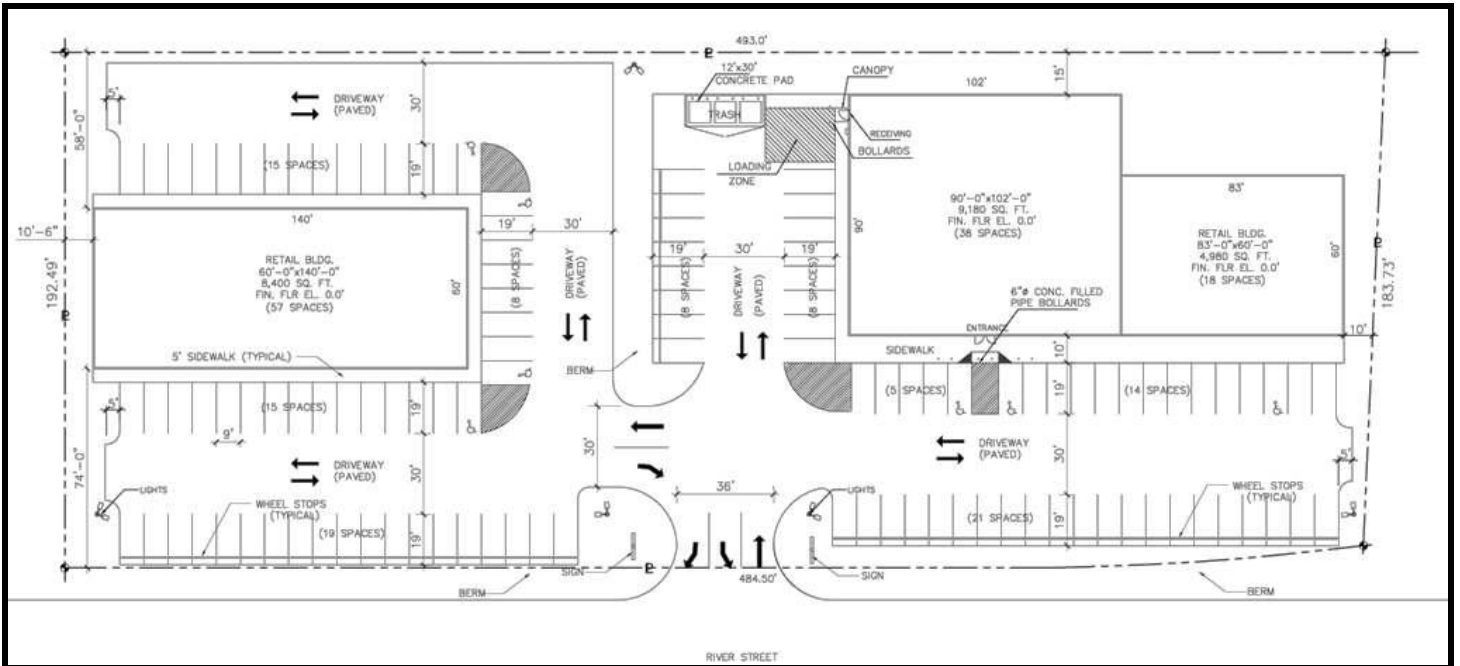


FOR LEASE

New Strip Center
2,000 – 13,300 SF Sub-Dividable
Ideal Location



HIGHLIGHTS

- 2,000 – 13,300 SF
- 10,700 ADT
- 113 +/- Parking Spaces
- Great Visibility
- Pylon Sign

LOCAL TENANTS

- Price-Rite
- Sovereign Bank

DESCRIPTION:

Denenberg Realty Advisors has been exclusively retained to market for lease from 2,000 to 13,300 SF at 875 River Street, Hyde Park, MA. This location is ideal for many retailers plus a bank site. There is ample parking. This new center will be highly visible and is across the street from the new center "Shops at Riverwood" with Price-Rite, Sovereign Bank and more.

