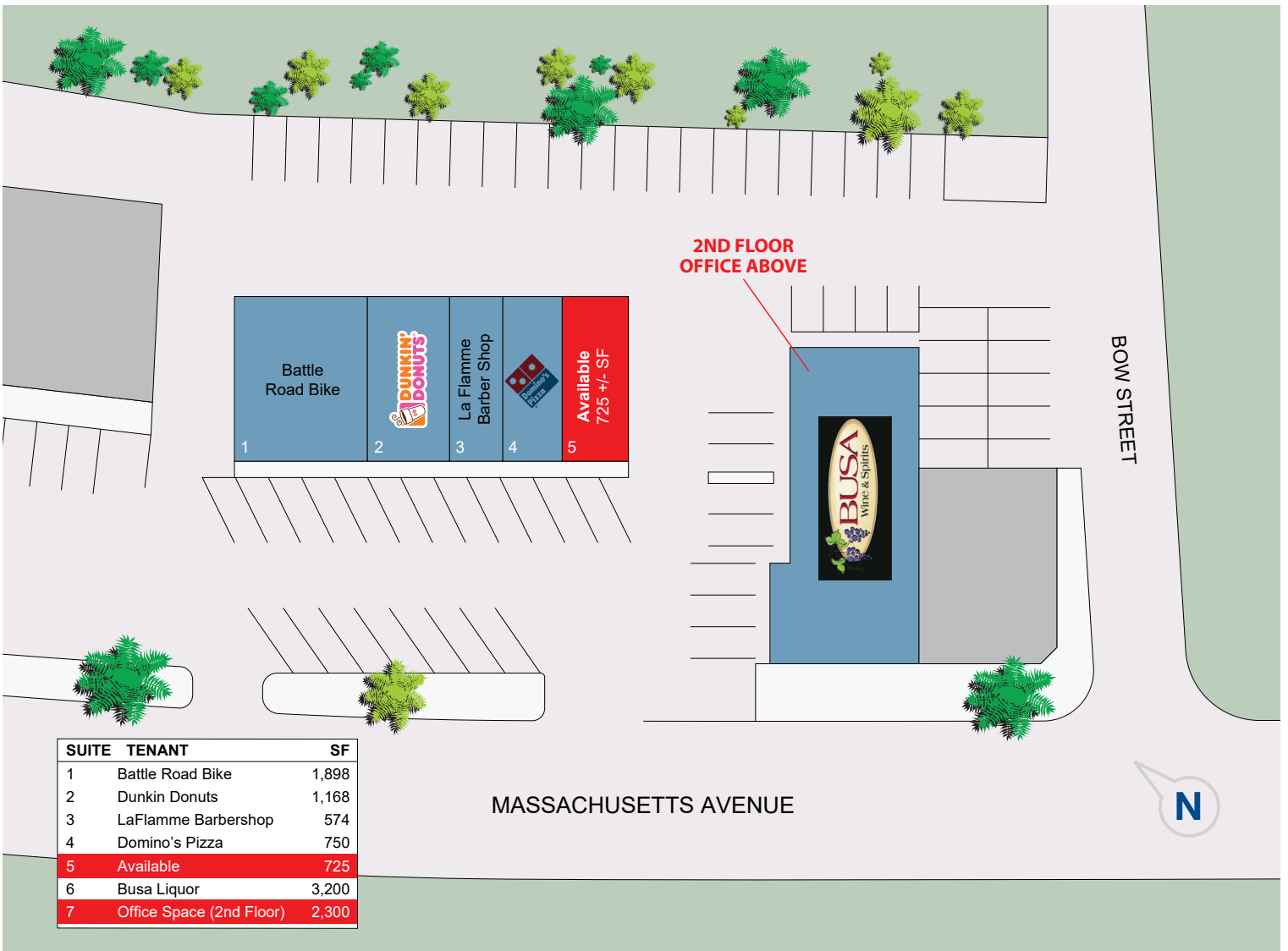
Chris McMahon 781.361.9025 cjm@sumrp.com	Danny Schwarz 781.862.9700 x227 ds@sumrp.com	Gabrielle O'Brien 781.361.9033 go@sumrp.com
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Summit Realty Partners

Summit Realty Partners
80 Hayden Avenue
Lexington, MA 02421
www.summitrealtypartners.com

Retail Available for Lease

131-145 Massachusetts Avenue, Lexington, MA



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