



UNION MARKET



DELIVERY DATE - SUMMER 2018

JOIN TITLE BOXING | 6,600 SF REMAINING

WATERTOWN, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

PROJECT OVERVIEW

Elan Union Market is a new mixed-use development composed of approximately 10,600 square feet of street level retail as well as 282 residential units situated along Arsenal Street in Watertown, MA. This impressive development project is currently underway and will create a new and dynamic retail hub in the heart of this flourishing submarket. The project is less than a five minute walk to and from Watertown Square which will provide an abundance of foot traffic year-round.

In addition to its superior location at a signalized intersection, the site is located approximately 1/2 mile from the Arsenal and Watertown Mall, which is home to Target Home Depot, Gap and CVS, to name a few. The Wilder Companies is working on a repositioning project for the Arsenal Mall dubbed "Arsenal Yards," which will transform the east end of Watertown into a new and enhanced shopping destination with 250,000 SF of retail, 500 residential units and 100,000 Sf of office space. WS Development and Hanover Company are responsible for the new and proposed developments adjacent to Elan Union Market. Hanover Company is responsible for the 297 luxury apartments and 6,777 square feet of retail named Gables Arsenal Street, while WS is planning a 32,000 square foot retail development directly next door. A traffic light will be installed at the northern end of the project on Arsenal Street which will be a shared driveway between Elan Union Market and the WS Development retail project.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	26,248	241,841	697,364
AVERAGE AGE	38.5	33.2	32.5
# OF HOUSEHOLDS	11,878	98,636	281,348
AVERAGE HOUSEHOLD INCOME	\$119,642	\$117,048	\$114,152
AVERAGE DISPOSABLE INCOME	\$82,335	\$79,332	\$77,553

Elan Union Market offers 10,600 square feet of prime street-level space. The property also features 57 parking spaces, equalling 5.4 per 1,000 SF, an impressive and almost unheard of parking ratio in an infill location. The 10,600 square feet will be subdivided to bring in various retailers that will work synergistically to create a healthy vibrancy to this new development. The area is easily accessible via the Massachusetts Turnpike and Soldiers Field Road leading to Storrow Drive.




LOCATION SNAPSHOT




NEW DEVELOPMENT


IDEAL RETAIL MIX POTENTIAL


SIGNALIZED INTERSECTION


HIGH GROWTH MARKET


5.4 PARKING SPACES
PER 1,000 SF WITH
BOTH INGRESS AND EGRESS

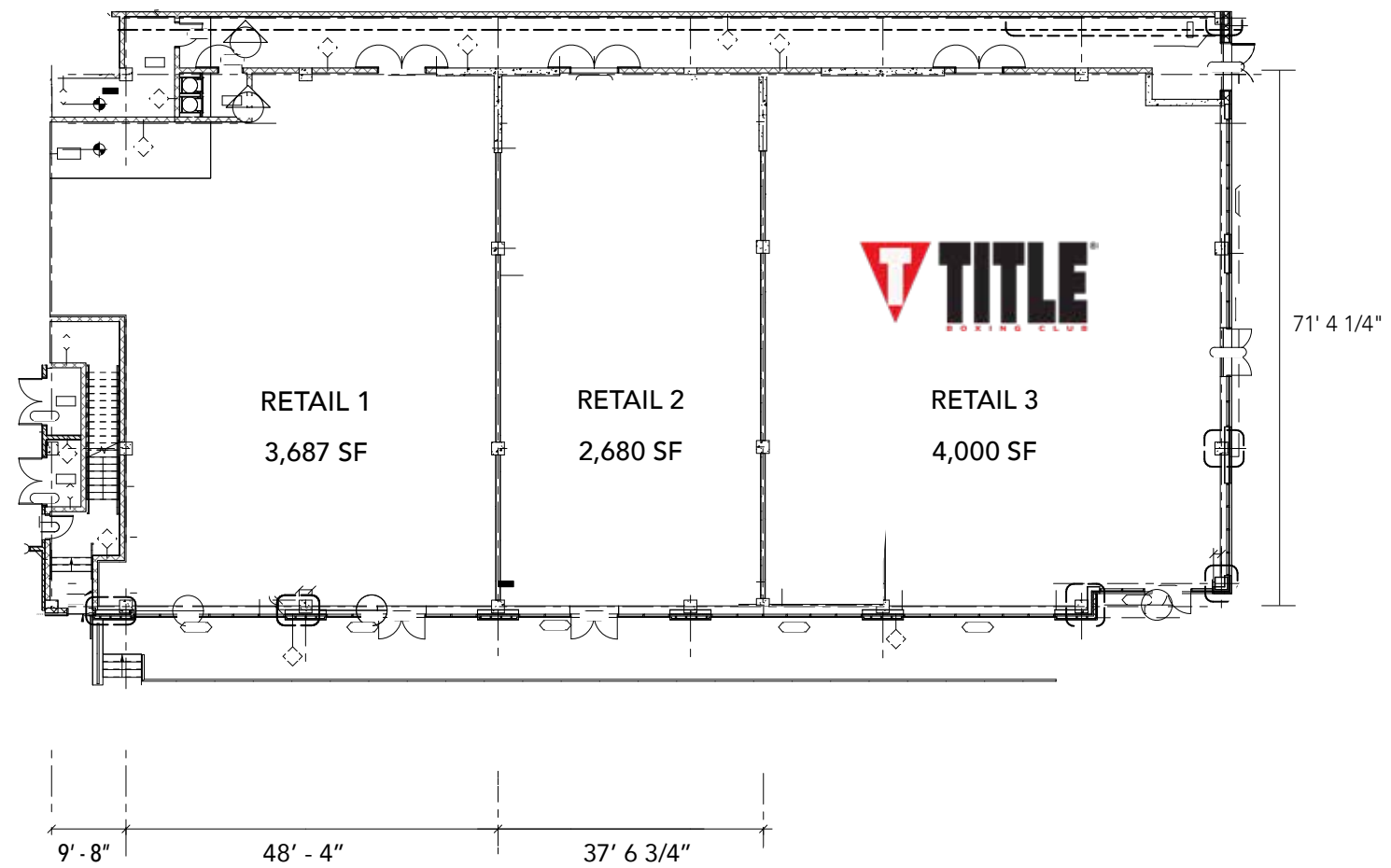


ARSENAL MALL - FOOD TRUCK WEDNESDAY



FLOOR PLAN
ENLARGED LEVEL 01

FLEXIBLE LEASING OPTIONS



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