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

Neil Denenberg - 617-720-5656 - Neil@DenenbergRealty.com

Denenberg Realty Advisors
230 Commercial Street - Boston, MA 02109
617-720-5656 - Fax 617-720-5676
www.DenenbergRealty.com

Demographics:

2009	1 Mile	3 Mile	5 Mile
Population	28,614	178,632	433,072
Median Household Income	\$62,005	\$59,210	\$60,255



Denenberg Realty Advisors – 617-720-5656 – www.DenenbergRA.com

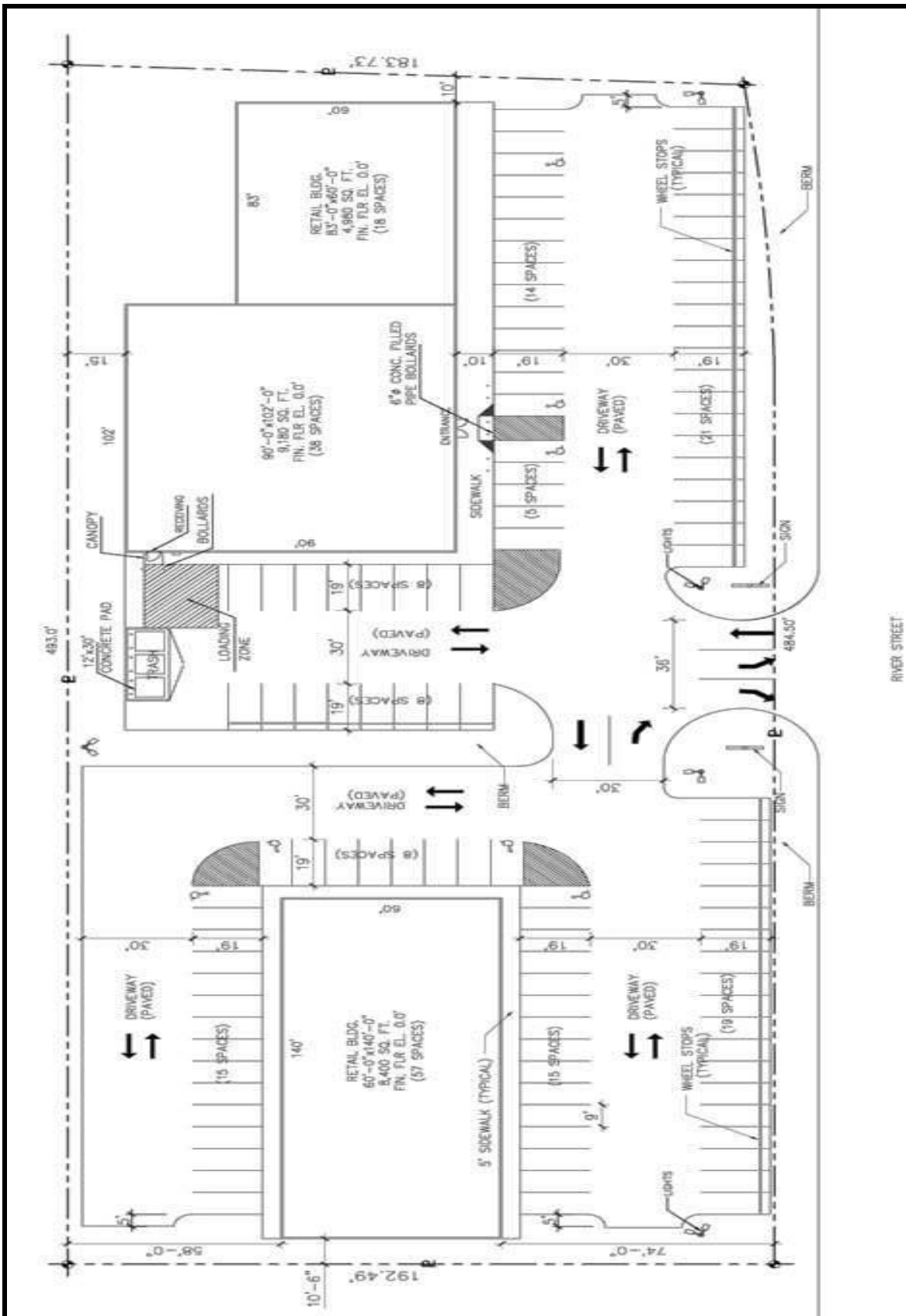
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

