



270-280 MEDFORD STREET

MALDEN, MA

Retail/Office/Medical



Easy access to:



NOW AVAILABLE

8,464 SF: Subdividable to 3,000 SF
Retail | Office | Medical

Excellent opportunity for retail, professional, or medical office, in a highly visible location at the busy signalized intersection of Commercial and Medford Streets in Malden, MA. Daily car count is 15,200 on Commercial St. and 19,300 on Medford St.

This property has undergone \$200,000 of exciting renovations to the facade and grounds. The property has ample free on-site parking and is fully landscaped. Former restaurant's equipment intact.

Location

Just a 1/2 mile to Malden Center's Commuter Rail Station. Close proximity to Wellington Station, Boston, Cambridge, Rivers Edge Apartments, and within a densely populated neighborhood. Easy access to Routes 16, 28, 60, I-93, I-95, I-90.

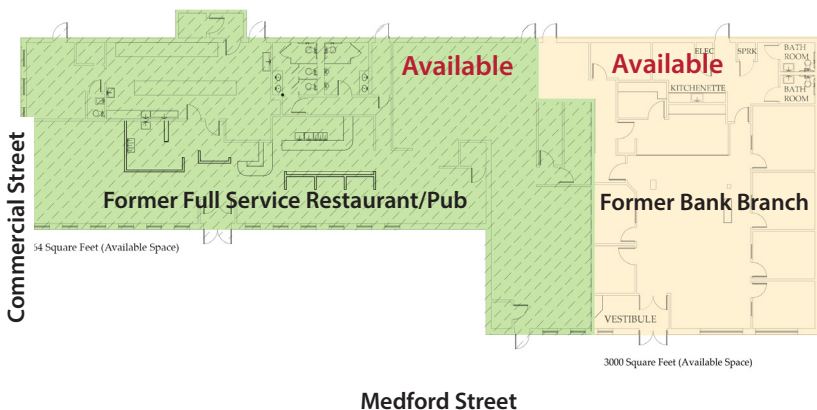
LOCATION | CONVENIENCE | VALUE



270-280 MEDFORD STREET

MALDEN, MA

Retail/Office/Medical



Corporate Neighbors

Bank of America | Super Stop & Stop | Comcast | Marriott | Mystic Valley Elder Services | Brookline Bank | Super 88 | Dunkin' Donuts | Midas | Cambridge Health Alliance Family Medical Center

Demographics

Population | 2016:

40,207 in 1 mile; 311,474 in 3 miles; 735,567 in 5 miles

Households | 2016:

16,453 in 1 mile; 123,987 in 3 miles; 304,030 in 5 miles

Median Household Income | 2016:

\$59,987 in 1 mile; \$62,433 in 3 miles; \$70,654 in 5 miles

Transportation

12,000 pedestrians per day at the nearby MBTA T-station; Daily car count is 15,200 on Commercial St. and 19,300 on Medford St.

Specifications

- Total Building:** 8,464 SF
- Construction:** Architectural block, Steel & Stucco Exterior
- Roof:** Ballasted Rubber Membrane
- HVAC:** Roof Top Units
- Ceiling Height:** 9'
- Column Space:** 30' x 40'
- Fire Prevent:** Wet Sprinkler System
- Electricity, Gas:** National Grid
- Water & Sewer:** City of Malden

Contact

Greg Regazzini, VP, Director of Leasing
gregazzini@combinedproperties.com
ph: 781.321.7800, ext. 318 | fax: 781.321.5144
www.combinedproperties.com



Since 1935