

WASHINGTON VILLAGE, SOUTH BOSTON, MASSACHUSETTS

# WASHINGTON VILLAGE SOUTH BOSTON

**Samuels &  
Associates**

**Atlantic**  
RETAIL

**CORE**  
INVESTMENTS, INC.

# DEVELOPMENT SUMMARY

**DELIVERY DATE - Q4 2023**

## PHASE ONE DEVELOPMENT STATS

RETAIL: ± 20,000 SF  
RESIDENTIAL UNITS: 214  
PARKING: ± 100 Temporary Spaces  
DELIVERY: Q4 2023

## TRADE AREA DEMOGRAPHICS

POPULATION: 106,118  
DAYTIME POPULATION: 202,544  
MEDIAN HH INCOME: \$89,235  
MEDIAN AGE: 34

## OVERALL DEVELOPMENT STATS

SITE: 4.9 Acres  
PROJECTED TOTAL SF: 1M SF across a mix of uses  
PROJECTED RETAIL SF: 80,000 SF  
PARKING: 600+ Spaces



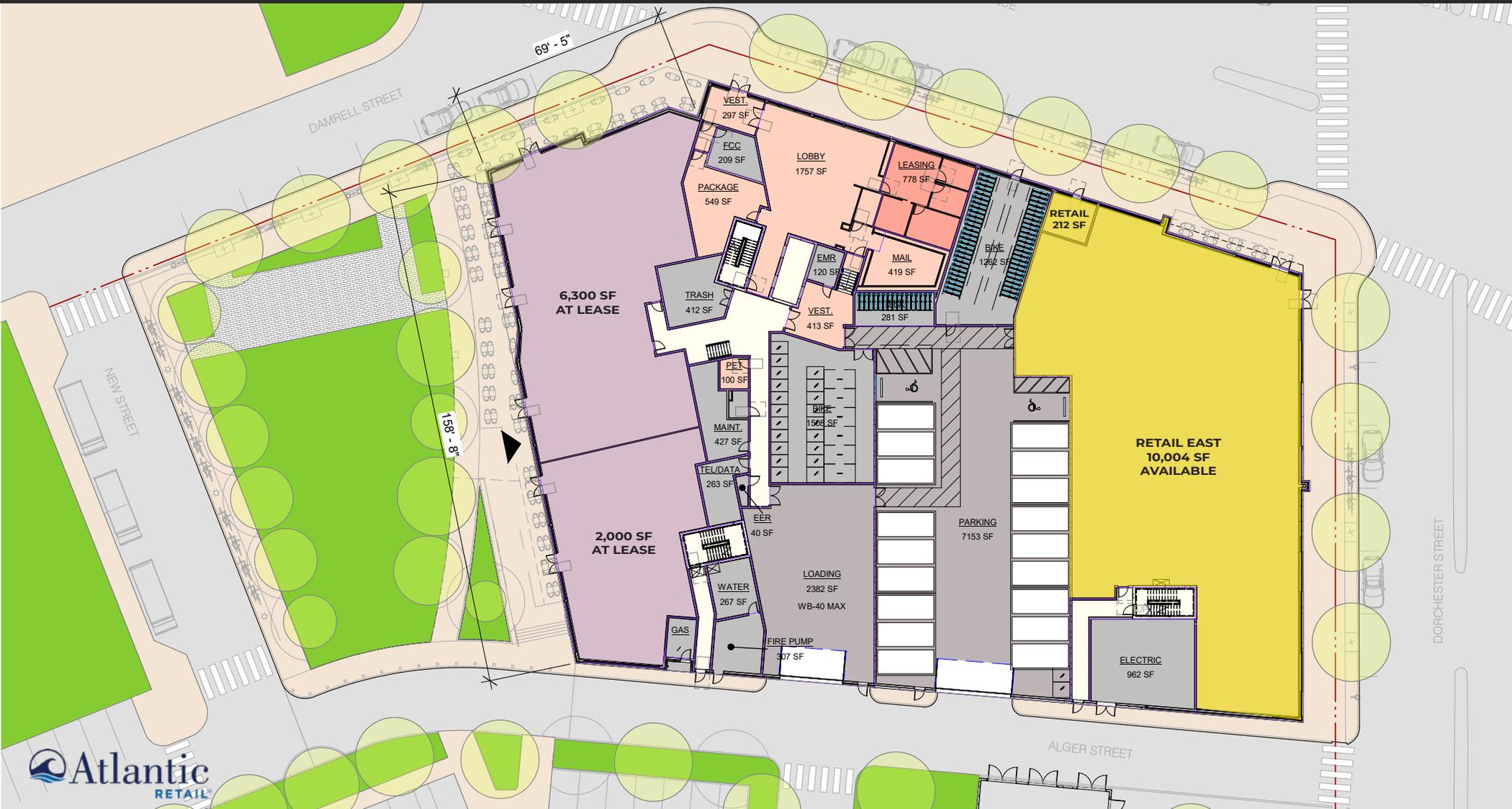
## ACCESSIBILITY

ANDREW SQUARE T STOP: 3 MINUTE WALK (0.2 MILES)  
I-93 NORTH ON-RAMP: 3 MINUTE DRIVE (0.8 MILES)  
I-93 SOUTH ON-RAMP: 4 MINUTE DRIVE (0.6 MILES)  
SOUTH END: 4 MINUTE DRIVE, 20 MINUTE WALK (1.1 MILES)  
