

# Retail Space Available

## Saint Polycarp Village

460 Mystic Ave, Somerville Massachusetts



- **Brand new ground floor retail space** available May 2009 .
- **Excellent opportunity** to expand or start a new business in Somerville's newest mixed-use development - Saint Polycarp Village.
- **3,500+/-** Total Square Feet divisible from approximately 1500 to 2000 SF.
- Traffic counts of over **23,000 cars per day**
- **Highly visible** at the busy intersection of Temple Street and Mystic Avenue near I-93 and the dense Winter Hill neighborhood.
- In a **LEED** qualified green building.
- \$18.00 per sq ft NNN plus utilities.
- Ample Parking.



## ASSOCIATED BROKERAGE GROUP, LLC

Bernard Gibbons: (617) 212-1369 [bernad@abgrealty.net](mailto:bernad@abgrealty.net)

245 Hampshire Street, Cambridge, MA 02139

Office: (617)- 492-9900 Fax:(617)- 492-0330

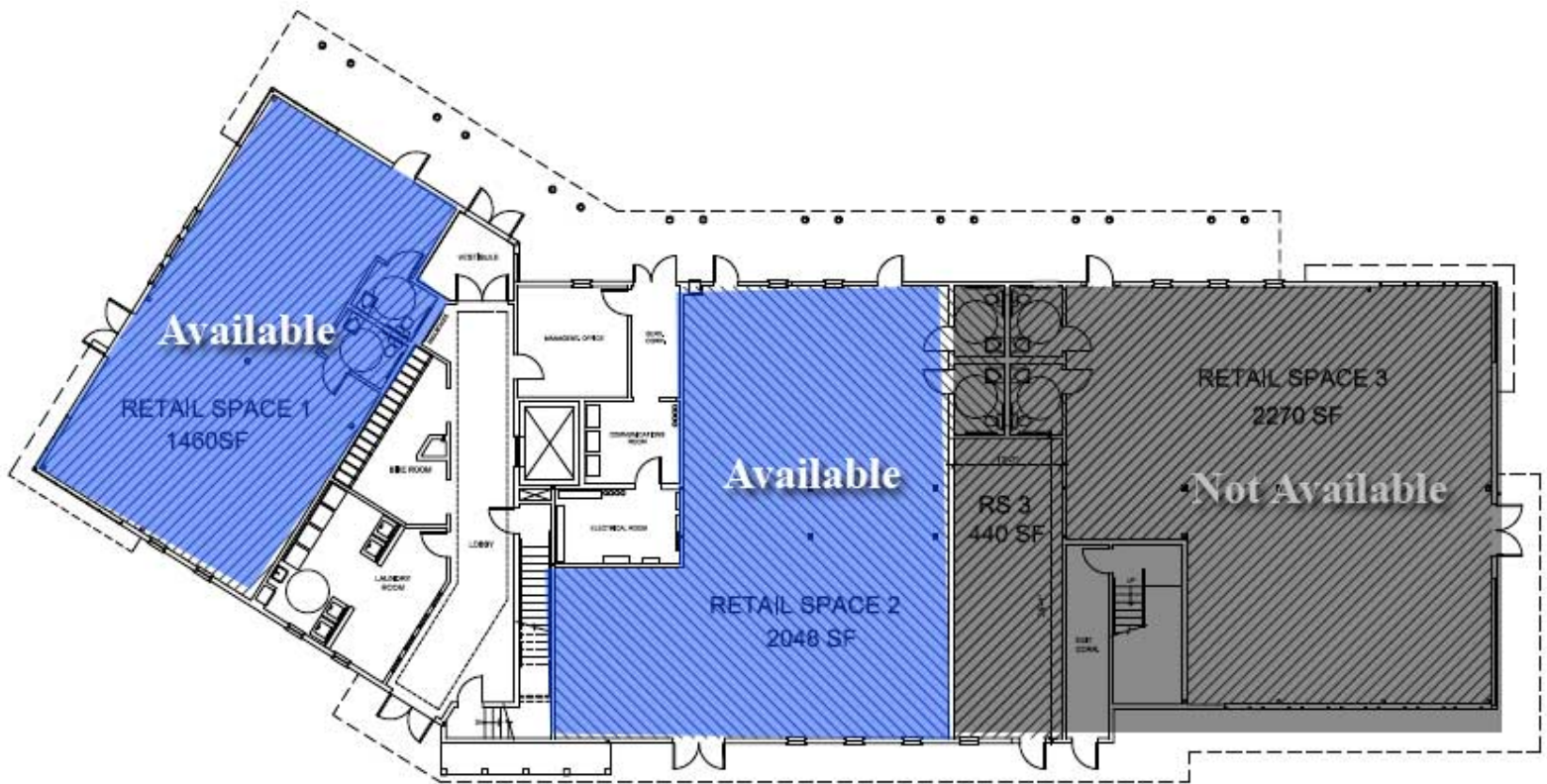
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