



UNION346

NEW CONSTRUCTION READY NOW!
1,968 SF STREET-LEVEL RETAIL SPACE

Part of a new 153-unit apartment community,
80% leased just a few months after opening!

346 SOMERVILLE AVE | UNION SQUARE, SOMERVILLE

Union 346 is located in Union Square, surrounded by a vibrant mix of local restaurants, shops, and new development

0.4 mile walk to Union Square Station, part of the **Green Line Extension project** connecting Somerville and Boston, and **USQ**, a new 20-acre, 3.8 million SF mixed-used development

KEY NUMBERS

69,530

2022 total population (1 mi)

31,209

2022 total households (1 mi)

\$105,000

2022 median HHI (1 mi)

37 *average age*

98 *Walk Score*

99 *Bike Score*





153 APARTMENTS ABOVE

Union 346 is a brand new, in-demand 153-unit apartment community, 80% leased in just a few months after opening



DOWN THE STREET FROM 3.8 MILLION SF OF NEW DEVELOPMENT

0.4 mile walk to USQ, a new 20-acre mixed-use mega development



NEAT NEW PARK

Around the corner is a new 7,000 SF park outfitted with bistro tables and bike racks; easy access via a walkway

Metro Boston Map

UNION 346



UNION 346

T GILMAN SQ

THE GREEN LINE EXTENSION

- New subway line extension connecting Somerville to Boston
- Adds a total of 6 new subway stations (3 in a 1/2 mile radius of Union 346), increasing ridership by 50,000 trips/day once completed
- Union Square station opened March 2022, providing direct access to downtown Boston in 15 minutes

1/2 mile radius (10 minute walk)

CAMBRIA
163-KEY HOTEL

BOW MARKET
30+ ARTISAN SHOPS
WITH COURTYARD

RIVERDOG
UNION SQUARE DONUTS
FUKI
MACHU PICCHU
ROCKLAND TRUST

SOMERNOVA
300,000 SF OFFICE/
INDUSTRIAL
GREENTOWN LABS
AERONAUT BREWING
CAMBRIDGE HACKSPACE
ARTISAN'S ASYLUM



RELIABLE MARKET
CITIZENS BANK

T E. SOMERVILLE

WASHINGTON ST

UNION SQUARE

UNION MARKET
HEN CHICKEN RICE
SOMERVILLE GROOVES
GRACIE'S ICE CREAM
JULIET

UNION SQUARE T



USQ
2.4 MILLION SF OF
PLANNED MIXED-
USED DEVELOPMENT

PROSPECT ST

MCGRATH HWY/28

16.033 ADT

27.907 ADT

1,968 SF
STREET LEVEL

NEW
CONSTRUCTION

AVAILABLE
NOW

153-UNIT
PROFESSIONALLY-
MANAGED
APARTMENT
PROJECT

64'
FRONTAGE

12' 6"
TO DECK ABOVE



SOMERVILLE AVE | 16,033 ADT

UNION 346



TACTICAL
REALTY
GROUP

SAM HAWKEY

Founder

617.388.6642

Sam@TactBoston.com

DANIEL BLOOM

Founder

617.852.8123

Dan@TactBoston.com

617-658-7005

TactBoston.com

Info@TactBoston.com