



DUDLEY SQUARE

Boston's Most Historic Square

2012 spending power of Roxbury residents (1 mile radius): **\$610 Million**

Over **150** businesses

City's **most highly trafficked** MBTA bus station

Coming Fall 2014: Dudley Municipal Office Building -
Boston Public Schools Headquarters for 500 employees, ground floor retail,
LEED Silver Certified

Projected to add **2 Million SF** of new office, retail,
and housing space in the next 5 years

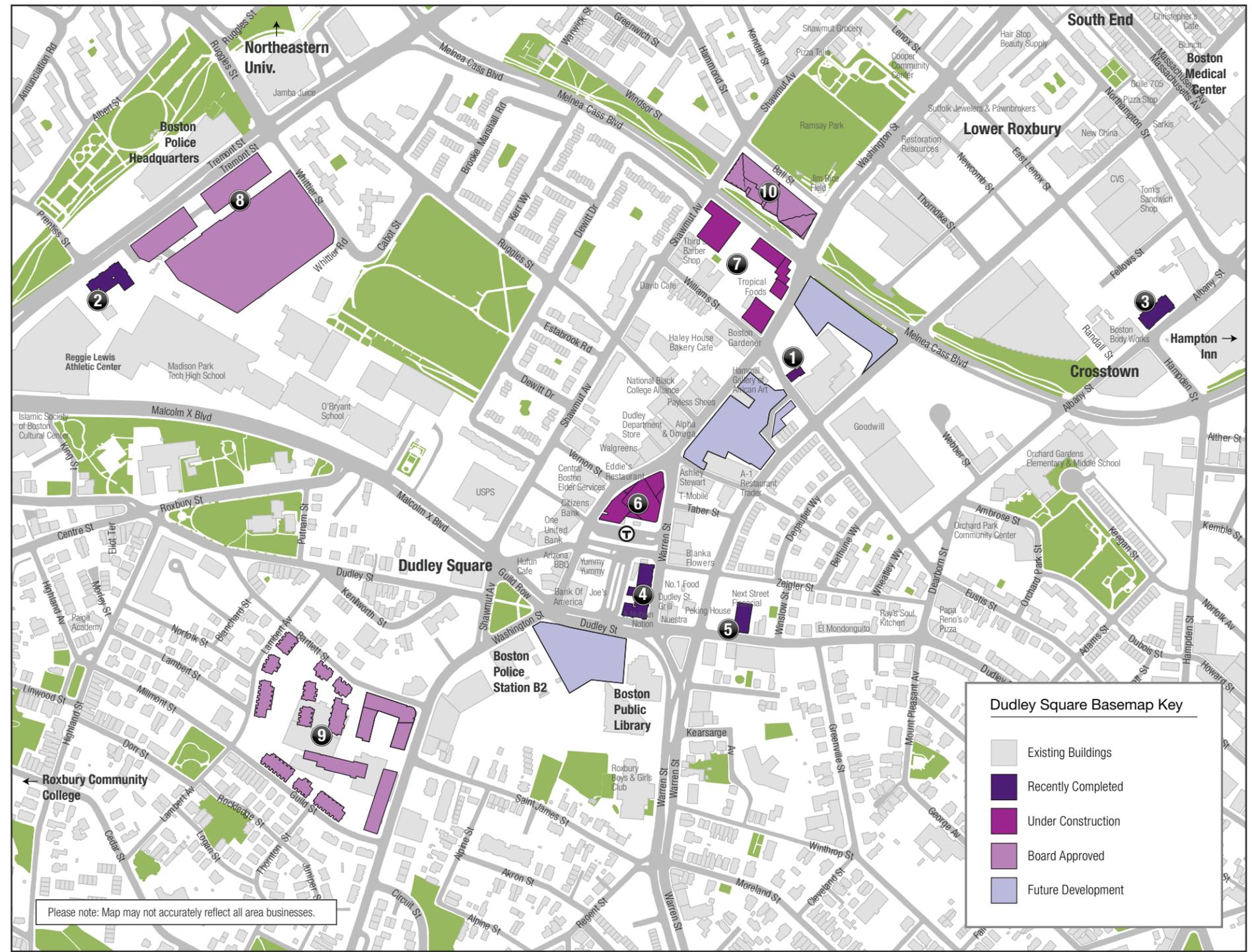


DUDLEY SQUARE

Dudley Square Trade Area Statistics (1 mile radius)



- Population: 79,851
- Households: 27,899
- Public/Private Dollars invested Since 2000: \$300M
- Bachelor's Degree or Higher: 40.7%
- Median Household Income: \$33,738
- Universities: Boston Univ., Medical, NU, Roxbury Comm.
- Percentage of 20-34 year-olds: 35%
- Households with Children: \$33,738
- Retail Demand: Spending by Neigh. Residents: \$610.2M



FEATURED DEVELOPMENT PROJECTS

Projects in Design, Planning, or Under Construction

Usage Key: Housing Retail Office Space Dining Hotel Civic

RECENTLY COMPLETED

1 Eustis Street Fire House



\$2.5M LEED Silver Certified rehabilitation now houses not-for-profits Historic Boston and the Timothy Smith Network.

2 Whittier Street Health Center



78,900 SF new facility, 25,000 patients, awarded \$12M in federal American Recovery & Reinvestment Act funding.

3 B.U. Graduate Student Housing



104 2-bedroom suites that house 208 graduate students, on the campus of Boston University School of Medicine.

4 Dartmouth Hotel



Developed by Nuestra CDC in 2005 as an affordable rental housing project. Former hotel façade was preserved.

5 Hibernian Hall



Restored historic building, now a cultural performance and exhibition center. Completed in 2005 by Madison Park Development Corporation.

UNDER CONSTRUCTION

6 Dudley Municipal Center



\$115M, 215,000 SF, including 20,000 SF retail. Completion late 2014. Developer: City of Boston

7 Madison Tropical Development



\$52M, 138,000 SF 40,000 SF grocery store, 23,000 SF retail space, 60,000 SF office space, 30 residential units. Developer: Tropical Foods/Madison Park

8 Tremont Crossing



\$320M, 1.6M SF, 300 residential units, 405,000 SF of retail space, 234,000 SF of office space, and 37,250 SF of museum. Developer P3 Partners LLC.

BOARD APPROVED

9 Bartlett Yards



\$137M, 600,000 SF, Phase 1 - 323 residential units, 54,000 SF of commercial/retail. Phase 2 - TBD. Developer: Nuestra CDC / Windale.

10 Melnea Hotel & Residences



\$63M, 145 room hotel, 52 units, 12,000 SF ground floor retail. Developer: Urbanica LLC