

# FORMER PARTY CITY

120 Walter J. Hannon Parkway, Quincy, Massachusetts



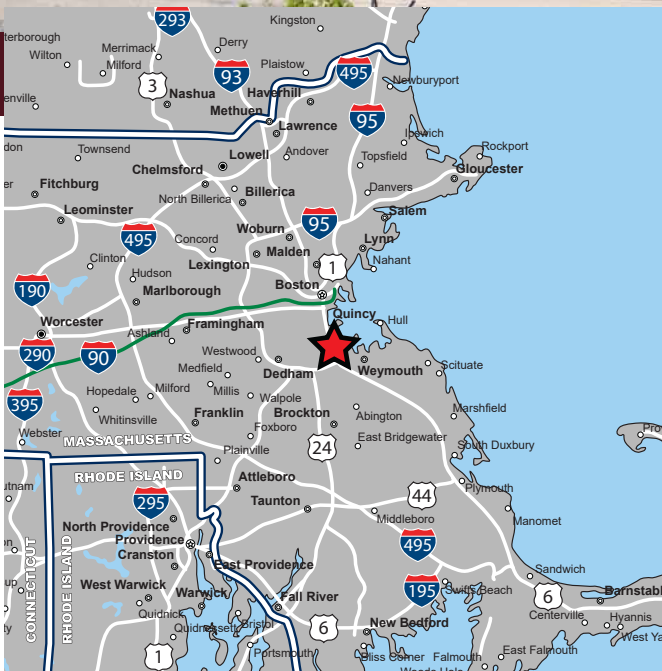
WALTER HANNON  
PLACE



**AVAILABLE FOR LEASE**

## PROPERTY HIGHLIGHTS

- » 16,412 SF Available For Lease - Subdividable
- » Located in the Heart of the Downtown Revitalization Project on the Major Route from Route 3 to Route 3A
- » Minutes to I-93, Route 3 and Route 3A
- » Excellent Access and Visibility
- » Private Dedicated Off-Street Parking
- » Signage on Three Sides
- » MBTA Bus & Train Access
- » Liberal Zoning District
- » High Barriers to Entry Market