Demographics:

Radius	1 Mile	3 Mile	5 Mile
Population:			
2014 Projection	28,592	178,742	434,572
2009 Estimate	28,614	178,632	433,072
2000 Census	28,656	179,453	431,404
Growth 2009-2014	(0.10%)	0.10%	0.30%
Growth 2000-2009	(0.10%)	(0.50%)	0.40%
2009 Population By Hispanic Origin:	3,194	23,661	58,900
2009 Population by Race:			
White	8,576	78,054	201,217
Black or African American	16,613	73,756	139,098
American Indian and Alaska Native	85	623	1,556
Asian	446	6,226	37,621
Native Hawaiian and Pacific Islanders	26	101	239
Other Race	1,574	11,868	33,813
Two or More Races	1,294	8,002	19,527
2009 Households:			
2014 Projection	9,892	65,359	163,699
2009 Estimate	9,897	65,200	162,698
2000 Census	9,913	65,065	160,646
Growth 2009-2014	0.00%	0.20%	0.60%
Growth 2000-2009	(0.20%)	0.20%	1.30%
Owner Occupied	6,090	35,251	81,205
Renter Occupied	3,807	29,949	81,493
2009 Avg Household Income	\$78,117	\$76,557	\$80,765
2009 Med Household Income	\$62,005	\$59,210	\$60,255
2009 Per Capita Income	\$27,266	\$28,283	\$30,758
2009 Households by Household Inc:			
Income Less than \$15,000	1,161	8,246	20,537
Income \$15,000 - \$24,999	691	5,009	12,066
Income \$25,000 - \$34,999	783	5,737	14,098
Income \$35,000 - \$49,999	1,141	8,402	21,040
Income \$50,000 - \$74,999	2,130	12,554	29,602
Income \$75,000 - \$99,999	1,458	9,220	22,575
Income \$100,000 - \$149,999	1,678	10,696	27,075
Income \$150,000 - \$249,999	688	4,026	11,209
Income \$250,000 - \$499,999	114	945	3,288
Income \$500,000 or more	51	366	1,208

Denenberg Realty Advisors – 617-720-5656 – www.DenenbergRA.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

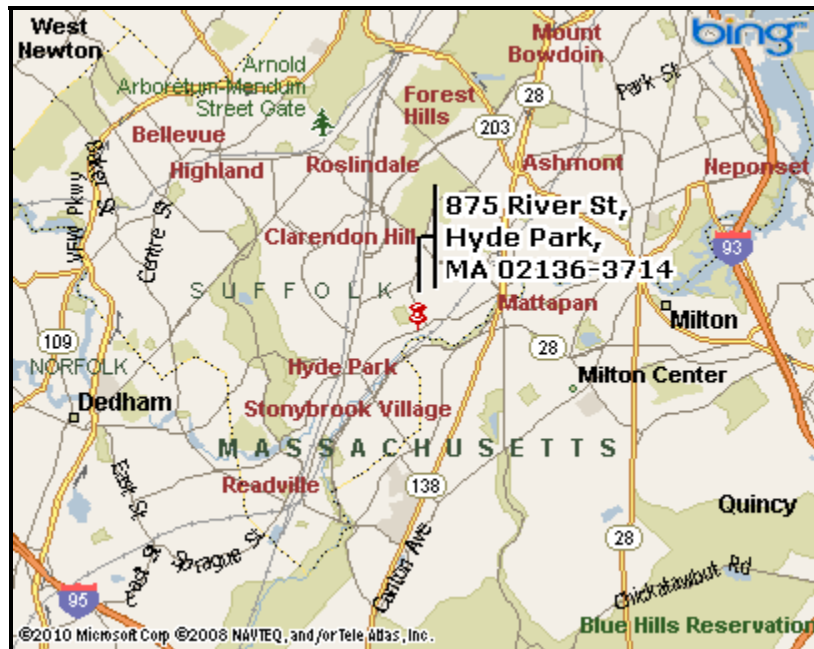


Denenberg Realty Advisors – 617-720-5656 – www.DenenbergRA.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.



Street View



State View

Denenberg Realty Advisors – 617-720-5656 – www.DenenbergRA.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.