









**IRON  
WORKS**  
SOUTH BOSTON

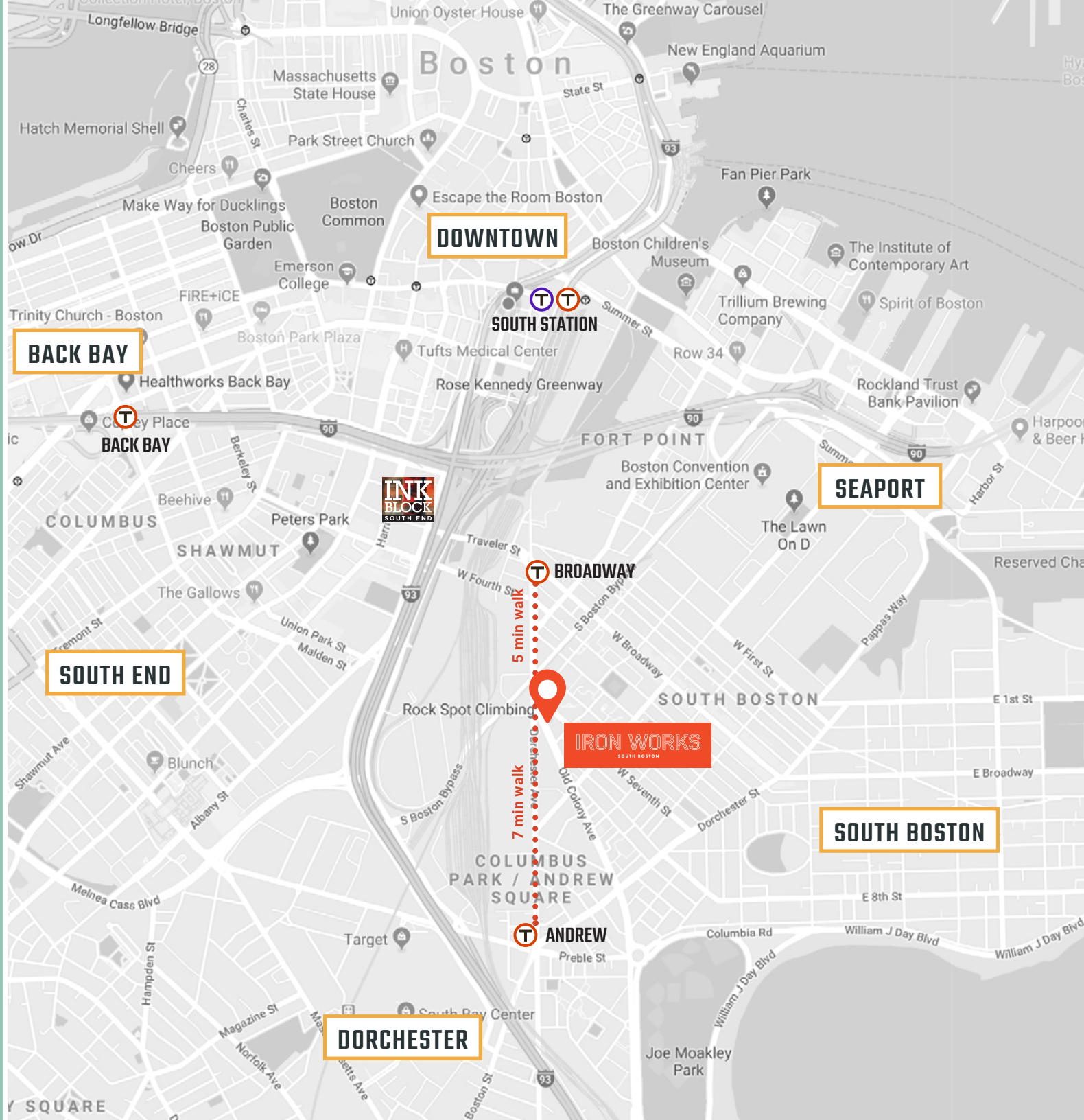
**RETAIL REIMAGINED**  
**1,680 - 7,365 SF OPPORTUNITIES**



