

45 BRIGHTON AVE ALLSTON / BOSTON

3,264 SF FULLY-VENTED RESTAURANT/CAFE SPACE

- STREET-LEVEL
- NEW CONSTRUCTION
- OUTDOOR SEATING
- PARKING AVAILABLE

ENTRANCE

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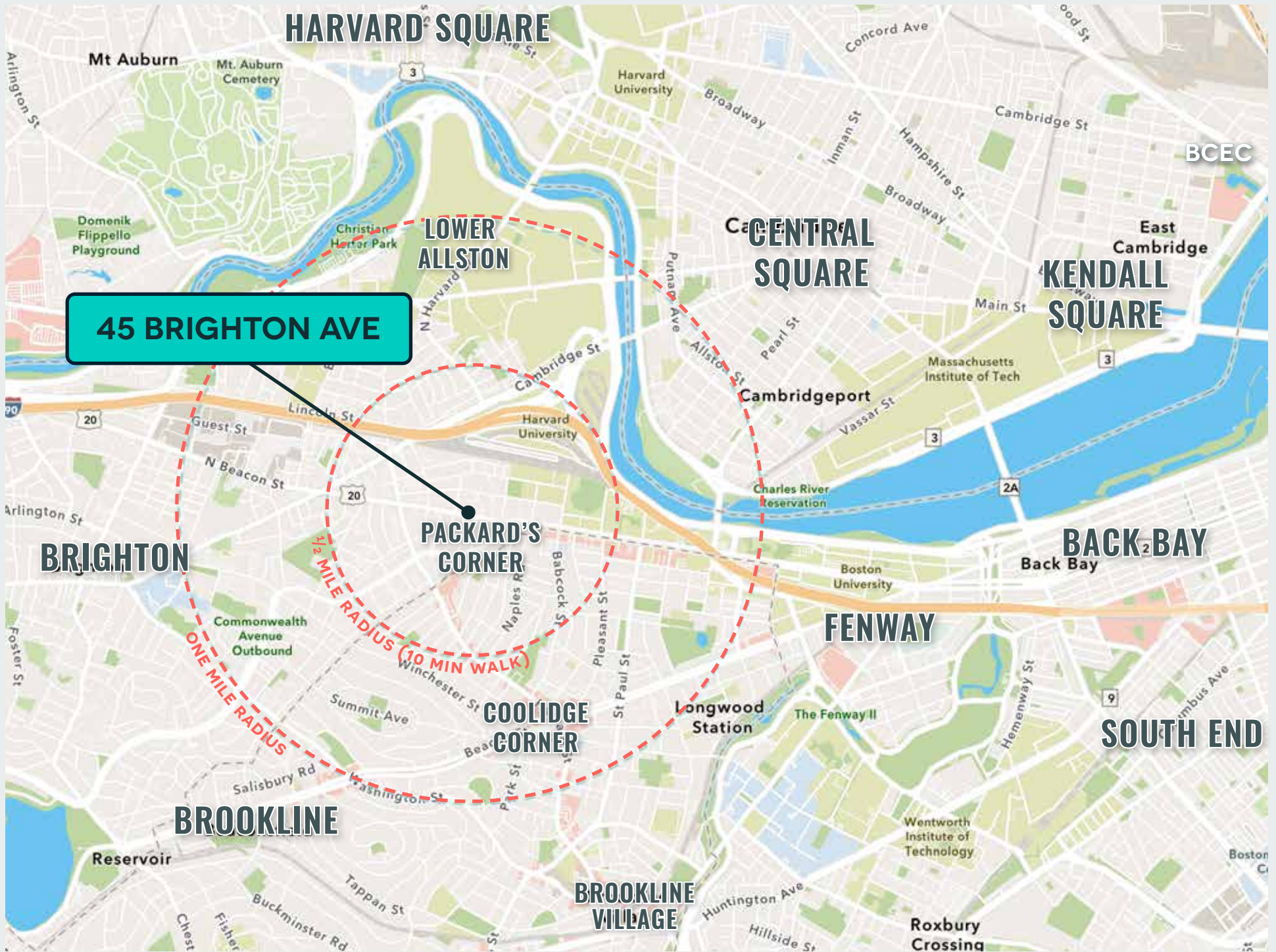


TACTICAL
REALTY
GROUP

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NEW CONSTRUCTION

- Phase II of Packard Crossing
- Street-level space in 6-story, 77-unit apartment building
- Vented for restaurant use



EXCELLENT VISIBILITY

- 107' feet of frontage
- 22,000 ADT on Brighton Ave
- Three double doors, multiple windows