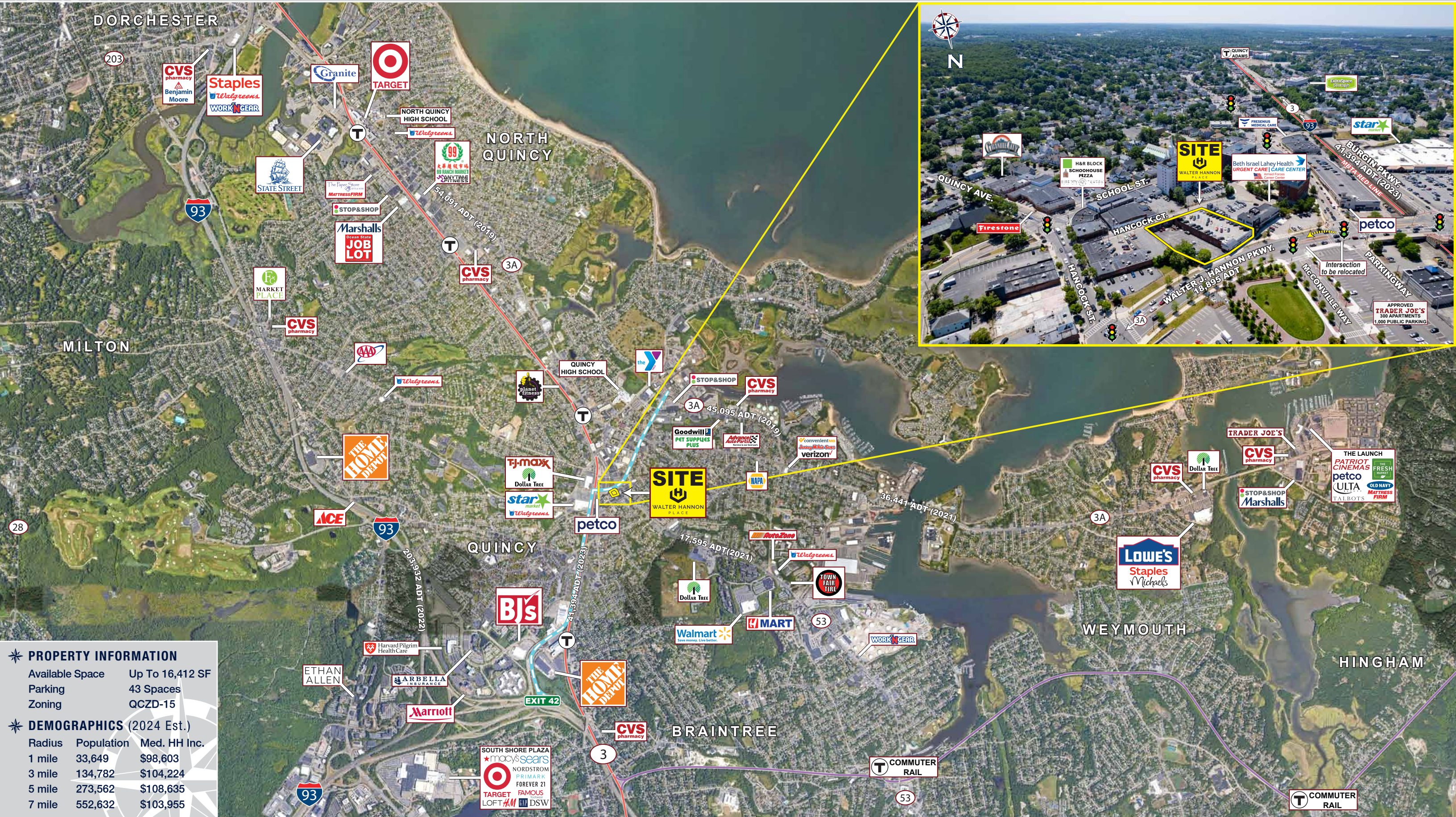


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120 Walter J. Hannon Parkway, Quincy, Massachusetts



