

# PERSEID

VENTURES



303 Columbus Avenue

SOUTH END / BACK BAY

## PROPERTY OVERVIEW

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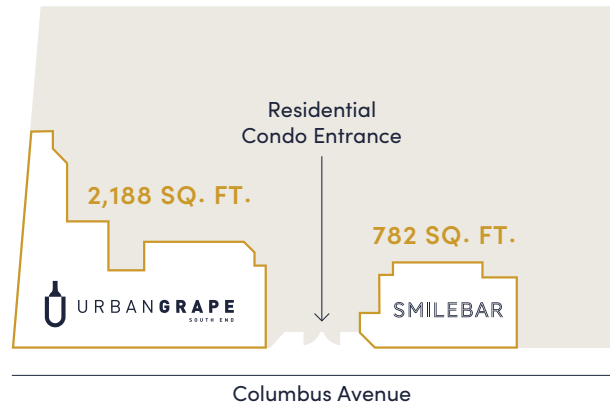
### THE SPACE

Two commercial/retail condominiums totalling 3,970 square feet, located on the first floor of the 8 story, 50 unit luxury residential condominium development known as The Bryant, Back Bay.



### NO AVAILABILITY

No space available for lease. One unit is occupied by Urban Grape, an award-winning wine, craft beer and spirits store and the other unit is occupied by Smile Bar, an orthodontic practice.



Urban Grape Interior

## LOCATION

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303 Columbus Avenue is between Clarendon and Dartmouth Streets, where the South End and Back Bay neighborhoods meet.

Columbus Avenue is a historic boulevard possessing a mixture of mostly brownstone multi-family properties along with neighborhood restaurants and retail spaces. It originates in Park Square in Boston and extends through Boston's desirable Back Bay and South End neighborhoods.



## MARKET

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303 Columbus Avenue serves a wide variety of customers.

- Back Bay and South End residences
- Office workers and nearby towers
- Downtown visitors and commuters via adjacent Back Bay Station (over 10 million passenger trips annually using subway, commuter rail, AMTRK and MBTA bus service).



## DEMOGRAPHICS (2020)

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Mile Radius	Residential Population	Area Employees	Avg. Household Income
0.25	7,390	29,162	214,409
0.50	31,805	85,100	\$194,116
0.75	69,154	142,119	\$159,447
1.00	103,494	197,978	\$145,878



## FOR MORE INFORMATION

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