

66 Galen Street

Watertown, MA 02472



RETAIL / FLEX SPACE FOR LEASE | 10,497 SF



Associated Brokerage Group 307 Cambridge Street, Cambridge Massachusetts | 617-472-9900

Property Description

ABG Commercial Realty Advisors has been exclusively retained to market for lease 10,497 SF of street level space at 66 Galen Street in Watertown, MA. This location is ideal for a retail or flex space user.

The building is highly visible and located in Watertown Square with MBTA bus service to downtown Boston, Central Square, Harvard Square Cambridge, Allston-Brighton, and downtown Waltham.

The property is strategically located in close proximity to The Watertown Arsenal Buildings, just a ten minute walk from Newton Corner & seconds from The Massachusetts Turnpike. The property has plenty of spaces of parking and offers a unique opportunity for corporate branding on the building.

This is an excellent opportunity for a variety of users seeking the benefits and amenities of this well positioned property.



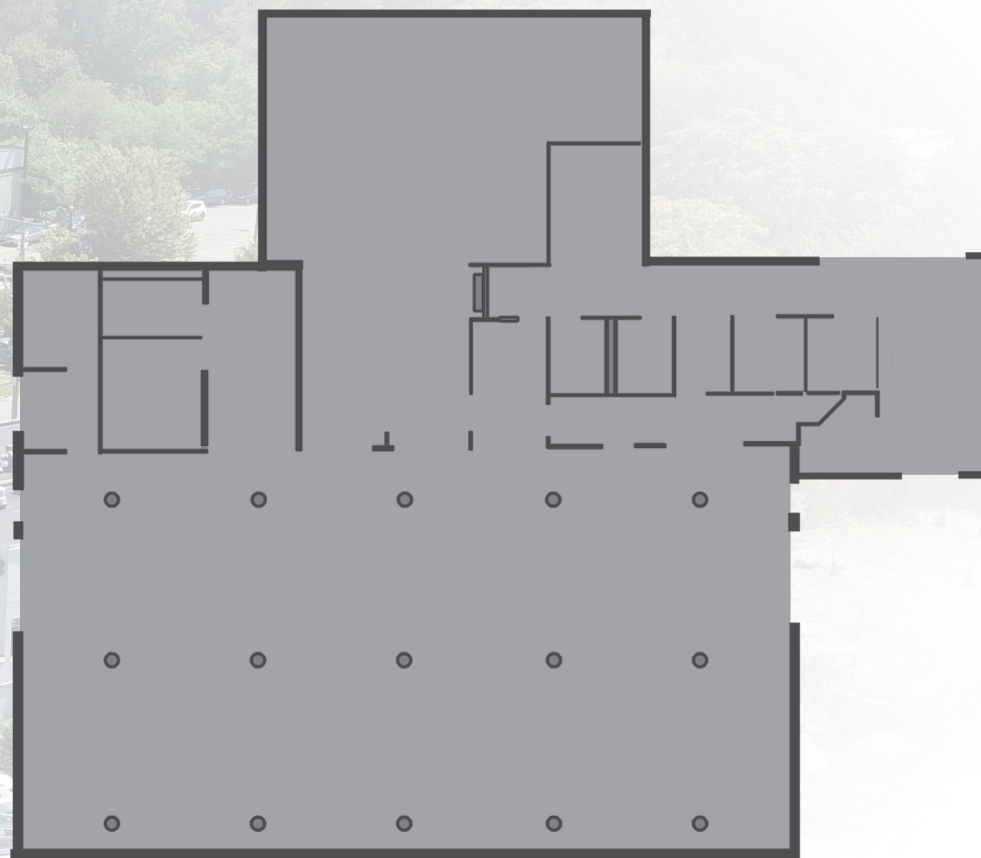
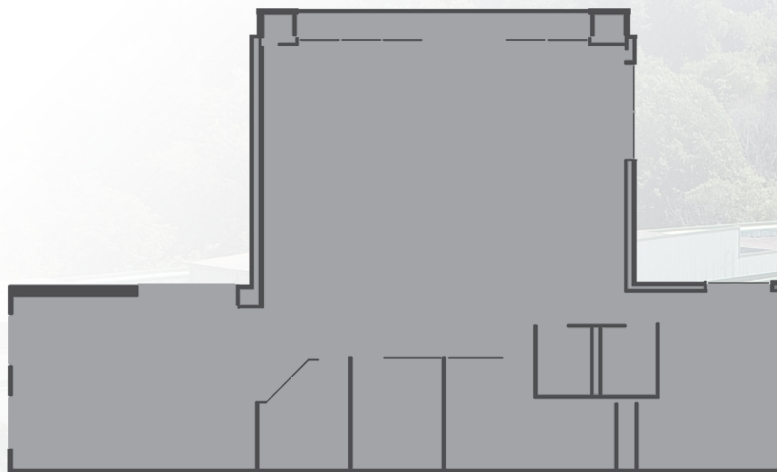
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	28,140	227,965	646,635
AVERAGE AGE	39.40	37.50	36.70
NUMBER OF HOUSEHOLDS	12,354	93,811	262,167
AVERAGE HOUSEHOLD INCOME	\$97,280	\$89,503	\$92,366



Retail Space | 3,497 Square Foot

Flex/Retail Space | 7,000 Square Foot



HIGHLIGHTS:

- Ample surface level Parking Spaces
- Ground level section has high base space with 2 drive-in doors for Industrial / Commercial use
- MBTA bus service to downtown Boston, Central Square, Harvard Square Cambridge Allston-Brighton, and downtown Waltham.
- Walking distance to local Restaurants & amenities
- Seconds to Massachusetts Turnpike.



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