**EASTERN**  
RETAIL PROPERTIES



**PROPERTY INFORMATION**

Available Space	Up To 16,412 SF	
Parking	43 Spaces	
Zoning	QCZD-15	

**DEMOGRAPHICS (2024 Est.)**

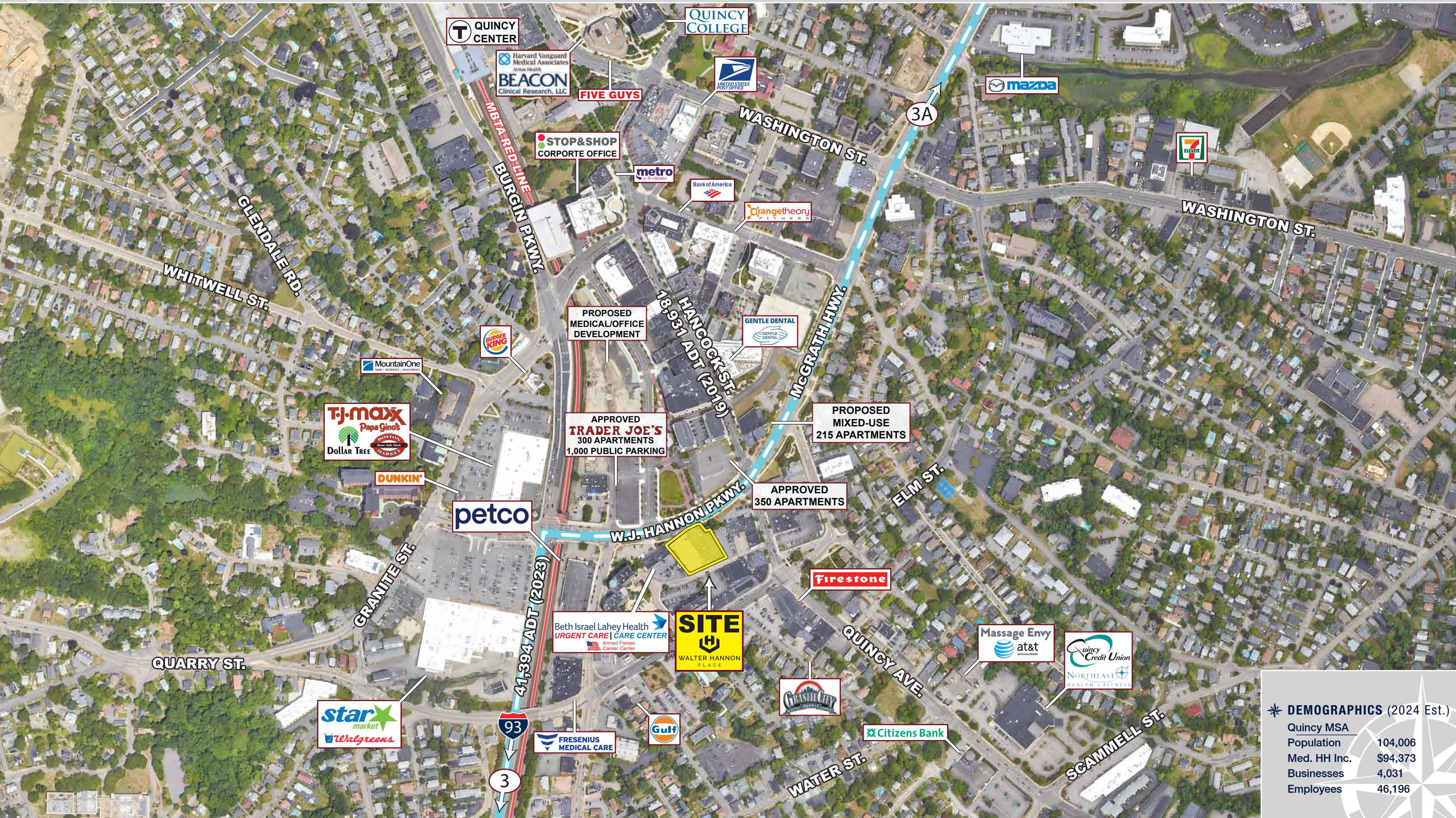
Radius	Population	Med. HH Inc.
1 mile	33,649	\$98,603
3 mile	134,782	\$104,224
5 mile	273,562	\$108,635
7 mile	552,632	\$103,955

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**DEMOGRAPHICS (2024 Est.)**

Quincy MSA	
Population	104,006
Med. HH Inc.	\$94,373
Businesses	4,031
Employees	46,196

