



# RETAIL CONDO FOR SALE

71 Bow St  
Somerville, MA



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## PROPERTY HIGHLIGHTS

- Transit Oriented Location
- High Traffic | Strong Visibility
- New Construction
- Blue Chip Asset

## PROPERTY DESCRIPTION

Newly constructed 1,715 SF retail condominium occupies a prime ground-floor location in a contemporary five-story mixed-use development. Located in the lively Union Square area, the LOEN Residences quickly sold out all 24 luxury condominiums. Offering excellent street frontage and high pedestrian traffic, the space provides maximum visibility, ideal for investors or operators seeking to establish a strong presence. Delivered in shell condition, it offers a flexible blank slate, accommodating a variety of potential uses. With plenty of signage options and a prime, high-traffic location, this retail condominium is ideal for both established brands and innovative startups looking to grow in a vibrant urban environment.

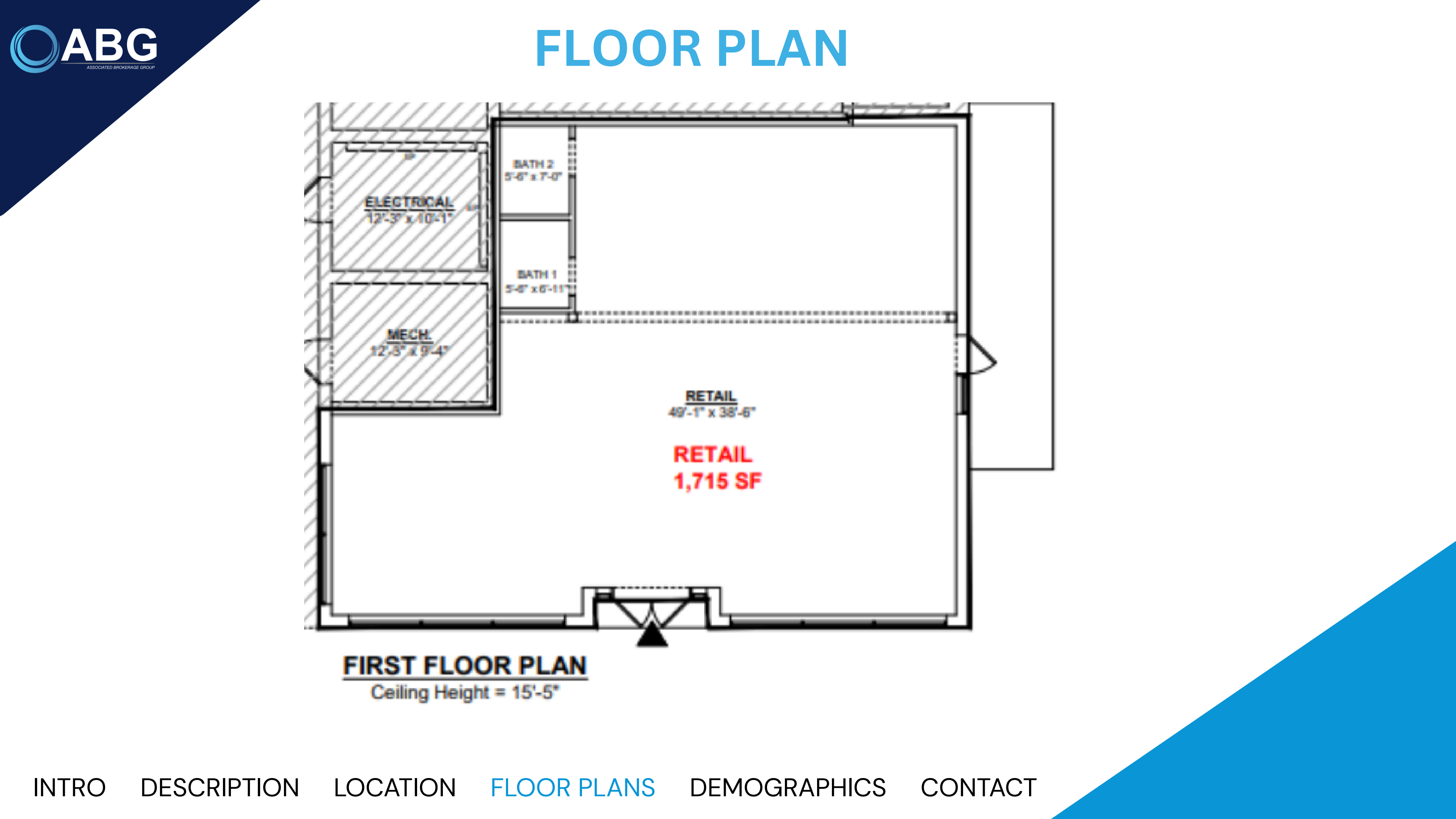




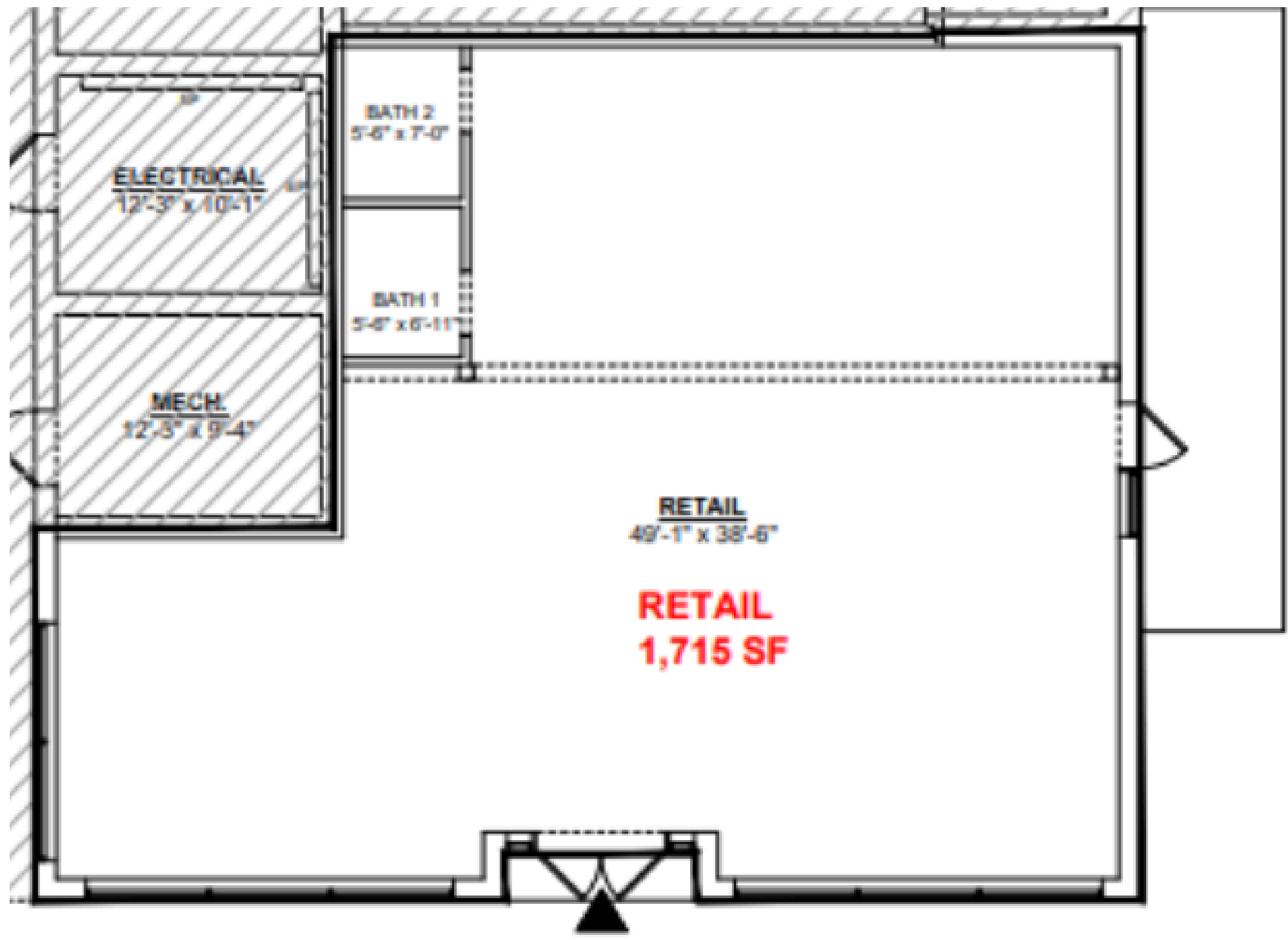
## LOCATION DESCRIPTION

Located in the heart of Somerville's vibrant Union Square, the area surrounding the property offers a dynamic blend of historic charm and modern energy. Union Square is a thriving commercial hub known for its independent retailers, eclectic restaurants, and lively arts scene. Just minutes from the new Union Square Green Line station, the location provides easy access to Cambridge, downtown Boston, Harvard and Kendall Square. Nearby attractions include Bow Market, a popular destination for local food vendors and artisans, and the Somerville Community Path, a heavily trafficked pedestrian and bike route. With a strong mix of foot traffic, residential density, and continued development, the area is ideal for retail investment.



