

16 Irving Street

Malden MA

Retail/ Office Space: 1,100 SF

Boston

Cambridge &
Somerville



16 Irving Street



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AVAILABLE NOW

1,100 SF + Full Basement

16 Irving Street



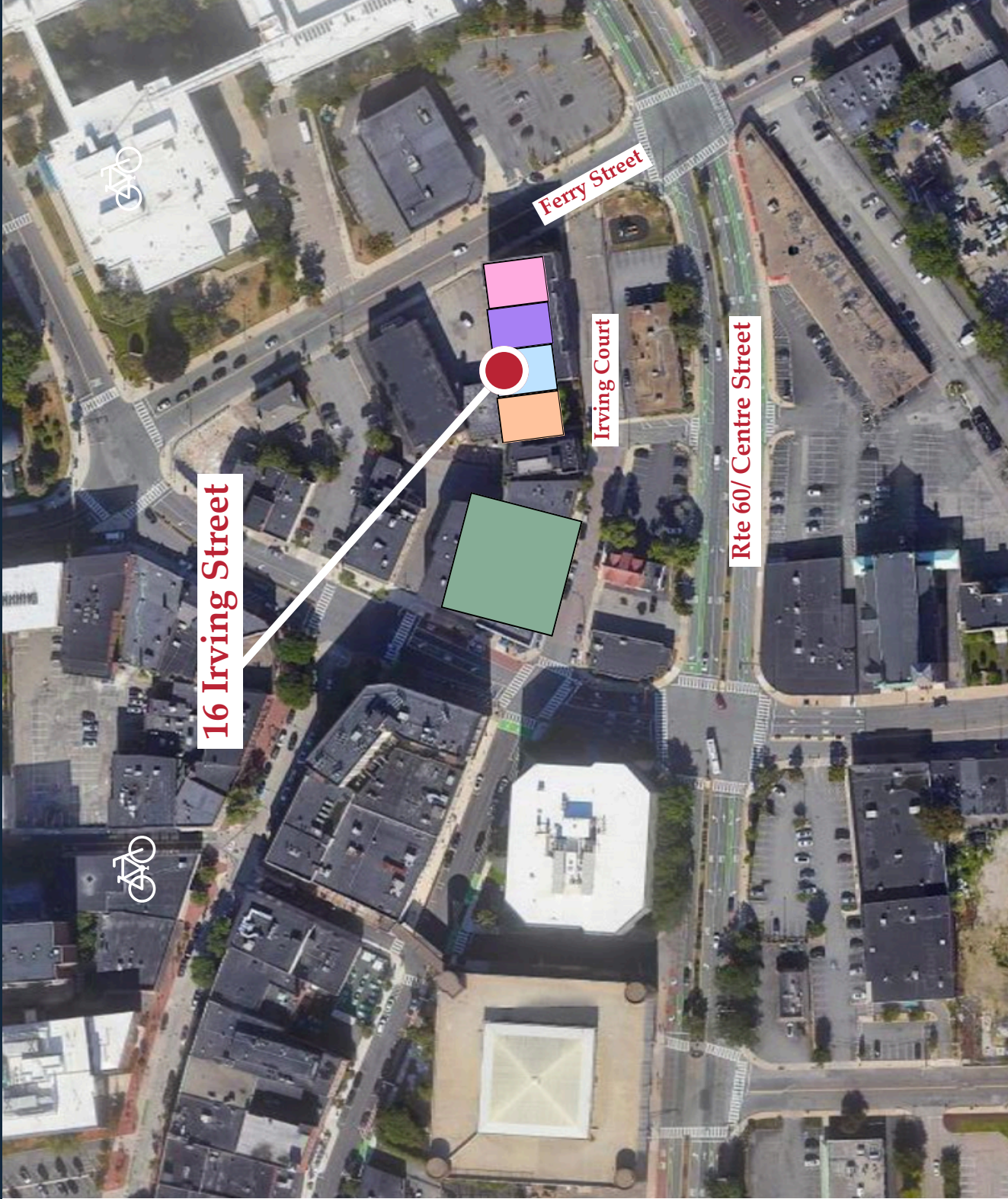
Prime Retail / Office Opportunity

Excellent retail space steps from Main Street within Malden's Central Business District. Building signage available. The Building is visible from Route 60 where 35,000+ cars pass daily. Irving Street is adjacent to the bustling neighborhoods on nearby Exchange Street and Pleasant Street. Two municipal parking garages and the Malden Center MBTA station nearby.

Demographics:

	<u>1 MILE</u>	<u>3 MILES</u>
POPULATION	51,162	278,398
HOUSEHOLDS	20,102	109,137
MEDIAN AGE	38.50	38.30
MEDIAN HH INCOME	\$67,748	\$82,881
DAYTIME EMPLOYEES	12,793	86,419
POPULATION GROWTH '23-'28	📈 0.44%	📈 0.10%
HOUSEHOLD GROWTH '23-'28	📈 0.47%	📈 0.16%

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16 Irving Street, Malden MA

Available:
1,100 SF
+ Full Basement

TENANTS

- Three Amigos Taqueria
- Black Label Barbershop
- Cosmos hair Styling
- Fallou Hair Braiding

SPECS

BUILDING AREA 15,006 SF

LOADING At grade delivery at rear of building.

- ROOF** Rubber membrane
- HVAC** Dedicated in Suite
- FIRE PREVENT** Wet sprinkler system
- ELECTRICITY** National Grid
- NATURAL GAS** National Grid
- WATER** City of Malden
- SEWER** City of Malden
- TELECOM** Fiber Available

CP
COMBINED PROPERTIES
Since 1935

*Creating Better Places to
Live, Work and Play.®*

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Malden: A Neighborhood in Motion

A lively and diverse city just north of Boston, Malden, Massachusetts is home to approximately 1,800 businesses that range in type from Fortune 500 companies, national retailers, manufacturers, medical organizations, restaurants, financial institutions, non-profits, mom & pop shops, and other service-oriented companies.

The city of Malden is located just five miles northwest of Boston in Middlesex County and is bordered by Everett, Medford, Melrose, Revere, and Stoneham. Convenient to Boston by car or public transportation, the well-connected city has easy access to Logan International Airport and Routes 1, 16, 28, and 93. It's no wonder that Malden continues to appeal to a wide variety of business owners.



11%

population growth.
double the national
average.



96

Walk score, with 13,660
people living within a 10-
minute walk.



1300+

housing units
added since 2010.



124,000+

Population living
within a 2 mile
radius looking to
shop, dine, and
explore.



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