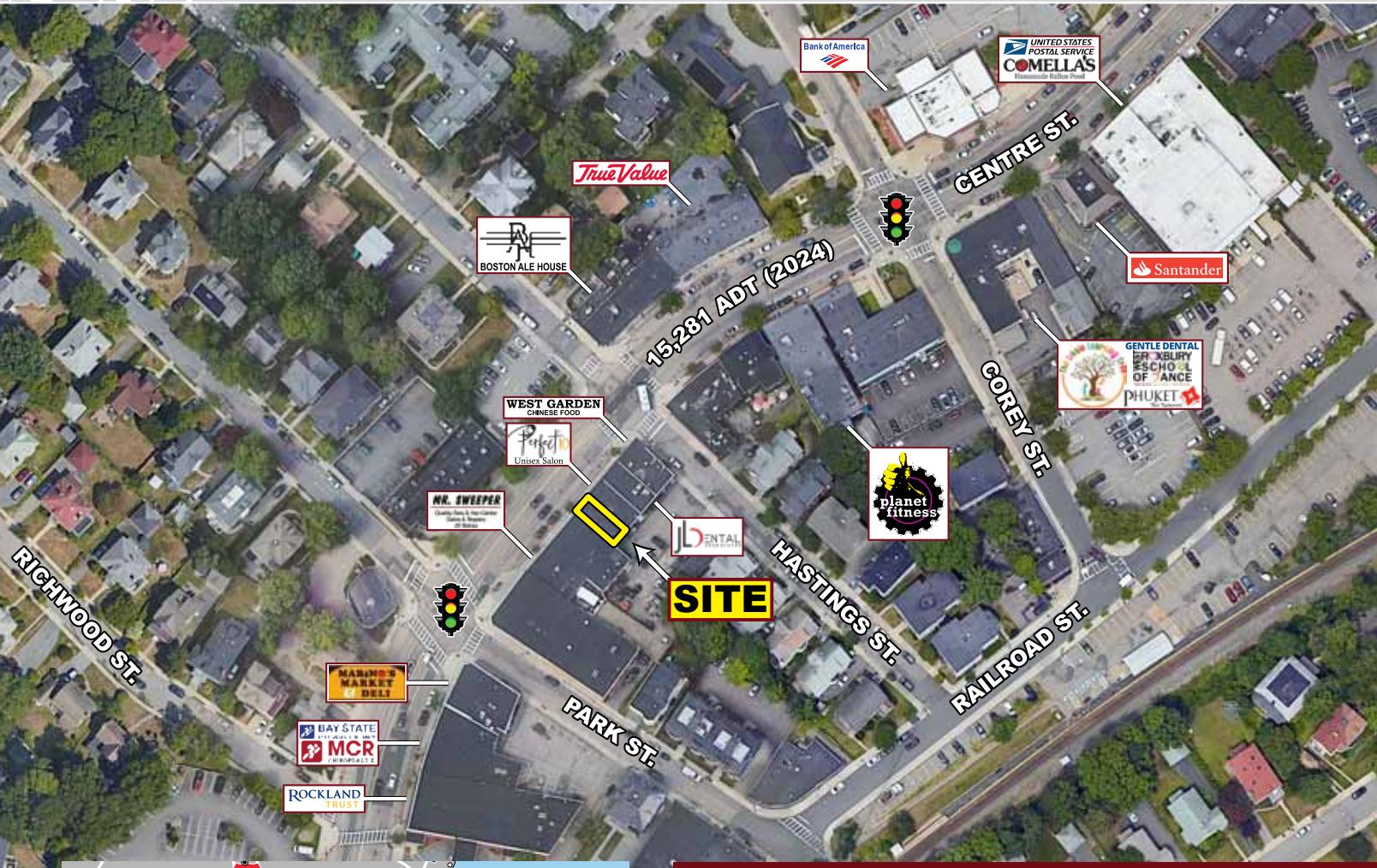


# RETAIL/OFFICE OPPORTUNITY

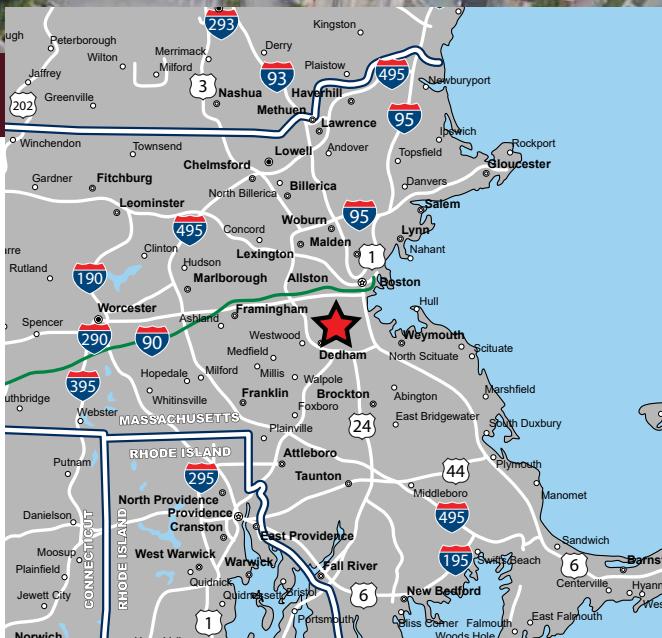
1898 Centre Street, West Roxbury, Massachusetts