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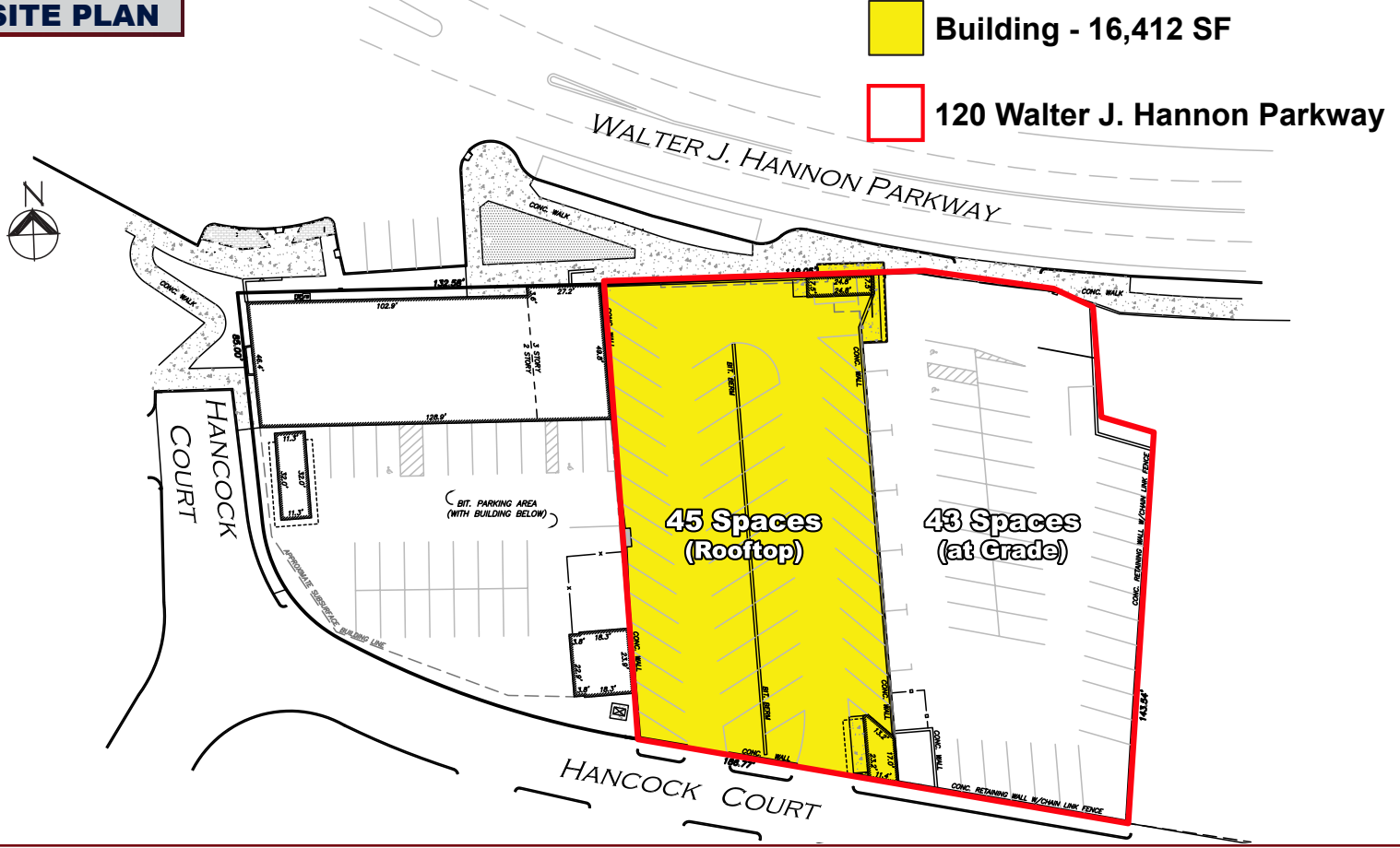
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