

Castles COMMERCIAL

NEW CONSTRUCTION DOWNTOWN RETAIL
RETAIL SPACE - 3,400 SF AVAILABLE
24 GOULD STREET
READING, MASSACHUSETTS



INTERIOR

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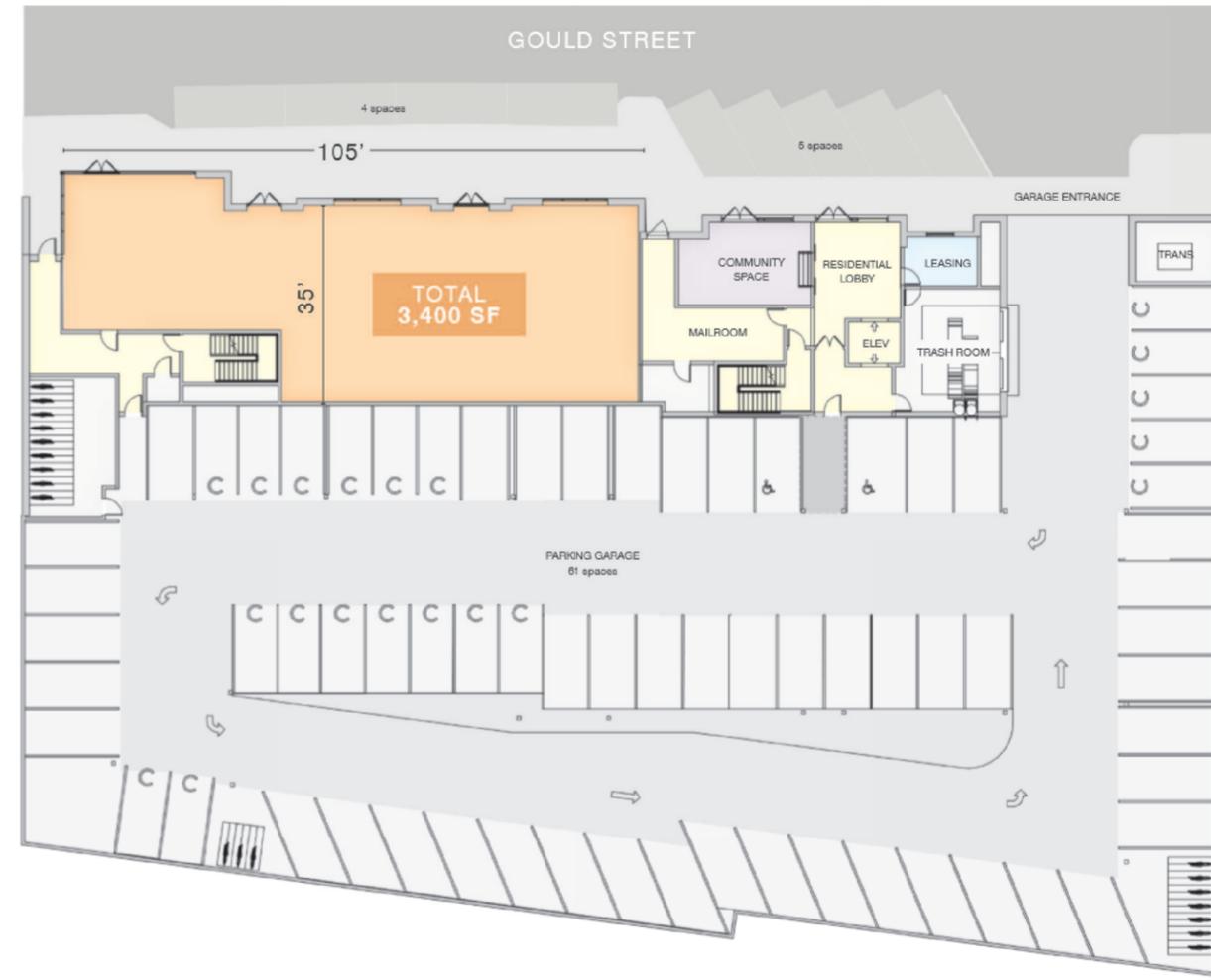


- 3,400 SF ground floor retail space available in a new 4 story, 55 unit residential apartment building
- Adjacent to the retail space will be a residential lobby, mail room, management office and bike storage
- Retail parking will be served by 5 short term (non-resident) angled spaces and 4 parallel spaces directly in front of the retail space on Gould Street. Additional parallel parking is located along Gould Street and a public parking lot is located less than 300 feet away. There will be 69 residential parking spaces located behind the retail space.
- 105 feet of frontage at the intersection of Gould Street and Haven Street
- The space will consist of fully accessible entrances, high ceilings of 10+ feet, tall alluminum storefront windows and a 5' - 7' sidewalk for outdoor cafe seating . It will consist of concrete slab on grade with steel frame construction, new 400 amp electrical service, fully sprinklered, pre-built vent shafts and loading from within the garage.
- Adjacent to the Reading Commuter Rail T Stop with more than 800 riders per day
- The retail space is located next door to 30 Haven Street which consists of 53 apartments, the recently permitted Postmark which will consist of 50 condominiums as well as Reading Crossing which has 68 apartments

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,551	70,893	192,587
MEDIAN HH INCOME	\$107,898	\$97,530	\$98,802
HOUSEHOLDS	5,360	27,989	74,690

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