SOUTH STATION: 4 MINUTE DRIVE, 12 MINUTES VIA TRAIN (1.7 MILES)  
SEAPORT: 5 MINUTE DRIVE (1.5 MILES)  
BACK BAY STATION: 6 MINUTE DRIVE, 24 MINUTES VIA TRAIN (3.9 MILES)



# PHASE ONE SITE PLAN

SOUTH BOSTON, MA





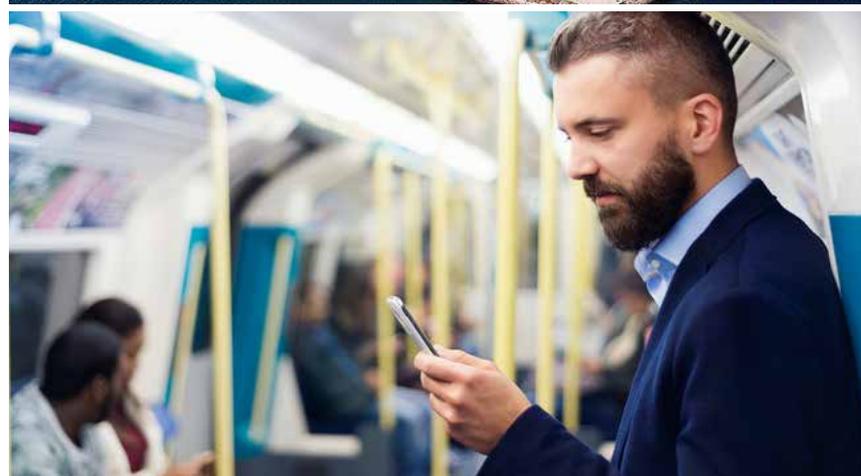
# MARKET OVERVIEW

SOUTH BOSTON, MA

*South Boston*

is a rapidly expanding neighborhood with deep roots and history that has become an enclave of urban professionals. The proximity and accessibility to downtown Boston and the Seaport District have continued to drive the density and demand for residential and amenities in South Boston.

Washington Village is a 4.9 acre mixed-use development closely proximate to South Boston's Andrew Square. Washington Village is a 3 minute walk to the Andrew Square T-Station on the MBTA Red Line which has an average daily ridership of over 250,000 people each day.