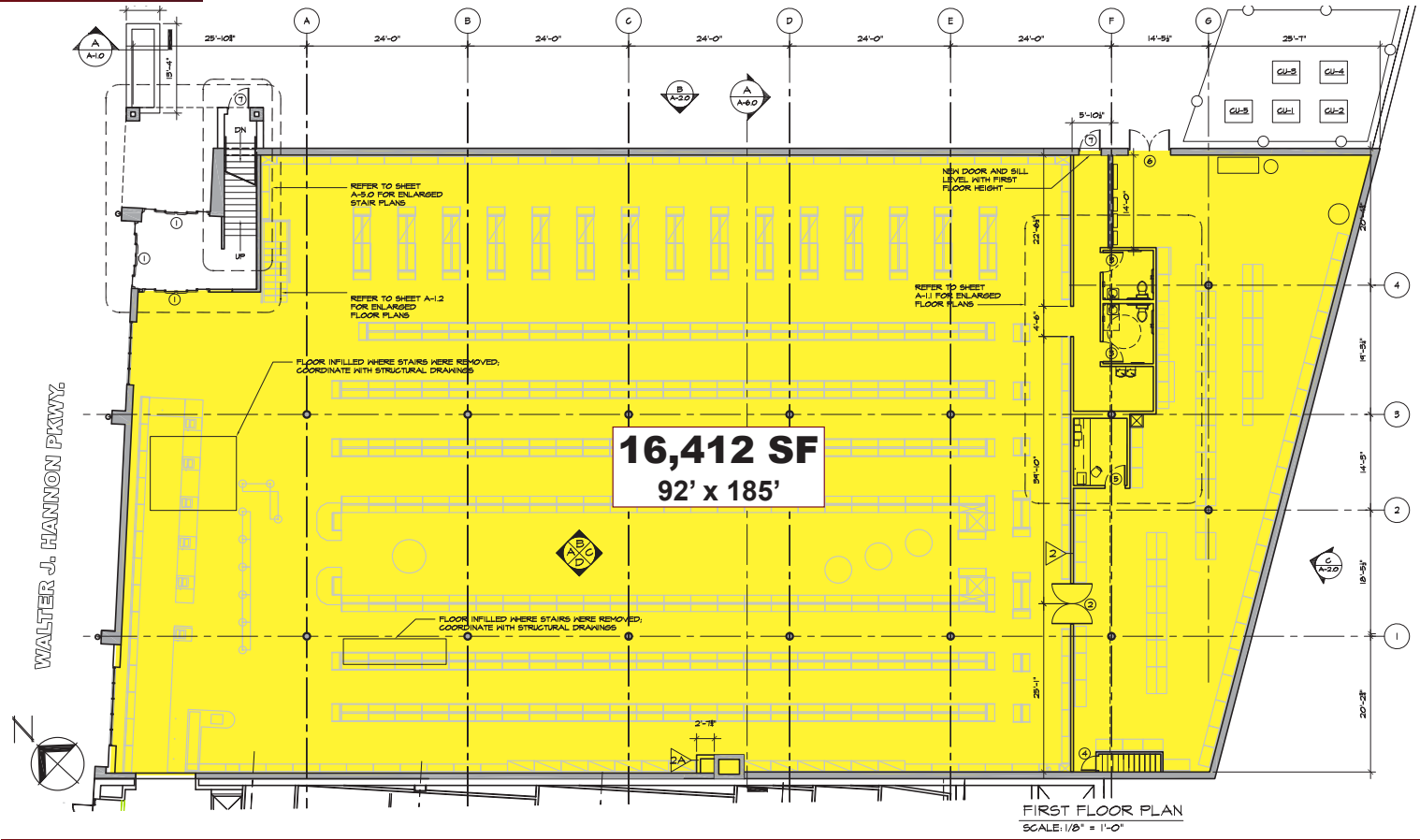
**EASTERN**  
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**SITE PLAN**