MULTIPLE MEANS OF TRANSPORT

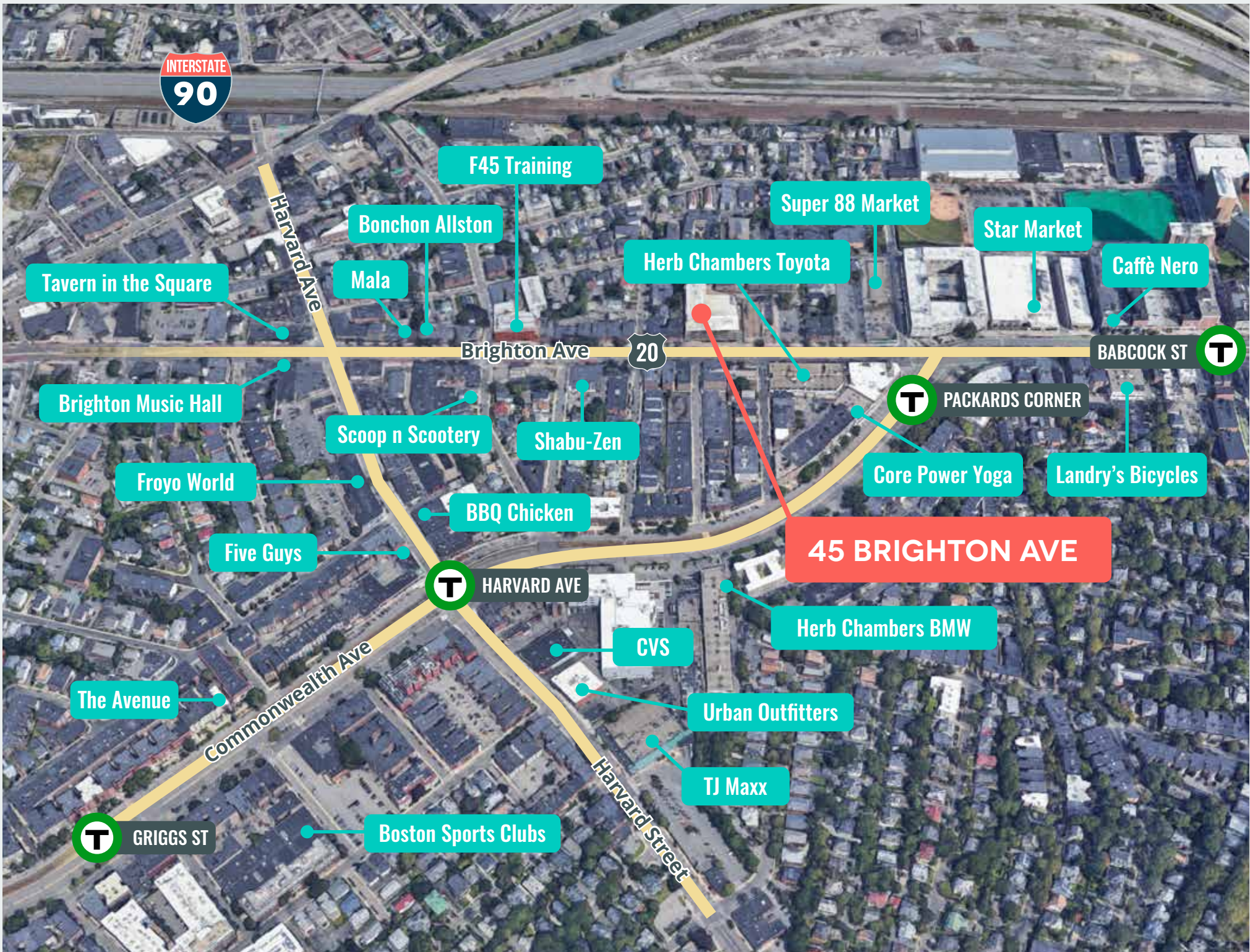
- 2 minute walk to Packards Corner on the Green Line
- 98 Walk Score
- 98 Bike Score
- Dedicated off-street parking

SURROUNDING RETAILERS



URBAN OUTFITTERS





INTERSTATE
90

F45 Training

Bonchon Allston

Super 88 Market

Star Market

Tavern in the Square

Mala

Herb Chambers Toyota

Caffè Nero

Brighton Ave

20

BABCOCK ST



Brighton Music Hall

Scoop n Scootery

Shabu-Zen

PACKARDS CORNER

Core Power Yoga

Landry's Bicycles

Froyo World

BBQ Chicken

45 BRIGHTON AVE

Five Guys

HARVARD AVE

Herb Chambers BMW

Commonwealth Ave

CVS

Urban Outfitters

The Avenue

TJ Maxx

GRIGGS ST

Boston Sports Clubs

Harvard Street

BY THE NUMBERS

TOTAL POPULATION: (1 MILE)

