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McKinnon of The Grossman Cos. leases 3,500 s/f to two tenants

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Two tenants have signed long term leases at The Marketplace on Morrissey at 960 Morrissey Blvd., one of the first new ground-up retail plazas to be built in Boston's Neponset neighborhood in recent years.

In recent months, Richard Mc Kinnon, director of brokerage services for The Grossman Companies, Inc. of Quincy, exclusive broker for the property, has signed leases with two national companies: a 1,200 s/f lease to H & R Block, and a 2,300 s/f lease to T-Mobile USA, national provider of wireless voice, messaging and data services.

Approximately 38,000 vehicles pass the site during the morning commute. The upscale destination commercial plaza, located just off the Southeast Expressway (Rte. 3/93), is subdividable into units of 1,200 - 5,000 s/f.

The 15,000 s/f plaza, with its signature rounded turret feature, stucco and stone facade and bright blue awnings, has become an instant landmark on Morrissey Blvd., a popular route to and from downtown Boston. The site is a short distance from the Boston Harbor campus of the University of Mass., Boston College High School, and the Bayside Expo Center. The site is near several well-known landmarks including Phillips Candy House, Lambert's Market, Ramada Inn and Comfort Inn, among others.

McKinnon said, "This is an opportune time for retailers to reserve space and grab market share." He adds that retail and service-oriented tenants have shown interest due to excellent neighborhood demographics. There are some 230,000 residents within a 3-mile radius, and annual household income is over \$65,000. "This is an ideal location for a coffee shop, cafe, restaurant, day spa, bank, etc. Our goal is to create the right tenant mix to make the new plaza successful, a vibrant addition to the neighborhood," said McKinnon.

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