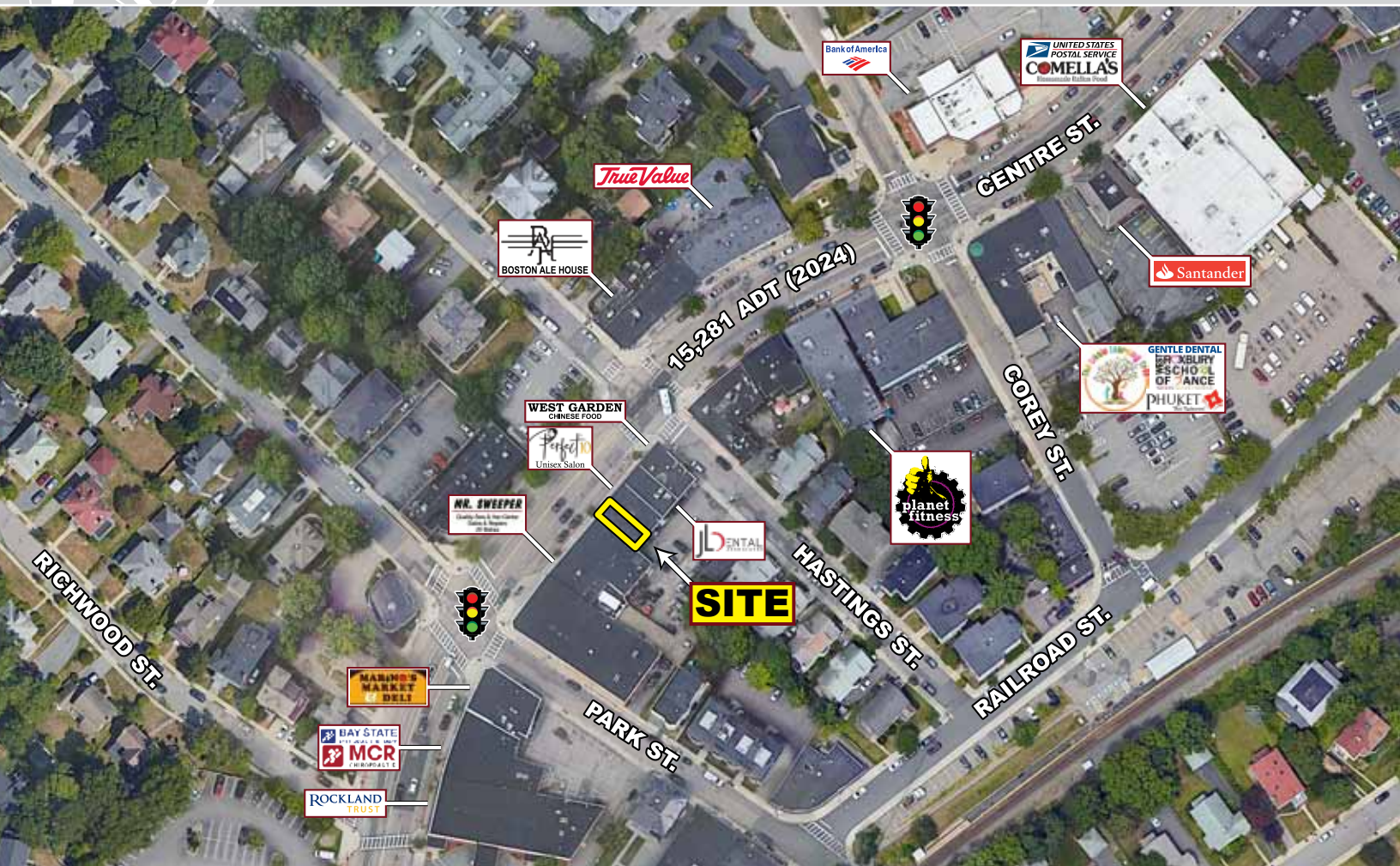


RETAIL/OFFICE OPPORTUNITY

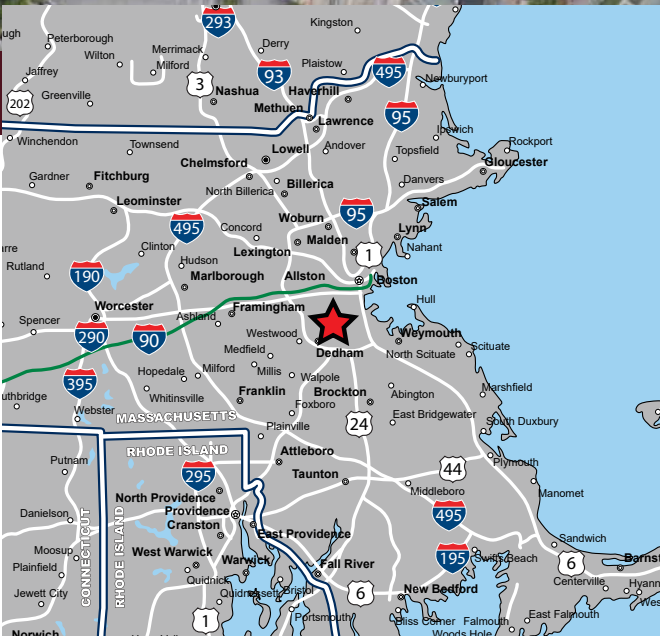
1898 Centre Street, West Roxbury, Massachusetts



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » 832 SF Available 11/1/2026
- » High Foot Traffic Location
- » Excellent Visibility & Access
- » Densely Populated Area
- » Area Retailers Include Roche Brothers, CVS, Starbucks, The Real