## MAJOR EMPLOYERS

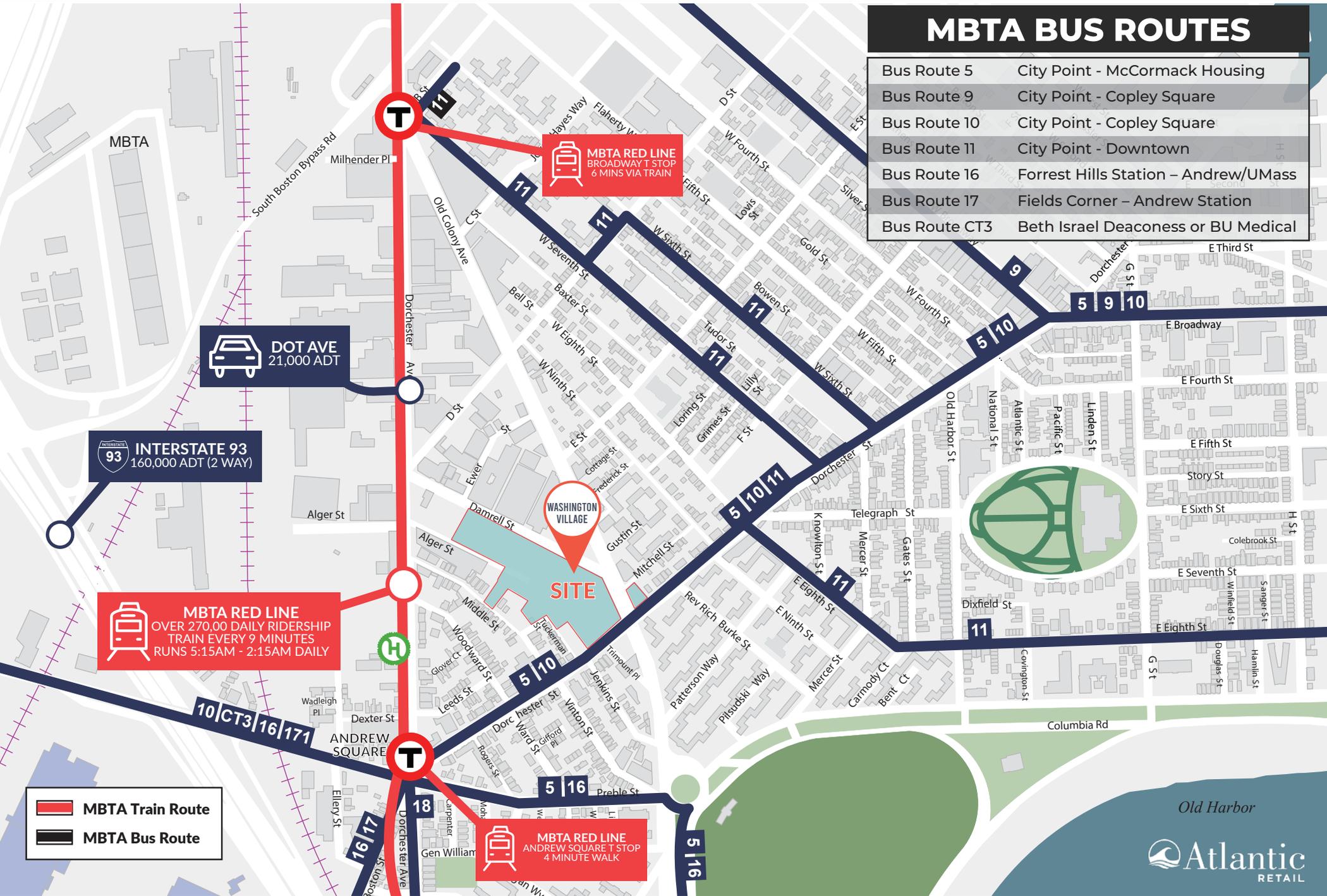
 <b>Gillette</b> 1,350 Employees .9 Miles	 <b>STATE STREET</b> 3,500 Employees .85 Miles	 <b>ptc</b> 1,000 Employees 1.4 Miles	 <b>GOODWIN</b> 800 Employees 1.5 Miles	 <b>reebok</b> 700 Employees 1.5 Miles
 <b>BCG</b> <small>The Boston Consulting Group</small> 700 Employees 1.5 Miles	 <b>CENGAGE Learning</b> 570 Employees 1.2 Miles	 <b>VERTEX</b> 1,300 Employees 1.5 Miles	 <b>pwc</b> 3,000 Employees .85 Miles	 <b>MassMutual</b> 1,000 Employees 1.5 Miles*
 <b>amazon</b> Fort Point 900 Employees 1.35 Miles	 <b>amazon</b> Seaport 2,000 Employees 1.36 Miles* fully occupied in 2022	 <b>MULLENLOWE GROUP</b> 550 Employees 1.17 Miles	 <b>UMASS BOSTON</b> 1,300 Employees 1.4 Miles	 <b>BOSTON MEDICAL</b> <small>EXCEPTIONAL CARE. WITHOUT EXCEPTION.</small> 6,000 Employees .8 Miles

# LOCAL TRANSPORTATION

SOUTH BOSTON, MA

## MBTA BUS ROUTES

Bus Route 5	City Point - McCormack Housing
Bus Route 9	City Point - Copley Square
Bus Route 10	City Point - Copley Square
Bus Route 11	City Point - Downtown
Bus Route 16	Forrest Hills Station - Andrew/UMass
Bus Route 17	Fields Corner - Andrew Station
Bus Route CT3	Beth Israel Deaconess or BU Medical



DOT AVE  
21,000 ADT

INTERSTATE 93  
160,000 ADT (2 WAY)

MBTA RED LINE  
OVER 270,00 DAILY RIDERSHIP  
TRAIN EVERY 9 MINUTES  
RUNS 5:15AM - 2:15AM DAILY

MBTA RED LINE  
BROADWAY T STOP  
6 MINS VIA TRAIN

WASHINGTON VILLAGE  
**SITE**

MBTA RED LINE  
ANDREW SQUARE T STOP  
4 MINUTE WALK

MBTA Train Route  
 MBTA Bus Route

# PROJECT RENDERINGS

SOUTH BOSTON, MA



AERIAL VIEW



VIEW SOUTH



VIEW OVERLOOK PARK



STREET EXPERIENCE

# CONCEPTUAL PHASED SITE PLAN

SOUTH BOSTON, MA



WASHINGTON VILLAGE, SOUTH BOSTON, MASSACHUSETTS

# WASHINGTON VILLAGE SOUTH BOSTON

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