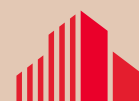


375

CUMMINS HIGHWAY



ROSLINDALE, MA



**CUSHMAN &
WAKEFIELD**

EXECUTIVE SUMMARY

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present for sale **375 Cummins Highway**, an approved residential development featuring unique on-site parking in Boston's Roslindale neighborhood. 375 Cummins Highway will include 49 residential units and up to 61 off-street parking spaces as well as a bike storage/repair area for 49 bicycles. The units will include six (6) affordable rental units with the remaining 43 priced at market rate. The building will also feature a large lobby and common area in addition to a gym and two common decks for residents to gather and enjoy.

Totalling 49,840 +/- GSF, the development opportunity is nestled among Roslindale neighborhood amenities, combining the best of Boston and the suburban neighborhood appeal. The property is in close proximity to several MBTA bus routes, including #30 which is just steps away. Residents can also enjoy nearby Roslindale Village, offering many neighborhood shops, restaurants and amenities. Lovers of the outdoors can also appreciate the several community gardens and nature centers in the area.

375 Cummins Highway is available on an "as-is" basis and is being offered without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with the offering materials and access to additional due diligence information. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a "call for offers".

*For more information on the property and to sign the Confidentiality Agreement, please visit:
multifamily.cushwake.com/Listings/375Cummins*

49

Residential Units

61

Off-Street
Parking Spaces



Bike storage/repair area
for 49 bicycles

49,840 +/-

GSF



- Large Lobby & Common Area
- Gym
- Two Common Decks



EAST ELEVATION



WEST ELEVATION

INVESTMENT HIGHLIGHTS



Fully-Approved Opportunity

375 Cummins Highway presents a rarely available approved 49-unit development site in Boston's Roslindale neighborhood. The site consists of an approximately 39,106 SF lot situated between Cummins Highway and American Legion Highway. The approved status of the site allows for immediate construction commencement in a highly-desirable residential market.



Access to Major Area Roadways and Public Transit

375 Cummins Highway offers a rare combination of ideal access to major area highways and public transportation. Steps outside of the site is a stop for bus route #30 bringing commuters directly to Forest Hills in under 10 minutes and to Downtown Crossing in another 15 minutes via the MBTA Orange Line. Drivers reach downtown Boston in approximately 20 minutes, door-to-door making it an ideal home for commuters.

Located 5 miles from I-93, 375 Cummins Highway offers easy access to all the major roadways in Massachusetts. This provides a variety of easy commuting options to various employment drivers and entertainment venues throughout Massachusetts.



Proximity to Quality Neighborhood Amenities

375 Cummins Highway is located amidst quality dining and retail in Roslindale, Jamaica Plain, and Dorchester. Nearby community gardens and nature centers such as the Arnold Arboretum and the Leland Street Community Garden provide outdoor experiences without leaving the city. 375 Cummins Highway is less than 2 miles from Roslindale Village, the popular downtown area of Roslindale offering many neighborhood shops, restaurants and amenities. Residents can easily pick up daily essentials at the American Legion Shopping Center and Stop & Shop.





The ARNOLD
ARBORETUM
of HARVARD UNIVERSITY



ROSLINDALE VILLAGE
MAIN STREET

Farmers
Market

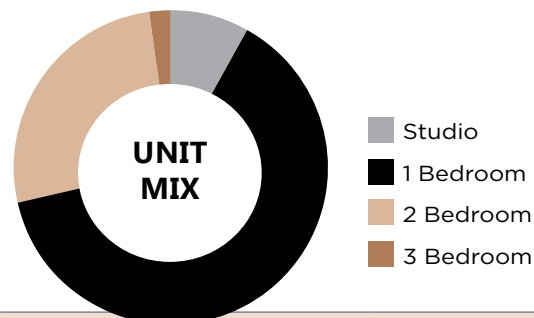
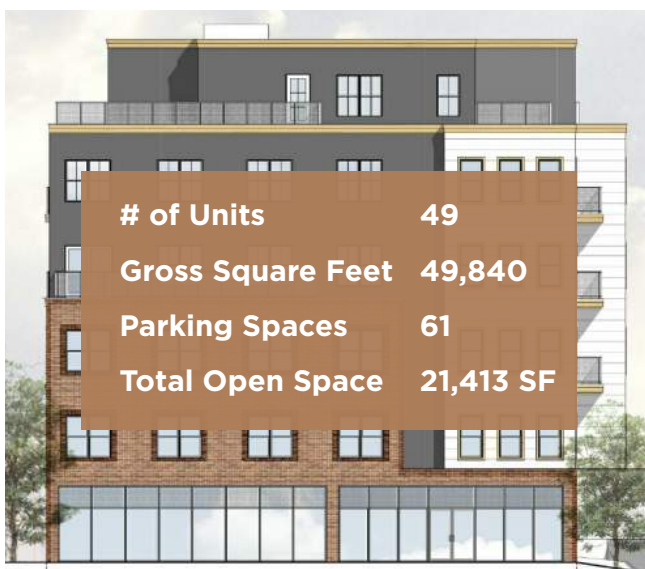


PROPERTY OVERVIEW

- Lot size: 39,106 SF (0.897 acres)
- Located between Cummins Highway and American Legion Highway
- Vacant land ready for immediate construction
- Located within a Multi-Family Residential Subdistrict (MFR) and a One-Family Subdistrict (1F-6000)

DEVELOPMENT OVERVIEW

BPDA APPROVED SITE



UNIT SUMMARY

	# of Units	% of Total	Avg. SF
Studio	4	8.2%	530 SF
1 Bedroom	31	63.3%	695 SF
2 Bedroom	13	26.5%	960 SF
3 Bedroom	1	2.0%	1,025 SF
Total Units	49	100%	760 SF

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