

Downtown Lexington - Giroux Building

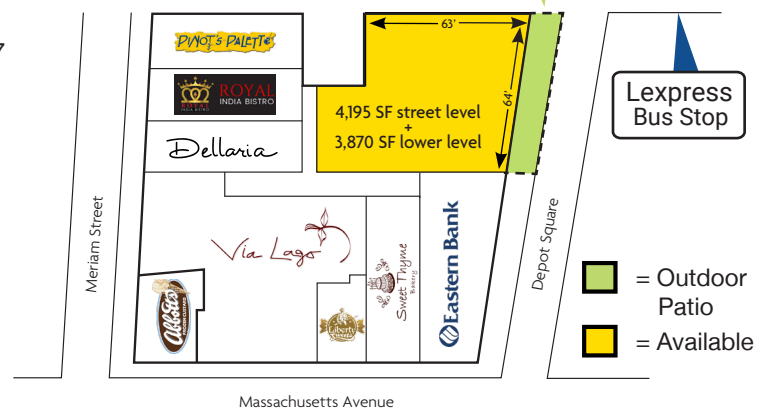
1833-1853 Massachusetts Ave., Lexington, MA 02420

Space for Lease



DESCRIPTION

- 4,195 SF street level (with 3,870 SF lower level)
- 18,228 SF store-front retail property located in the heart of downtown Lexington on Massachusetts Avenue, the main commercial roadway running from Lexington through Arlington, Cambridge and into Boston
- In front of the largest municipal lot in Lexington with 117 parking spaces
- 124k visitors annually to the Lexington Visitor Center across street from site
- 964k visitors annually to the Minute Man National Historical Park (from Lexington to Concord)

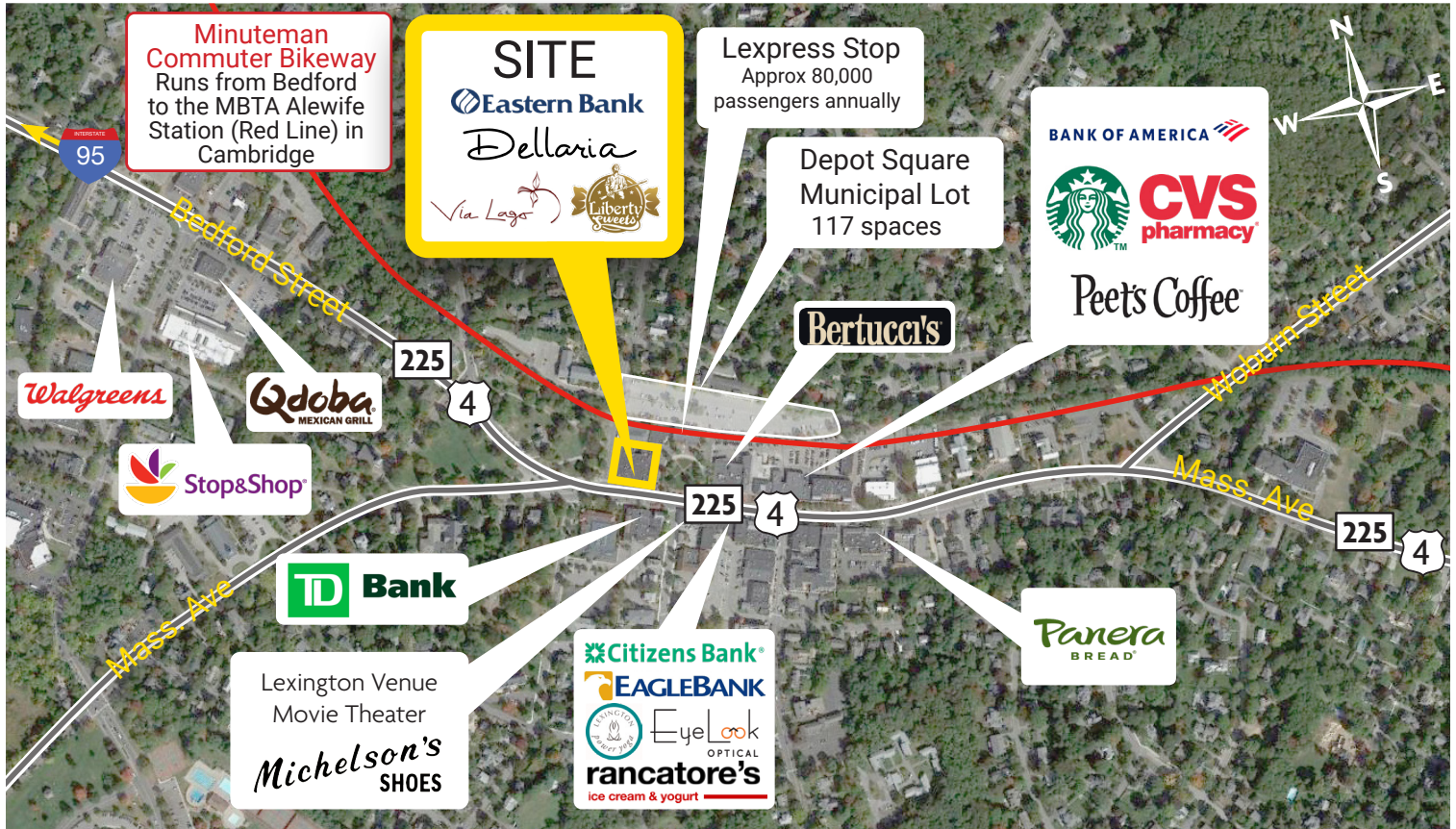


FOR MORE INFORMATION

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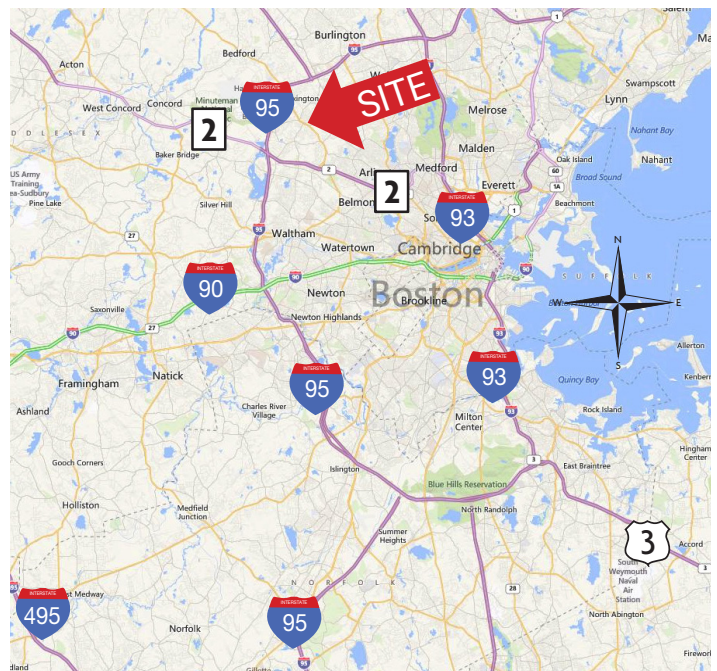


SITE DATA

- Space Available: 4,195 SF street level (with 3,870 SF lower level)
- Anchor Tenants: Via Lago, Eastern Bank, Dellaria, Abbott's Frozen Custard
- ADT: 18,900 cars per day on Mass. Ave

DEMOGRAPHICS

Radius	Residential Population	Average HH Income	Office Population
1 mile	8,546	\$301,828	5,594
2 mile	27,012	\$301,025	19,000
3 mile	61,942	\$246,812	53,427



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