



61 SQUIRE RD

REVERE, MA

FOR SALE OR LEASE | 1 AC +/- RETAIL PAD FOR DEVELOPMENT

- 0.4 Miles to Route 60
- 1.2 Miles to Route 1
- 1.9 Miles to Revere Beach
- Rendering for Illustrative Purposes Only

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1 AC +/- Retail Pad for Development for Sale or Lease

LOCATION HIGHLIGHTS

- 0.4 Miles to Route 60
- 1.2 Miles to Route 1
- 1.9 Miles to Revere Beach

DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

Total Households	77,450	194,787	664,766
Total Population	214,797	495,560	1,611,731
Average HH Income	\$107,822	\$123,050	\$147,969

TRAFFIC VOLUME

VPD

Squire Rd:	42,150
RT 60:	39,682
Charger St:	10,964
American Legion Hwy:	41,301

PROPERTY SPECIFICATIONS

Lot Size:	1 AC +/-
Zoning:	HB (highway Business)
Sale Price:	Market
Lease Rate:	Market

ALLOWED USES BY-RIGHT

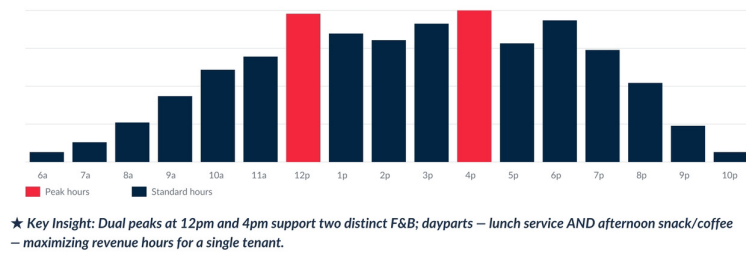
Food:	Restaurants Drive Through Cafes Coffee shops
General retail stores:	Furniture stores Clothing stores Sporting good stores Pet supply stores
Convenience stores:	Pharmacies Gas Station
Professional:	Office
Services Businesses:	Banks Salons Post office Child care centers
Entertainment:	Movie theatres



FOOT TRAFFIC | HOURLY & DAILY PATTERNS

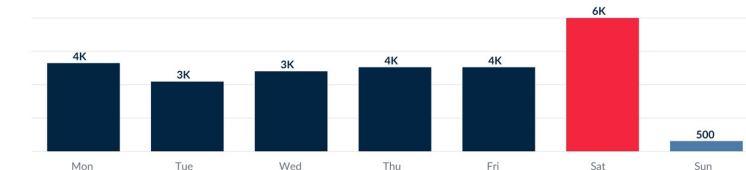
HOURLY VISIT DISTRIBUTION

Traffic builds steadily from 8am, peaks sharply at 12pm (noon) and again at 4pm, then tapers after 6pm. The dual peaks - midday lunch and late-afternoon - are a textbook F&B; demand profile, supporting both a lunch-rush QSR and a late-afternoon snack/coffee concept. The 10am–6pm window accounts for the vast majority of visits, with minimal overnight or early-morning activity.



DAILY VISIT PATTERN

Saturday dominates weekly traffic at ~6,500+ visits - nearly 50% above the weekday average. Sunday is negligible, suggesting a strong opportunity for a tenant to capture an underserved Sunday dining crowd. Monday and Friday are the strongest weekdays.