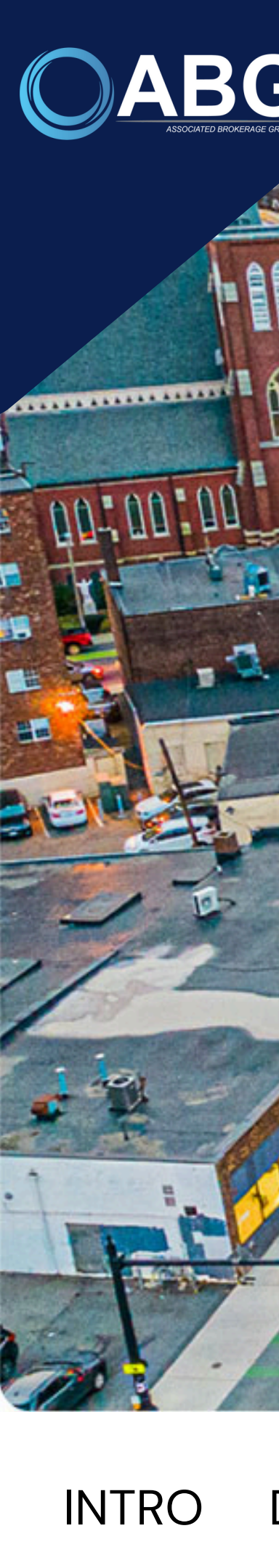
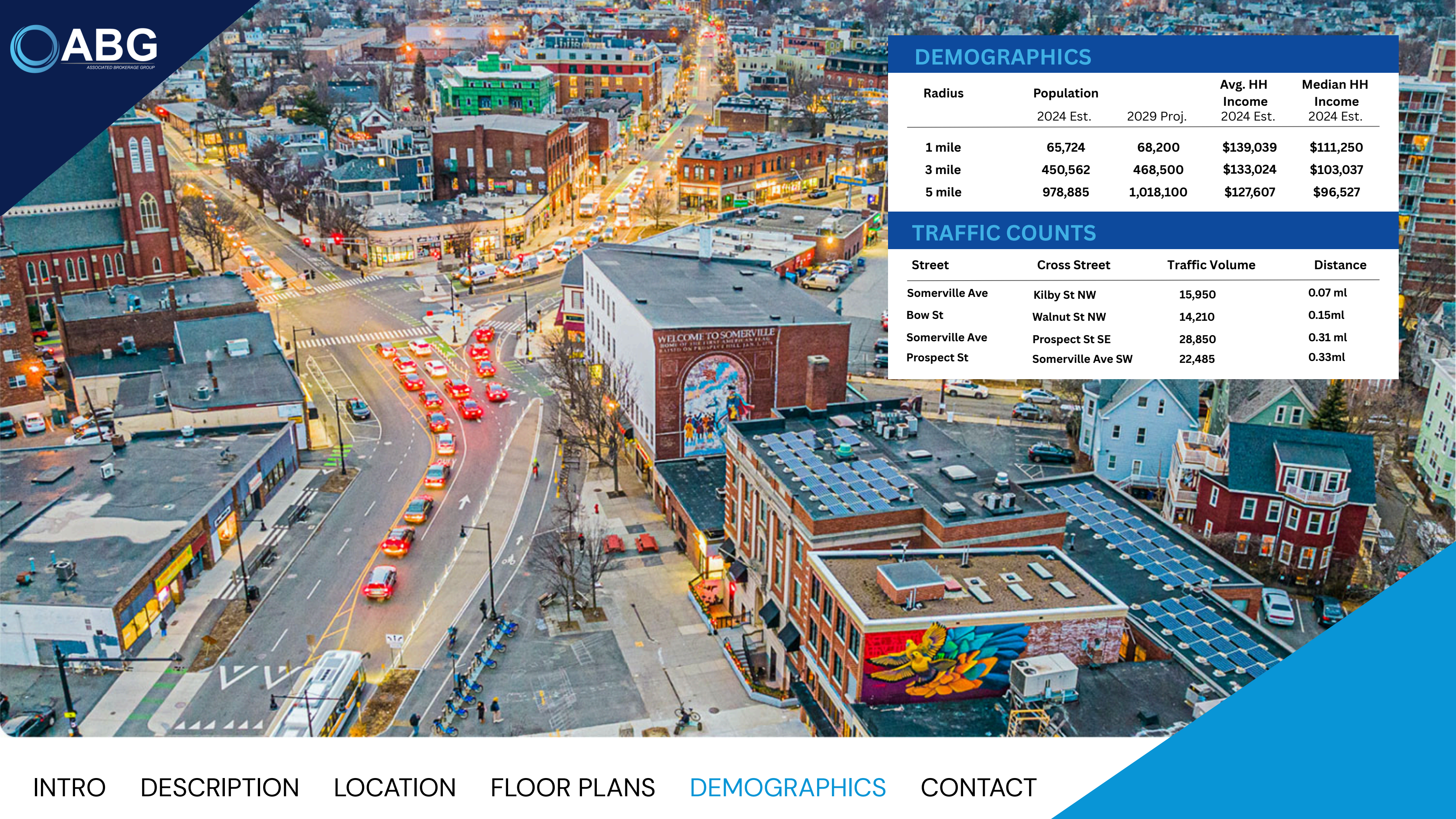


# FLOOR PLAN



**FIRST FLOOR PLAN**  
Ceiling Height = 15'-5"





## DEMOGRAPHICS

Radius	Population		Avg. HH Income	Median HH Income
	2024 Est.	2029 Proj.	2024 Est.	2024 Est.
1 mile	65,724	68,200	\$139,039	\$111,250
3 mile	450,562	468,500	\$133,024	\$103,037
5 mile	978,885	1,018,100	\$127,607	\$96,527

## TRAFFIC COUNTS

Street	Cross Street	Traffic Volume	Distance
Somerville Ave	Kilby St NW	15,950	0.07 ml
Bow St	Walnut St NW	14,210	0.15ml
Somerville Ave	Prospect St SE	28,850	0.31 ml
Prospect St	Somerville Ave SW	22,485	0.33ml





## CONTACT US

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