

FOR LEASE

Former Walgreens: Dorchester, MA

533 Columbia Road | Dorchester, MA



Overview

ASKING RATE	\$11 PSF
AVAILABLE SF	3,542 SF

Contact

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Description

3,542 SF street retail space available adjacent to Boston Pizza Grill. Nearby Strand Theatre, Santander Bank, Rainbow Shops, Brothers Market, CVS, T-Mobile, Footlocker, and more. Excellent daytime traffic.

Lease expires on 09/01/2031.

Demographics

	1 MILE	3 MILES	5 MILES
Population	62,770	414,422	831,735
Average HH Income	\$70,805	\$102,869	\$111,573
Total Daytime Population	53,778	674,101	1,168,372

Year: 2019 | Source: Esri

Traffic Counts

I-93, E of Site	204,511 AADT VPD
American Legion Highway, SW of Site	26,885 AADT VPD
Morrissey Boulevard, SE of Site	38,095 AADT VPD

Year: 2019 | Source: massDOT

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SOUTH BAY CENTER

- TARGET
- THE HOME DEPOT
- BEST BUY
- BED BATH & BEYOND
- AMC THEATRES
- carter's
- Nike
- Marshall's
- OfficeMax
- ULTA BEAUTY
- TJ-maxx
- LOFT
- W
- STOP & SHOP
- OLD NAVY
- carhartt

WASHINGTON PARK MALL

- Marshall's
- AutoZone
- Save a lot
- cricket wireless
- POPEYES
- McDonald's
- Santander
- metroPCS

BROTHERS MARKETPLACE

Aaron's

LUPHAM'S HOUSE Pizzeria GRILL

KFC

DB CO DORCHESTER BREWING

DUNKIN'

DUNKIN'

Speedway

93 INTERSTATE

star market

DOUBLETREE HOTEL

JOHN W. MCCORMACK MIDDLE SCHOOL

BOSTON COLLEGE HIGH SCHOOL

UNIVERSITY OF MASSACHUSETTS BOSTON



203,511 AADT

WARREN ST

BLUE HILL AVE

DUDLEY ST

MASSACHUSETTS AVE

DORCHESTER AVE

COLUMBIA RD

HANCOCK ST

STOUGHTON ST

	1 mile	3 miles	5 miles
Population			
2000 Population	57,737	350,041	725,757
2010 Population	57,418	368,911	754,438
2019 Population	62,770	414,422	831,735
2024 Population	66,550	439,568	874,010
2000-2010 Annual Rate	-0.06%	0.53%	0.39%
2010-2019 Annual Rate	0.97%	1.27%	1.06%
2019-2024 Annual Rate	1.18%	1.19%	1.00%
2019 Male Population	48.0%	47.7%	48.2%
2019 Female Population	52.0%	52.3%	51.8%
2019 Median Age	33.6	32.6	32.9

In the identified area, the current year population is 831,735. In 2010, the Census count in the area was 754,438. The rate of change since 2010 was 1.06% annually. The five-year projection for the population in the area is 874,010 representing a change of 1.00% annually from 2019 to 2024. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 33.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	21.8%	44.7%	52.4%
2019 Black Alone	42.6%	28.8%	20.9%
2019 American Indian/Alaska Native Alone	0.5%	0.4%	0.3%
2019 Asian Alone	8.2%	11.4%	13.5%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Other Race	19.3%	9.8%	8.3%
2019 Two or More Races	7.4%	4.8%	4.6%
2019 Hispanic Origin (Any Race)	25.6%	19.3%	18.0%

Persons of Hispanic origin represent 18.0% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.3 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	52	86	100
2000 Households	19,537	141,410	296,494
2010 Households	20,416	152,053	310,601
2019 Total Households	22,069	170,117	340,320
2024 Total Households	23,369	180,840	357,849
2000-2010 Annual Rate	0.44%	0.73%	0.47%
2010-2019 Annual Rate	0.85%	1.22%	0.99%
2019-2024 Annual Rate	1.15%	1.23%	1.01%
2019 Average Household Size	2.78	2.25	2.26

The household count in this area has changed from 310,601 in 2010 to 340,320 in the current year, a change of 0.99% annually. The five-year projection of households is 357,849, a change of 1.01% annually from the current year total. Average household size is currently 2.26, compared to 2.24 in the year 2010. The number of families in the current year is 154,716 in the specified area.

Executive Summary

533 Columbia Road | Dorchester, MA



	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	47.6%	43.7%	38.3%
Median Household Income			
2019 Median Household Income	\$46,528	\$64,302	\$75,364
2024 Median Household Income	\$54,779	\$77,973	\$88,375
2019-2024 Annual Rate	3.32%	3.93%	3.24%
Average Household Income			
2019 Average Household Income	\$70,805	\$102,869	\$111,573
2024 Average Household Income	\$84,059	\$119,594	\$129,212
2019-2024 Annual Rate	3.49%	3.06%	2.98%
Per Capita Income			
2019 Per Capita Income	\$24,799	\$42,736	\$46,189
2024 Per Capita Income	\$29,398	\$49,652	\$53,419
2019-2024 Annual Rate	3.46%	3.05%	2.95%

Households by Income

Current median household income is \$75,364 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$88,375 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$111,573 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$129,212 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$46,189 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$53,419 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	52	56	64
2000 Total Housing Units	20,984	150,553	310,997
2000 Owner Occupied Housing Units	5,452	41,553	101,067
2000 Renter Occupied Housing Units	14,085	99,857	195,427
2000 Vacant Housing Units	1,447	9,143	14,503
2010 Total Housing Units	22,579	165,336	333,795
2010 Owner Occupied Housing Units	6,168	48,462	111,363
2010 Renter Occupied Housing Units	14,248	103,591	199,238
2010 Vacant Housing Units	2,163	13,283	23,194
2019 Total Housing Units	24,151	183,407	363,826
2019 Owner Occupied Housing Units	7,174	55,376	122,537
2019 Renter Occupied Housing Units	14,896	114,741	217,783
2019 Vacant Housing Units	2,082	13,290	23,506
2024 Total Housing Units	25,378	193,689	380,521
2024 Owner Occupied Housing Units	7,657	58,642	128,172
2024 Renter Occupied Housing Units	15,712	122,199	229,677
2024 Vacant Housing Units	2,009	12,849	22,672

Currently, 33.7% of the 363,826 housing units in the area are owner occupied; 59.9%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 333,795 housing units in the area - 33.4% owner occupied, 59.7% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 3.90%. Median home value in the area is \$589,424, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.40% annually to \$663,670.