

FOR SUBLEASE

# Former Walgreens - Boston, MA

600-620 Washington Street | Boston, MA



*Walgreens*

## Overview

LEASE RATE	Upon Request
MAIN LEVEL	10,000 SF
BASEMENT LEVEL	3,056 SF

## Description

10,000 SF Main Level plus 3,056 SF Basement Former Walgreens corner location near Boston Common. Nearby retail includes Equinox Sports Club, The Q, Caffe Nero, Rock Bottom Restaurant & Brewery, AMC Loews Boston Common 19, Macy's, and many more. Located on the NEC of the intersection of Washington Street and Essex Street in Boston, MA.



## Demographics

	1 MILE	3 MILES	5 MILES
Population	76,126	461,745	985,127
Average HH Income	\$169,069	\$123,057	\$114,023
Daytime Population	213,928	665,303	1,147,705

Year: 2019 | Source: Esri

## Contact

**CHRISTIAN G. JANELLE**  
617.872.1115 | chris.janelle@srsre.com

**JONATHAN LAPAT**  
978.579.4112 | jonathan.lapat@srsre.com

## Traffic Counts

I-93, E of Site	181,500 VPD
Essex Street, W of Site	9,738 VPD
Tremont Street, SW of Site	14,509 VPD
Tremont Street, N of Site	14,900 VPD

Year: 2020 | Source: Esri/Kalibrate Technologies

SRS REAL ESTATE PARTNERS | 400 Fifth Avenue, Suite 105 | Waltham, MA 02451 | 857.263.3839

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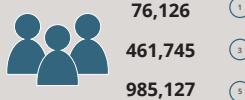
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KEY FACTS



POPULATION



AVERAGE HOUSEHOLD INCOME



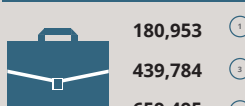
MEDIAN HOUSEHOLD INCOME



HIGHER EDUCATION



DAYTIME EMPLOYMENT



BOSTON PROVIDENCE (COMBINED DMA)  
ESRI FORECASTS FOR 2019.

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	51,436	369,401	842,448
2010 Population	59,791	401,914	878,444
2019 Population	76,126	461,745	985,127
2024 Population	83,863	489,925	1,036,806
2000-2010 Annual Rate	1.52%	0.85%	0.42%
2010-2017 Annual Rate	2.38%	1.36%	1.12%
2017-2022 Annual Rate	1.95%	1.19%	1.03%
2019 Male Population	50.1%	49.3%	48.6%
2019 Female Population	49.9%	50.7%	51.4%
2019 Median Age	35.2	31.8	33.0
<b>Households</b>			
2000 Households	27,851	159,097	347,376
2010 Households	31,720	171,414	361,944
2019 Total Households	39,503	196,212	402,850
2024 Total Households	43,584	209,105	424,789
2000-2010 Annual Rate	1.31%	0.75%	0.41%
2010-2017 Annual Rate	2.16%	1.33%	1.05%
2017-2022 Annual Rate	1.99%	1.28%	1.07%
2019 Average Household Size	1.77	2.11	2.28
<b>Housing Units</b>			
2019 Total Housing Units	43,305	211,256	429,059
2019 Owner Occupied Housing Units	12,035	54,302	130,337
2019 Renter Occupied Housing Units	27,469	141,910	272,512
2019 Vacant Housing Units	3,802	15,044	26,209
<b>Race and Ethnicity</b>			
2019 White Alone	65.9%	56.5%	55.6%
2019 Black Alone	7.2%	14.7%	16.2%
2019 American Indian/Alaska Native Alone	0.1%	0.3%	0.4%
2019 Asian Alone	21.1%	13.8%	12.7%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Hispanic Origin (Any Race)	9.4%	21.1%	21.1%
<b>Income</b>			
2019 Median Household Income	\$118,032	\$80,469	\$77,246
2019 Average Household Income	\$169,069	\$123,057	\$114,023
Per Capita Income	\$89,243	\$53,229	\$47,130
<b>2019 Population 25+ by Educational Attainment</b>			
Total	57,794	308,859	674,496
High School Graduate	7.1%	12.1%	15.4%
GED/Alternative Credential	1.3%	1.9%	2.2%
Some College, No Degree	6.9%	9.6%	11.2%
Associate Degree	2.4%	3.2%	3.8%
Bachelor's Degree	34.1%	29.8%	27.3%
Graduate/Professional Degree	38.9%	31.0%	28.1%
<b>Daytime Population</b>			
2019 Total Daytime Population	213,928	665,303	1,147,705
Workers	180,953	439,784	659,495
Residents	32,975	225,519	488,210