

CHURCH PARK

Up to 3,850± SF

BOSTON, MASSACHUSETTS

245 MASSACHUSETTS AVENUE

- Large patio opportunity
- Frontage on two busy streets in the Back Bay:
 - ◊ 27' frontage on Mass Ave (35,000 ADT)
 - ◊ 54' frontage on Edgerly Road
- Ground level of the 508 unit Church Park Apartment Complex
- Adjacent to Boston Symphony Hall (250 annual events)
- 5-minute walk to the 11M SF Prudential Center/ Copley complex
- One of the most densely populated neighborhoods in the City of Boston
- Convenient to 50,000 college students
- One block from the Symphony T-Station (Green Line – 1,711 daily passengers)
- 6,000+ area hotel rooms
- Nearby Tenants include Whole Foods, Caffè Nero, Starbucks, Panera Bread, CVS



CONTACT

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DEMOGRAPHICS:

Population

0.25 mile	12,143
0.5 mile	34,622
1 mile	104,476
2 mile	293,609
3 mile	546,955

Average HH Income

0.25 mile	\$52,890
0.5 mile	\$101,659
1 mile	\$118,798
2 mile	\$115,852
3 mile	\$115,064

Daytime Work Population

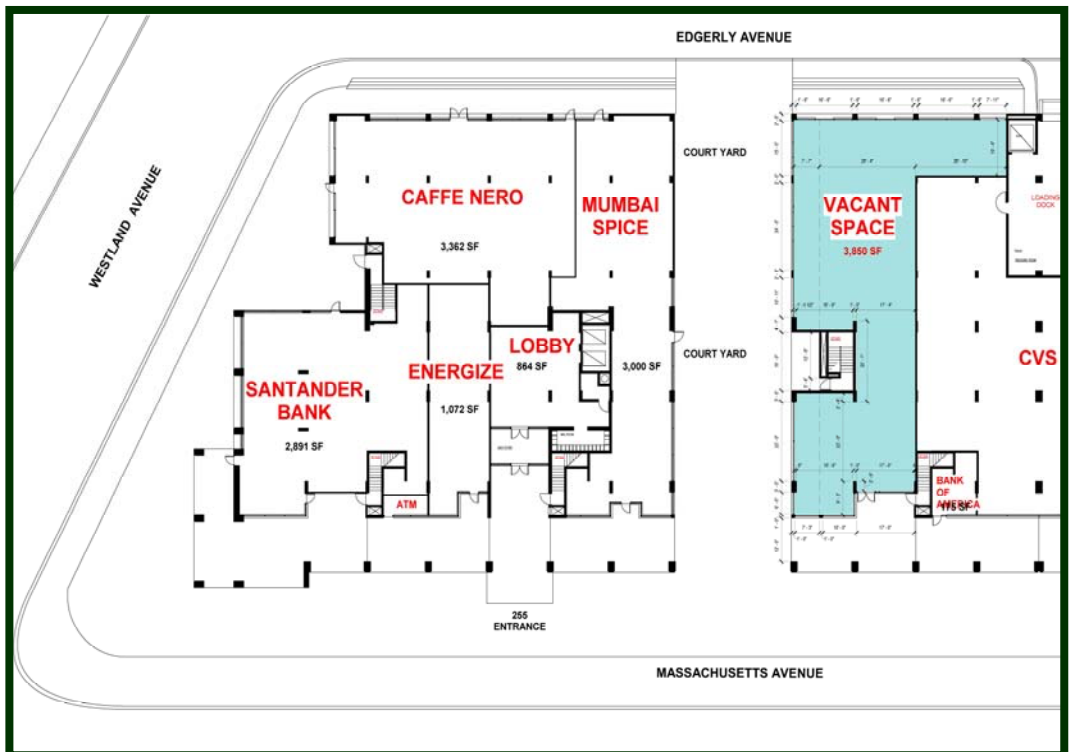
0.25 mile	5,241
0.5 mile	31,801
1 mile	146,119
2 mile	566,266
3 mile	712,525

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