

132

ARLINGTON STREET

BOSTON, MASSACHUSETTS

SITE

ARLINGTON STREET

Cash Flowing Development Opportunity For Sale



THE
DARTMOUTH
COMPANY

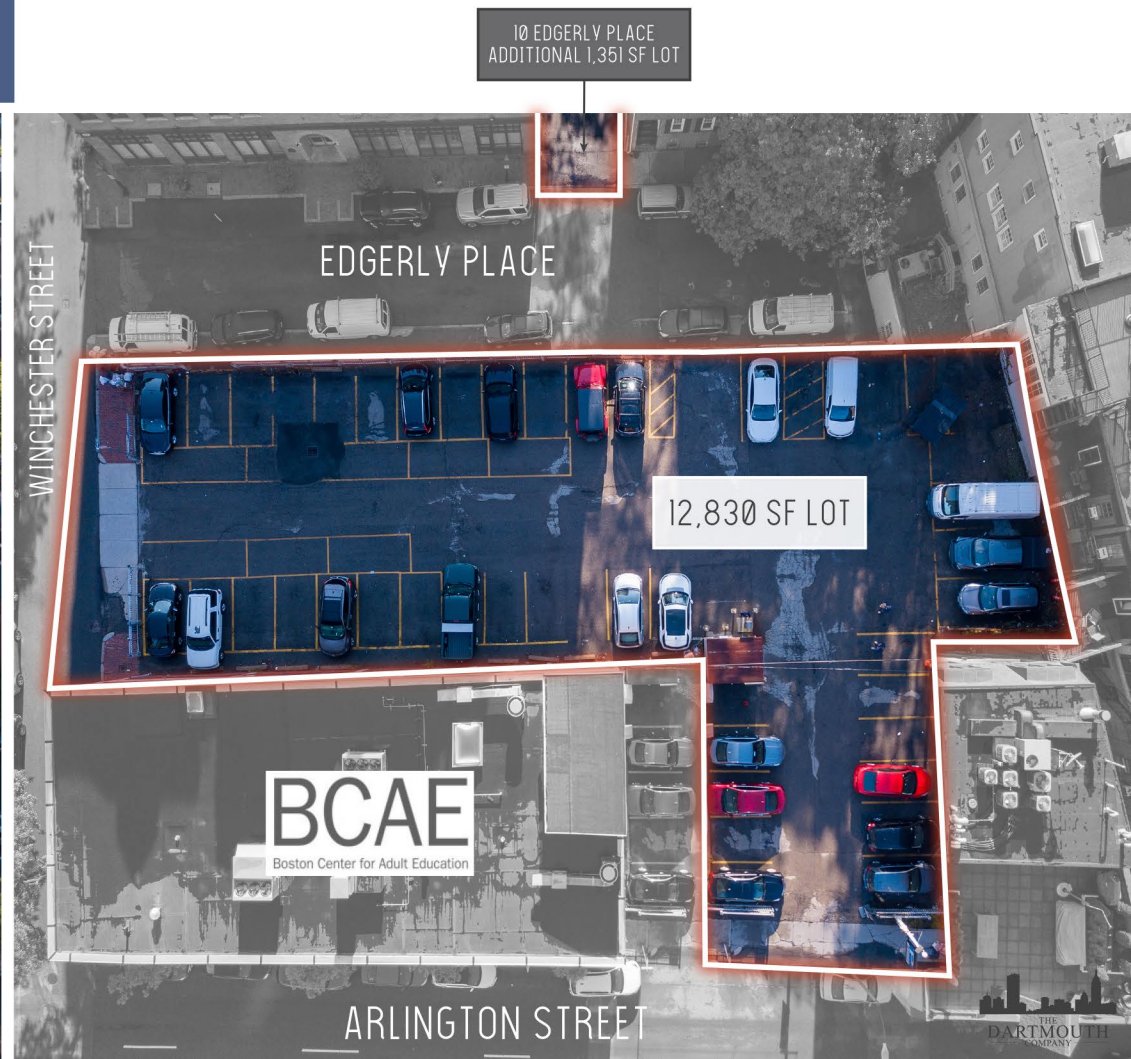
SITE FACTS

- The site consists of 14,180 SF Total
12,830 SF + 1,351 SF (Seperate Parcel)
- Existing Tenant: Central Parking (Kinney Systems Inc.)
- Zoning: Multifamily Residential (MFR) within Bay Village Historic District
- Current Use: Daily Parking (up to 67 vehicles)



PROPERTY INFORMATION

- NNN income property leased to strong parking operator. Terms available following execution of NDA.
- Development opportunities and continued cash flow provides flexibility.
- Rare development opportunity in the heart of Boston, within the historic Bay Village neighborhood.



BEACON HILL

POPULATION 10,486
DAYTIME POP 13,831
AVG HH INCOME \$148,235
AVG HOME VALUE \$1,009,065

DOWNTOWN CROSSING

POPULATION 1,129
DAYTIME POP 16,043
AVG HH INCOME \$43,934
AVG HOME VALUE \$1,189,041

BOSTON
COMMON

132
ARLINGTON
STREET

PUBLIC
GARDEN

BACK BAY

POPULATION 19,500
DAYTIME POP 68,383
AVG HH INCOME \$157,302
AVG HOME VALUE \$1,252,462

THEATRE DISTRICT

POPULATION 5,424
DAYTIME POP 8,608
AVG HH INCOME \$104,688
AVG HOME VALUE \$1,129,969

BAY VILLAGE

POPULATION 1,123
DAYTIME POP 1,283
AVG HH INCOME \$172,075
AVG HOME VALUE \$1,009,450

SOUTH END

POPULATION 39,116
DAYTIME POP 50,135
AVG HH INCOME \$120,487
AVG HOME VALUE \$917,147

THE NEIGHBORHOOD



DISTINCTIVE DINING

MISTRAL
BISTRO DU MIDI
STRIP
OSTRA
DAVIOS



CULTURE & ENTERTAINMENT

EMERSON COLLEGE
COLONIAL THEATRE
PARAMOUNT CENTER
CUTLER MAJESTIC THEATRE
BOSTON OPERA HOUSE
WANG THEATRE
SHUBERT THEATRE



LUXURY RETAIL

CHANEL
MONTAGE
TIFFANY & CO
CHRISTOFLE
BOTTEGA VENETA
LA PERLA
BURBERRY
ANNA FONTAINE
HERMES
ST. JOHN



ELEVATED HOSPITALITY

RITZ CARLTON HOTEL
FOUR SEASONS
W HOTEL
REVERE
BOSTON PARK PLAZA
REVOLUTION HOTEL



CONTACT INFORMATION

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