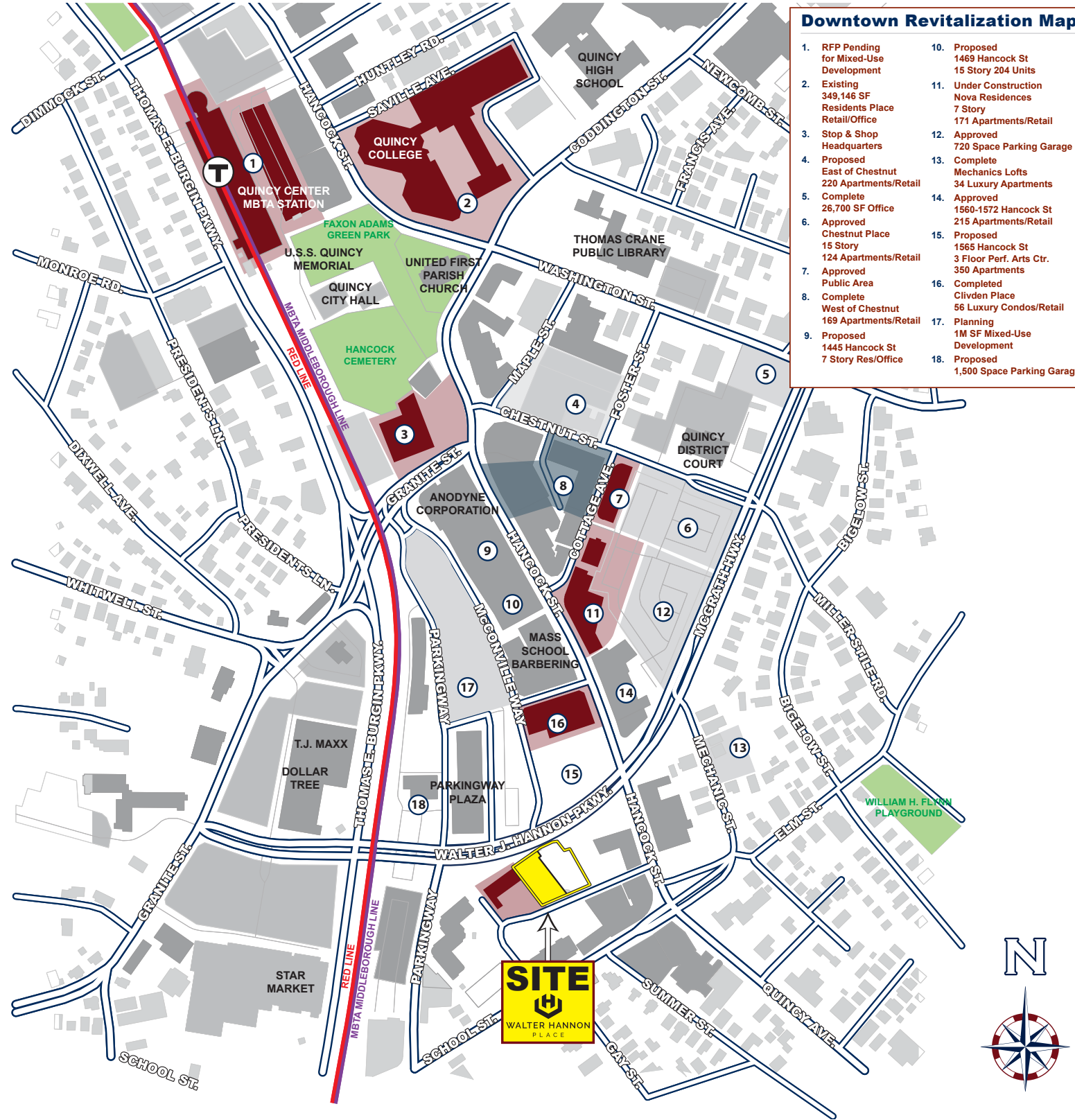


**FLOOR PLAN**



**Downtown Revitalization Map**

- |   |  |
|---|--|
| 1. RFP Pending for Mixed-Use Development                  | 10. Proposed 1469 Hancock St 15 Story 204 Units                      |
| 2. Existing 349,146 SF Residents Place Retail/Office      | 11. Under Construction Nova Residences 7 Story 171 Apartments/Retail |
| 3. Stop & Shop Headquarters                               | 12. Approved 720 Space Parking Garage                                |
| 4. Proposed East of Chestnut 220 Apartments/Retail        | 13. Complete Mechanics Lofts 34 Luxury Apartments                    |
| 5. Complete 26,700 SF Office                              | 14. Approved 1560-1572 Hancock St 215 Apartments/Retail              |
| 6. Approved Chestnut Place 15 Story 124 Apartments/Retail | 15. Proposed 1565 Hancock St 3 Floor Perf. Arts Ctr. 350 Apartments  |
| 7. Approved Public Area                                   | 16. Completed Clivden Place 56 Luxury Condos/Retail                  |
| 8. Complete West of Chestnut 169 Apartments/Retail        | 17. Planning 1M SF Mixed-Use Development                             |
| 9. Proposed 1445 Hancock St 7 Story Res/Office            | 18. Proposed 1,500 Space Parking Garage                              |



**Former Party City - 120 Walter J. Hannon Parkway, Quincy, MA**



FOR MORE INFORMATION CONTACT:

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.

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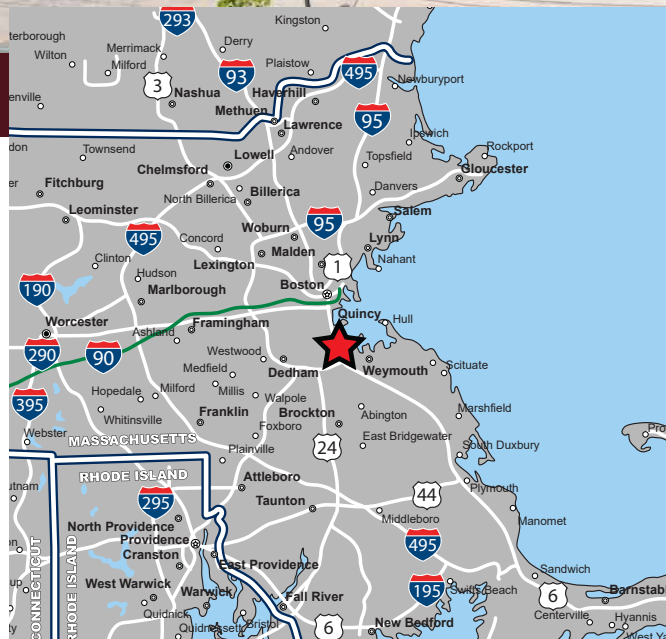
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FX Harborlight