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

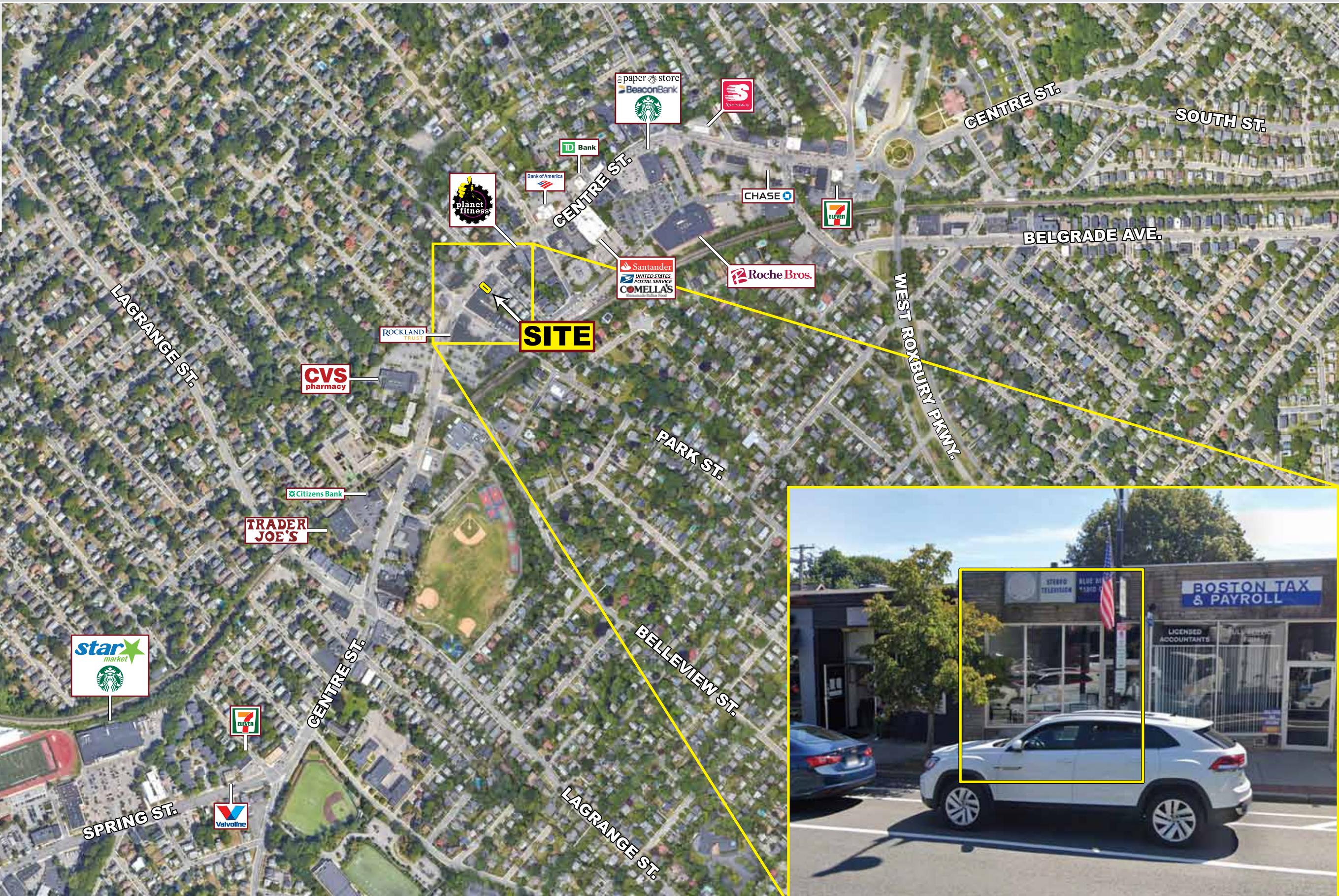


## PROPERTY INFORMATION

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		0.5 mi radius	1 mi radius	2 mi radius	3 mi radius
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		0.5 mi radius	1 mi radius	2 mi radius	3 mi radius
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		0.5 mi radius	1 mi radius	2 mi radius	3 mi radius
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		0.5 mi radius	1 mi radius	2 mi radius	3 mi radius
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+)		0.5 mi radius	1 mi radius	2 mi radius	3 mi radius
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		0.5 mi radius	1 mi radius	2 mi radius	3 mi radius
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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