

±13,660 SF Retail
Space for Lease

416 WARREN STREET ROXBURY • BOSTON

Medical/Showroom/Light
Industrial Possible
Alternate Uses



- ◆ The available space has been occupied by Walgreen's for 30 years and will be available for the very first time in March 2024
- ◆ 2.5 parking spaces per ±1,000 SF
- ◆ ±15' clear height
- ◆ One tailboard loading dock
- ◆ Fenced-in backyard for limited outdoor storage and/or employee parking
- ◆ Abutting tenant is Fresenius Medical (±7,100 SF)

Demographics (Two Mile)

Source: CoStar

Population	226,865
Households	87,276
Average Household Income	\$97,487
Median Home Value	\$698,677
Average Household Annual Consumer Spending	\$27,700

Traffic

Source: CoStar

60,000 plus cars per day within .82 miles of the availability



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