

# CAMBRIDGE, MA

## 541 MASSACHUSETTS AVE

### 6,500 SF CORNER UNIT FOR LEASE



#### DEMOGRAPHICS:

##### Population

0.5 mile	19,290
1 mile	59,291
2 mile	224,745
3 mile	421,154

##### Median HH Income

0.5 mile	\$57,805
1 mile	\$56,321
2 mile	\$60,401
3 mile	\$58,250

##### Daytime Work Population



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### 6,500 SF CORNER UNIT FOR LEASE



- ◆ Prominent corner location in Central Square's primary retail block.
- ◆ High clear height single level space.
- ◆ Up to 7,000+/- SF of clean/useable basement space available.
- ◆ Bracketed by Harvard (25,017 students) and MIT (10,384 students).
- ◆ Heavy foot and vehicular traffic on Massachusetts Ave: 50,000+/- ADT (est.)
- ◆ MBTA Red Line Subway Station carries 12,000+/- riders per day located directly in front of Site.
- ◆ Over 130 public and private parking spaces available adjacent to the Site — the most convenient parking in Central Square.
- ◆ Substantial student population in the immediate vicinity of site under-reported by the demographics.



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