70,519

TOTAL HOUSEHOLDS: (1 MILE)

29,350

MEDIAN HHI: (1 MILE)

\$76,899

DAYTIME EMPLOYEES (1 MILE)

43,591

MEDIAN AGE:

27

OF HOUSING UNITS:

31,251

WALK SCORE:

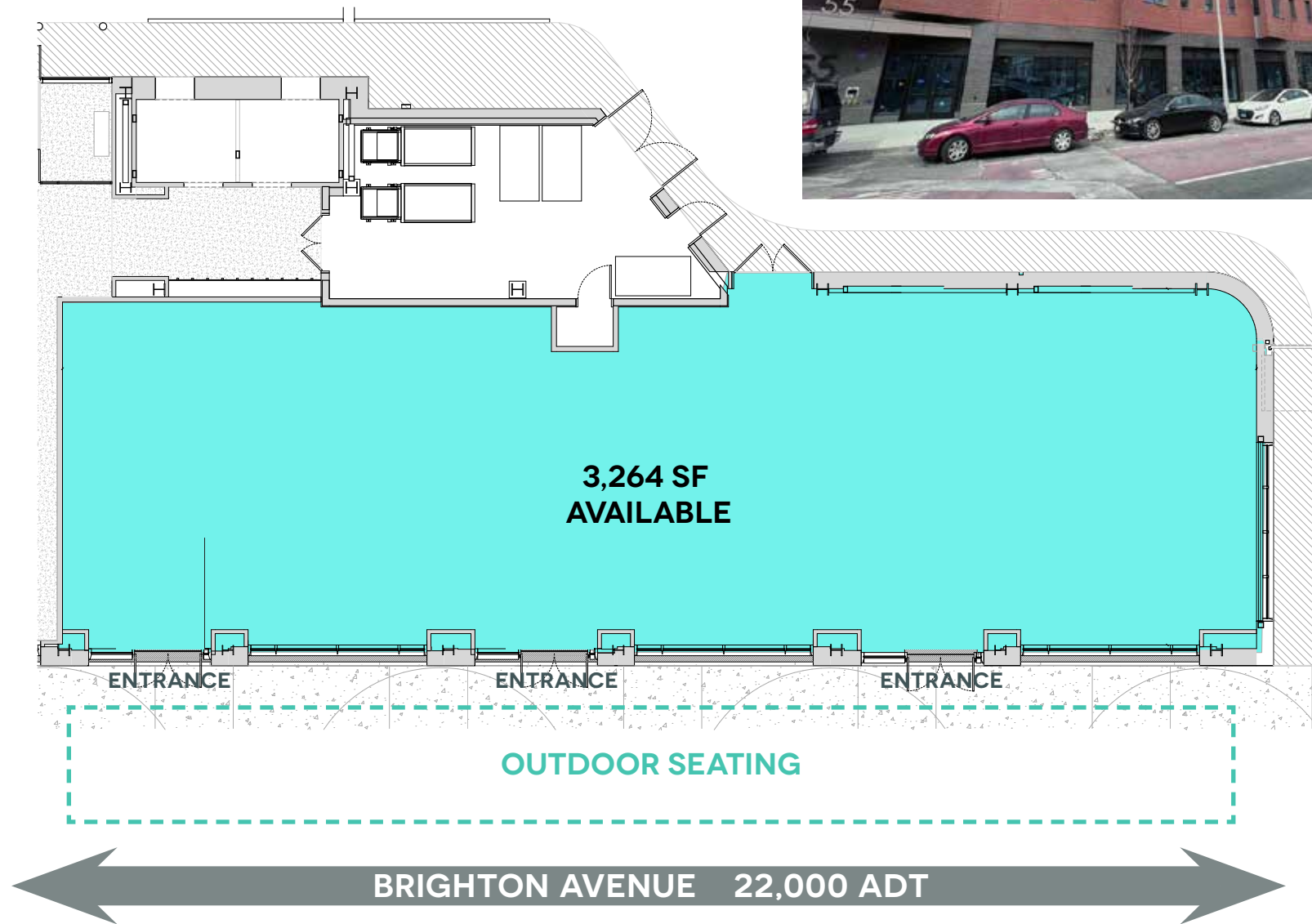
98

BIKE SCORE:

98



FLOOR PLAN





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