

SOZIO

PORTFOLIO

REVERE, MASSACHUSETTS

REDEVELOPMENT OPPORTUNITY 9 PARCELS 3.72 ACRES



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the **SOZIO PORTFOLIO**, an exceptional redevelopment opportunity located in a burgeoning Boston submarket; Revere, Massachusetts. The offering is comprised of 3.72 total acres or +/-162,000 square feet of land. The longtime headquarters of Sozio Appliances, this portfolio offers investors and developers a multitude of future uses.

Revere, now known as a gateway city, is one of Boston's most rapidly evolving submarkets. This fast paced transformation is expected to continue, especially due to the redevelopment of Suffolk Downs and the surrounding areas. The property offers ample accessibility for commuters given its proximity to US Route 1 and MA Route 60. Additionally, it is serviced by eight MBTA Bus routes and it is just 1 mile away from the new MBTA Wonderland station, which provides Blue Line access to downtown Boston in less than 20 minutes. The site's supreme location, in addition to the wide range of development alternatives, make the Sozio Portfolio outstandingly positioned for long term benefit.

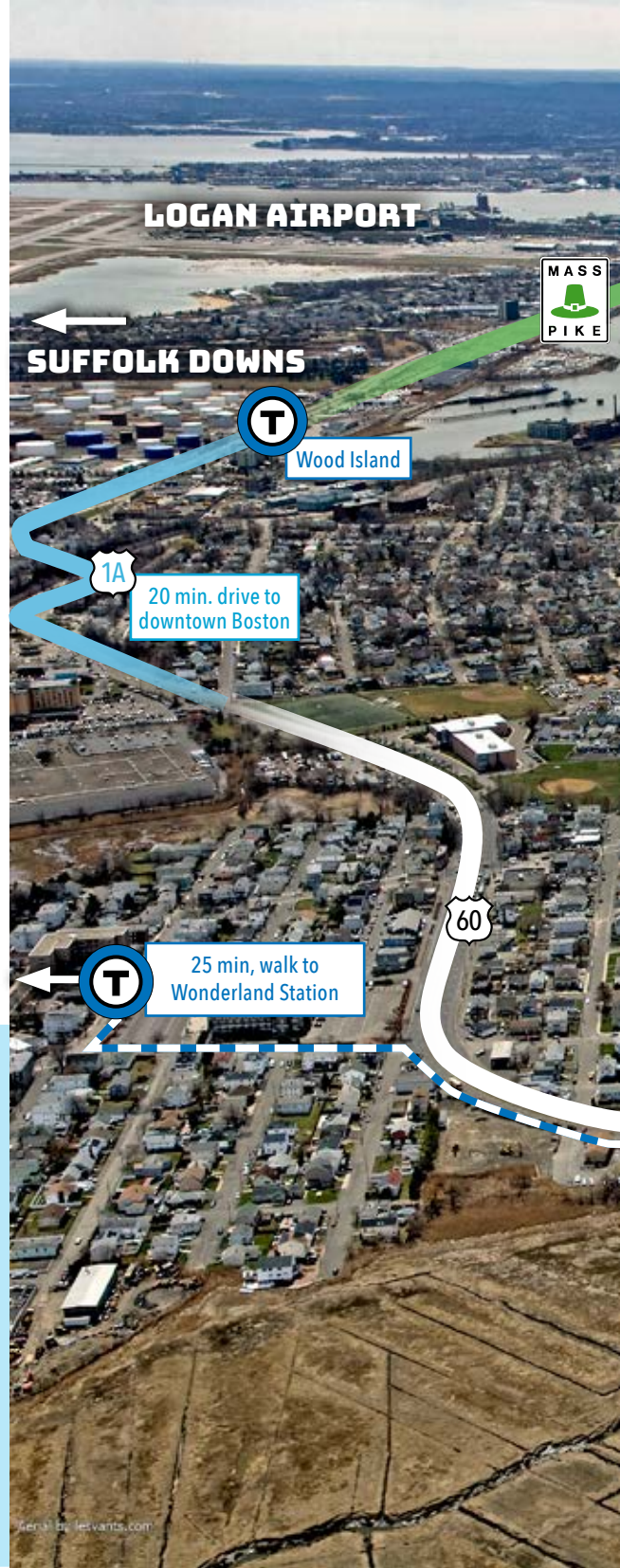
The Sozio Portfolio is offered for sale on an unpriced basis. We will be conducting tours of the property in the upcoming week with a 'call-for-offers' to follow. For more information please visit www.Sozioportfolio.com.



WE HAVE USED THE WORD
'TRANSFORMATIONAL' TO
DESCRIBE THIS PROJECT,
AND THAT IS NO OVERSTATEMENT. PHASE
ONE ALONE WILL CONSTITUTE THE MOST
AMBITIOUS DEVELOPMENT PROJECT IN THE
CITY'S HISTORY AND WILL HAVE TREMENDOUS
INFLUENCE ON OUR CITY'S ECONOMY AND
RECREATIONAL ENVIRONMENT,



-said Mayor Brian Arrigo on the redevelopment of Suffolk Downs



INVESTMENT HIGHLIGHTS

REDEVELOPMENT POTENTIAL

The Sozio Portfolio is a prime site presenting an array of redevelopment opportunities in an increasingly transformative submarket.

AREA DEVELOPMENT / EMERGING MARKET

Extraordinary level of development has been seen in this submarket. There are currently a plethora of developments being constructed or in planning stages such as the massive redevelopment of Suffolk Downs.



STRONG MARKET DYNAMICS

Revere has become a premier submarket of Boston/North Shore; in the past year the job market grew by 4.3%. Additionally, in 4 years rental-rate increased by 40% and home prices by 28%.

TRANSIT ORIENTED

The property provides easy access to US Route 1 and MA Route 60. It sits just a short walk to several bus lines and is less than 1 mile from the new Wonderland MBTA Blue Line station.

HIGH-TRAFFIC

Strategically situated on one of the most traveled thoroughfares in the city, the site benefits from great visibility and high-traffic. Average daily traffic volume is over 40,700 cars.



LOGAN AIRPORT

SUFFOLK DOWNS

PROPERTY DETAILS

ADDRESS: 61 SQUIRE ROAD
REVERE, MA

SITE SIZE: 3.72 acres
+/- 162,000 SF

ZONING DISTRICT:
Highway business district (HB)

SOZIOPORTFOLIO.COM

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