Deal Deli, Rockland Trust, TD Bank, The Paper Store, Planet Fitness and more.



RETAIL/OFFICE OPPORTUNITY

1898 Centre Street, West Roxbury, Massachusetts

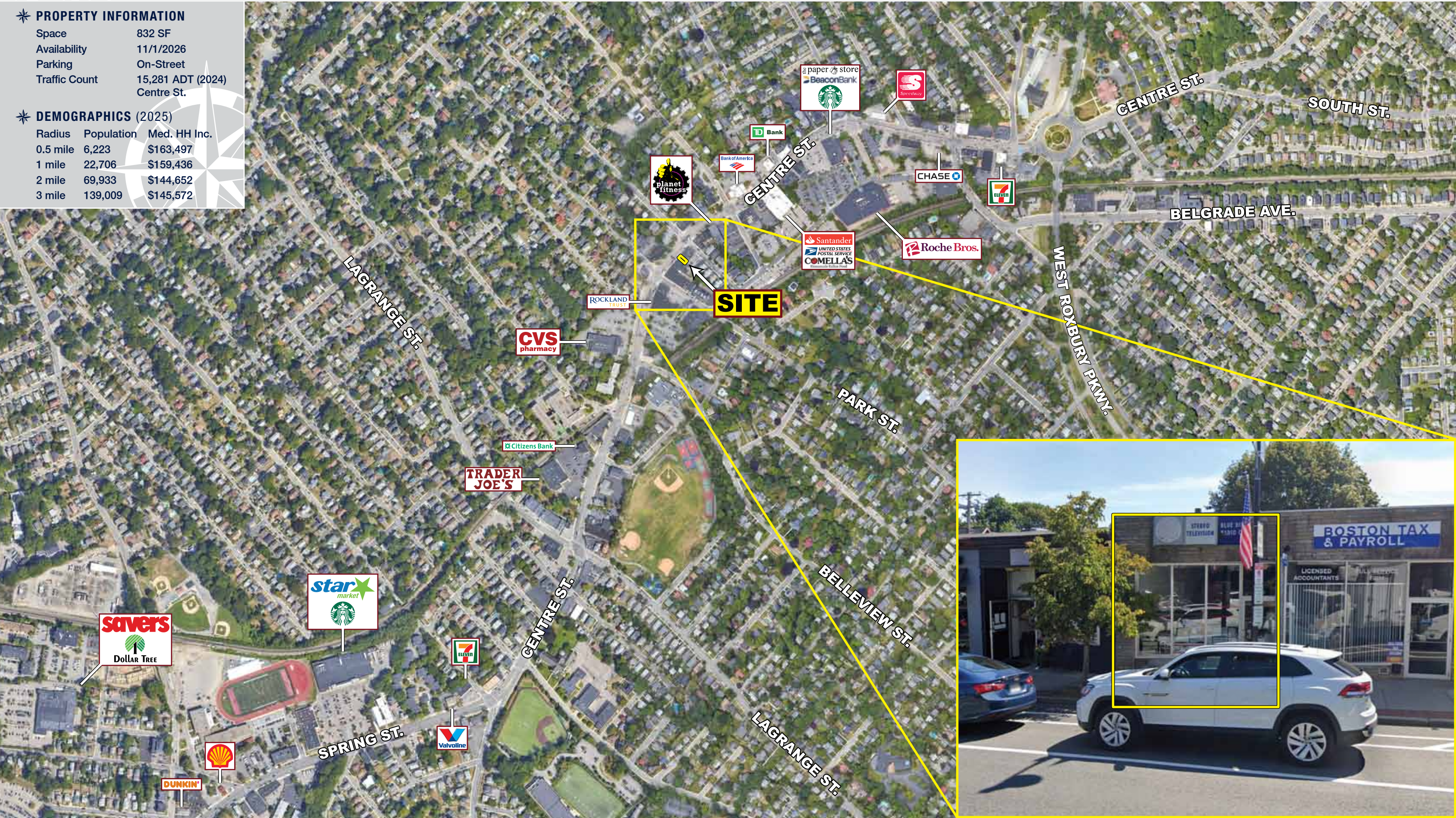


✦ **PROPERTY INFORMATION**

| | |
|---------------|---------------------------------|
| Space | 832 SF |
| Availability | 11/1/2026 |
| Parking | On-Street |
| Traffic Count | 15,281 ADT (2024) Centre St. |