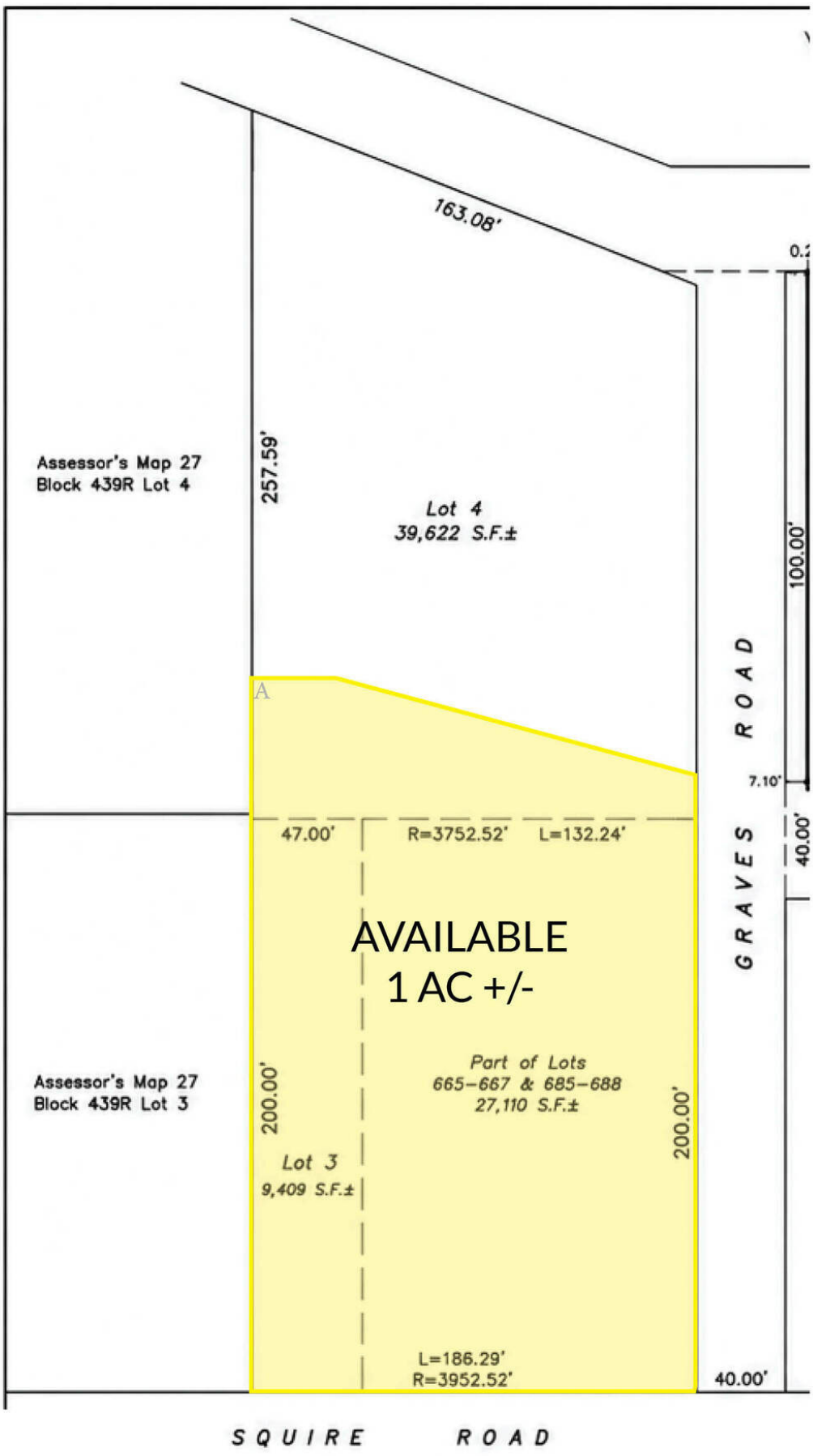


F&B; OPPORTUNITY SUMMARY & CONCEPT RECOMMENDATIONS

SIGNAL	DATA POINT
Foot Traffic Rank	Top 29% within 15-mile radius
Saturday Peak	6,500+ visits - strongest F&B day
Loyal Visitor Base	57% loyal (15,400 visits)
Hourly Pattern Dual Peak	12pm & 4pm windows -both F&B hours
Hispanic/Latino Index 247	2.5x national avg - underserved niche
Dwell Time (24–31 min avg/med)	Fast-casual & QSR ideal range
HH Income \$79K med \$102K avg	Supports \$12–\$22 avg check
Visitor Journey Co-Tenancy	McDonald's, Wendy's, Dunkin' nearby
Vacancy Signal (-30.4% trend)	Low entry competition, clean slate
Vehicle Traffic	17.8K–49.3K cars/day on key roads



SITE PLAN



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