



~ Development Property ~
FOR SALE or LAND LEASE

Corner Lot at a Four-Way Signalized Intersection

0.43 Acre Lot (18,867 +/- SF)

Roslindale, MA

581 & 599 American Legion Highway

660 Canterbury Street

Sale Price: \$1,100,000

Lease Price: \$90,000 NNN



Offering Memorandum

Exclusively Listed By:
Denenberg Realty Advisors

DISCLAIMER:

This Offering Memorandum has been prepared by Denenberg Realty Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Denenberg Realty Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by Denenberg Realty Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, Denenberg Realty Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. Denenberg Realty Advisors has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since Denenberg Realty Advisors has no specific information relating to this issue nor is Denenberg Realty Advisors qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and (v) to return it to Denenberg Realty Advisors.

If you have no further interest in the Property, please return the Offering Memorandum forthwith.

For further information please contact:

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Investment Summary

Denenberg Realty Advisors has been retained to market For Sale or Land Lease, the fee simple interest in this 18,867 +/- SF corner lot at a four signalized light. The three lots consist of 599 & 581 American Legion Highway and 660 Canterbury Street in Roslindale, MA. This is a unique opportunity to develop the land into a retail site. This site has the possibility of getting a drive-thru. The site has excellent street frontage and visibility. This is an excellent investment for an owner user or investor.

Lot Details:	599 American Legion Highway, Roslindale, MA 02131 Land: 0.16 Acres (6,970 SF) 581 American Legion Highway, Roslindale, MA 02131 Land: 0.16 Acres (6,970 SF) 660 Canterbury Street, Roslindale, MA 021311 Land: 0.11 (4,927 SF)
Total Lot Size:	0.43 Acres (18,867+/- SF)
Property Type:	Development Property – Drive-Thru Possibilities
ADT:	23,300 +/- Cars per day
2010 Taxes:	\$8,752.25
Sale Price:	\$1,100,000
Land Lease Price:	\$90,000 NNN (annually)



Corner Lot at a Four-Way Signalized Intersection



**599 American Legion Highway
Lot Size: 0.16 Acres**



**581 American Legion Highway
Lot Size: 0.16 Acres**



**660 Canterbury Street
Lot Size: 0.11 Acres**



Driveway with shared easement



Legion Shopping Center is Kitty Corner to the site



Pylon Sign to Strip Center



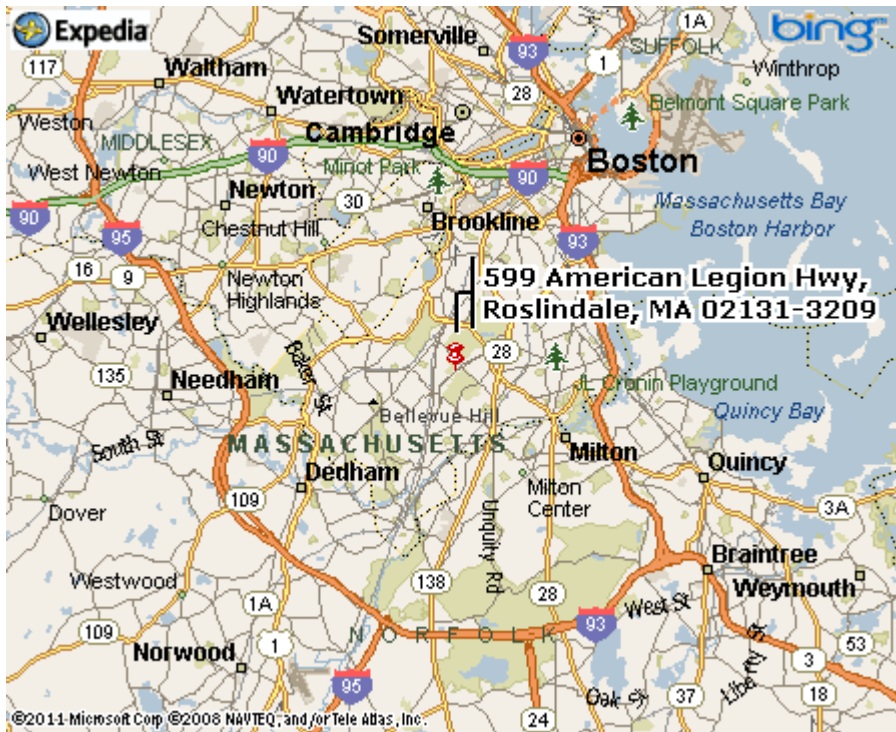
Aerial Maps

Demographics:

Radius	1 Mile	3 Mile	5 Mile
Population:			
2015 Projection	27,432	289,668	668,517
2010 Estimate	27,119	284,190	655,633
2000 Census	26,865	275,187	628,797
Growth 2010-2015	1.20%	1.90%	2.00%
Growth 2000-2010	0.90%	3.30%	4.30%
2010 Population By Hispanic Origin:	6,906	54,400	94,476
2010 Population by Race:			
White	10,148	109,761	354,923
Black or African American	10,670	114,058	149,576
American Indian and Alaska Native	125	1,356	2,414
Asian	932	13,333	69,618
Native Hawaiian and Pacific Islanders	11	203	420
Other Race	3,478	29,537	49,469
Two or More Races	1,755	15,942	29,211
2010 Households:			
2015 Projection	9,626	102,479	260,468
2010 Estimate	9,547	100,802	255,394
2000 Census	9,649	99,446	248,854
Growth 2010-2015	0.80%	1.70%	2.00%
Growth 2000-2010	(1.10%)	1.40%	2.60%
Owner Occupied	4,309	43,730	100,771
Renter Occupied	5,238	57,071	154,622
2010 Avg Household Income	\$67,141	\$73,112	\$85,155
2010 Med Household Income	\$55,297	\$55,293	\$59,475
2010 Per Capita Income	\$23,693	\$26,377	\$34,092
2010 Households by Household Inc:			
Income Less than \$15,000	1,212	13,092	35,933
Income \$15,000 - \$24,999	808	8,408	19,514
Income \$25,000 - \$34,999	873	8,848	19,798
Income \$35,000 - \$49,999	1,375	14,884	33,170
Income \$50,000 - \$74,999	1,921	19,803	44,378
Income \$75,000 - \$99,999	1,528	13,641	32,570
Income \$100,000 - \$149,999	1,373	14,604	40,489
Income \$150,000 - \$249,999	373	5,524	19,610
Income \$250,000 - \$499,999	73	1,532	7,396



Street View



State View