✦ **DEMOGRAPHICS** (2025)

| Radius | Population | Med. HH Inc. |
|----------|------------|--------------|
| 0.5 mile | 6,223 | \$163,497 |
| 1 mile | 22,706 | \$159,436 |
| 2 mile | 69,933 | \$144,652 |
| 3 mile | 139,009 | \$145,572 |



| 1898 Centre St West Roxbury, MA 02132 | 0.5 mi radius | 1 mi radius | 2 mi radius | 3 mi radius |
|---|------------------|----------------|----------------|----------------|
| Population | | | | |
| 2025 Estimated Population | 6,223 | 22,706 | 69,933 | 139,009 |
| 2030 Projected Population | 5,789 | 21,488 | 67,011 | 133,850 |
| 2020 Census Population | 6,492 | 23,514 | 71,352 | 140,136 |
| 2010 Census Population | 6,276 | 22,989 | 68,926 | 134,326 |
| Projected Annual Growth 2025 to 2030 | -1.4% | -1.1% | -0.8% | -0.7% |
| Historical Annual Growth 2010 to 2025 | - | - | - | 0.2% |
| 2025 Median Age | 44.1 | 42.9 | 41.6 | 41.3 |
| Households | | | | |
| 2025 Estimated Households | 2,540 | 9,620 | 28,795 | 56,066 |
| 2030 Projected Households | 2,391 | 9,230 | 27,911 | 54,703 |
| 2020 Census Households | 2,629 | 9,823 | 28,586 | 55,231 |
| 2010 Census Households | 2,547 | 9,557 | 27,671 | 52,645 |
| Projected Annual Growth 2025 to 2030 | -1.2% | -0.8% | -0.6% | -0.5% |
| Historical Annual Growth 2010 to 2025 | - | - | 0.3% | 0.4% |
| Race and Ethnicity | | | | |
| 2025 Estimated White | 74.0% | 69.7% | 59.4% | 55.2% |
| 2025 Estimated Black or African American | 9.2% | 10.8% | 17.7% | 22.2% |
| 2025 Estimated Asian or Pacific Islander | 7.9% | 9.4% | 9.7% | 9.5% |
| 2025 Estimated American Indian or Native Alaskan | 0.1% | 0.1% | 0.2% | 0.2% |
| 2025 Estimated Other Races | 8.8% | 9.9% | 12.9% | 12.9% |
| 2025 Estimated Hispanic | 12.1% | 12.8% | 15.9% | 15.4% |
| Income | | | | |
| 2025 Estimated Average Household Income | \$235,345 | \$206,375 | \$191,229 | \$193,137 |
| 2025 Estimated Median Household Income | \$163,497 | \$159,436 | \$144,652 | \$145,572 |
| 2025 Estimated Per Capita Income | \$96,222 | \$87,533 | \$78,878 | \$78,062 |
| Education (Age 25+) | | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 1.1% | 1.8% | 3.6% | 3.8% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 0.8% | 1.6% | 2.9% | 3.1% |
| 2025 Estimated High School Graduate | 11.4% | 12.1% | 15.4% | 16.4% |
| 2025 Estimated Some College | 6.6% | 10.0% | 10.3% | 10.9% |
| 2025 Estimated Associates Degree Only | 5.7% | 5.4% | 6.4% | 6.3% |
| 2025 Estimated Bachelors Degree Only | 29.9% | 29.9% | 27.4% | 26.3% |
| 2025 Estimated Graduate Degree | 44.4% | 39.2% | 34.0% | 33.2% |
| Business | | | | |
| 2025 Estimated Total Businesses | 376 | 934 | 2,443 | 6,003 |
| 2025 Estimated Total Employees | 2,111 | 5,491 | 19,820 | 48,569 |
| 2025 Estimated Employee Population per Business | 5.6 | 5.9 | 8.1 | 8.1 |
| 2025 Estimated Residential Population per Business | 16.6 | 24.3 | 28.6 | 23.2 |

1898 Centre Street, West Roxbury, Massachusetts



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