# IRON WORKS

## NEIGHBORHOOD

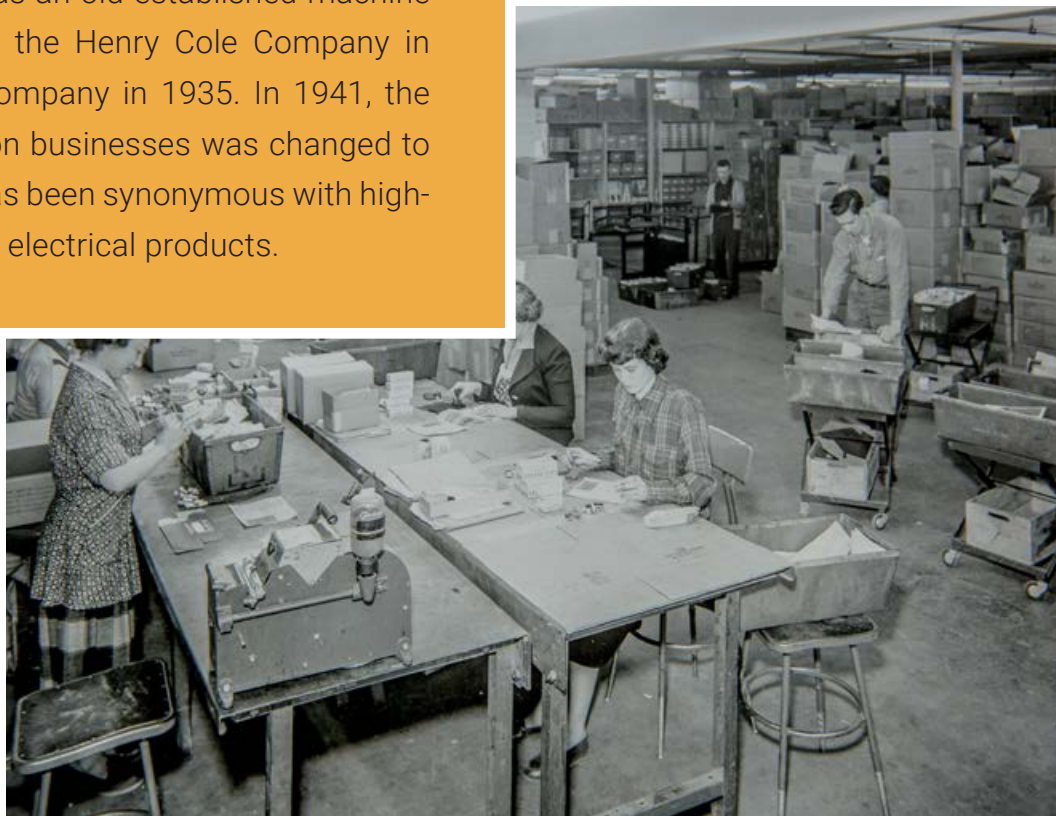
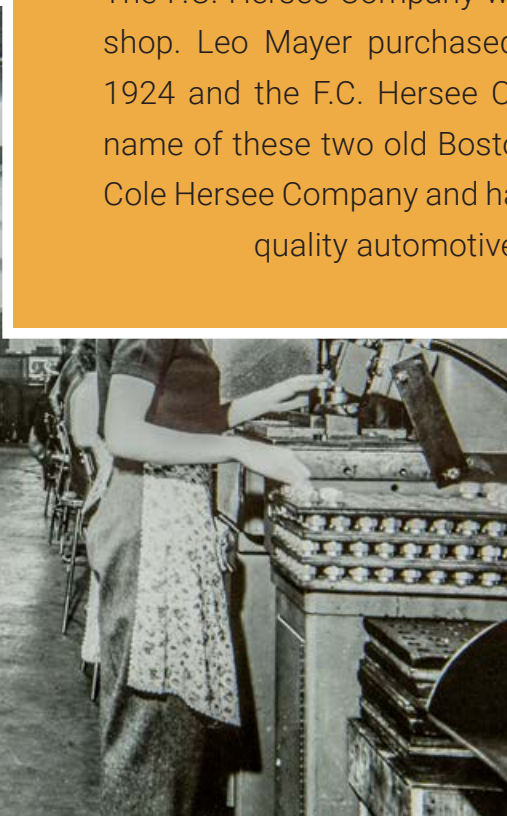
-  **\$130,000**  
average household income
-  **35**  
median age
-  **61%**  
under age 44
-  **48%**  
under age 34
-  **40%**  
population growth since 2000
-  **85**  
very walkable walk score
-  **71**  
transit score - 5-7 min walk to  
Broadway and Andrew Stations
-  **89**  
bike score - 9 min ride downtown





# THE REAL DEAL

The Henry Cole Company of Boston was founded in 1914 as a manufacturer of lamp sockets and other equipment. The F.C. Hersee Company was an old-established machine shop. Leo Mayer purchased the Henry Cole Company in 1924 and the F.C. Hersee Company in 1935. In 1941, the name of these two old Boston businesses was changed to Cole Hersee Company and has been synonymous with high-quality automotive electrical products.





ANOTHER FINE PRODUCT  
FROM  
**COLE-HERSEE**  
MANUFACTURERS OF  
ORIGINAL AUTOMOTIVE EQUIPMENT



# IRON WORKS

## OPPORTUNITIES



**75,000**

total retail square footage



**programmable  
outdoor space**



**8-10**

retail and restaurant tenants



**12-14'**

average ceiling heights



**parking**

abundant on-site and on-street



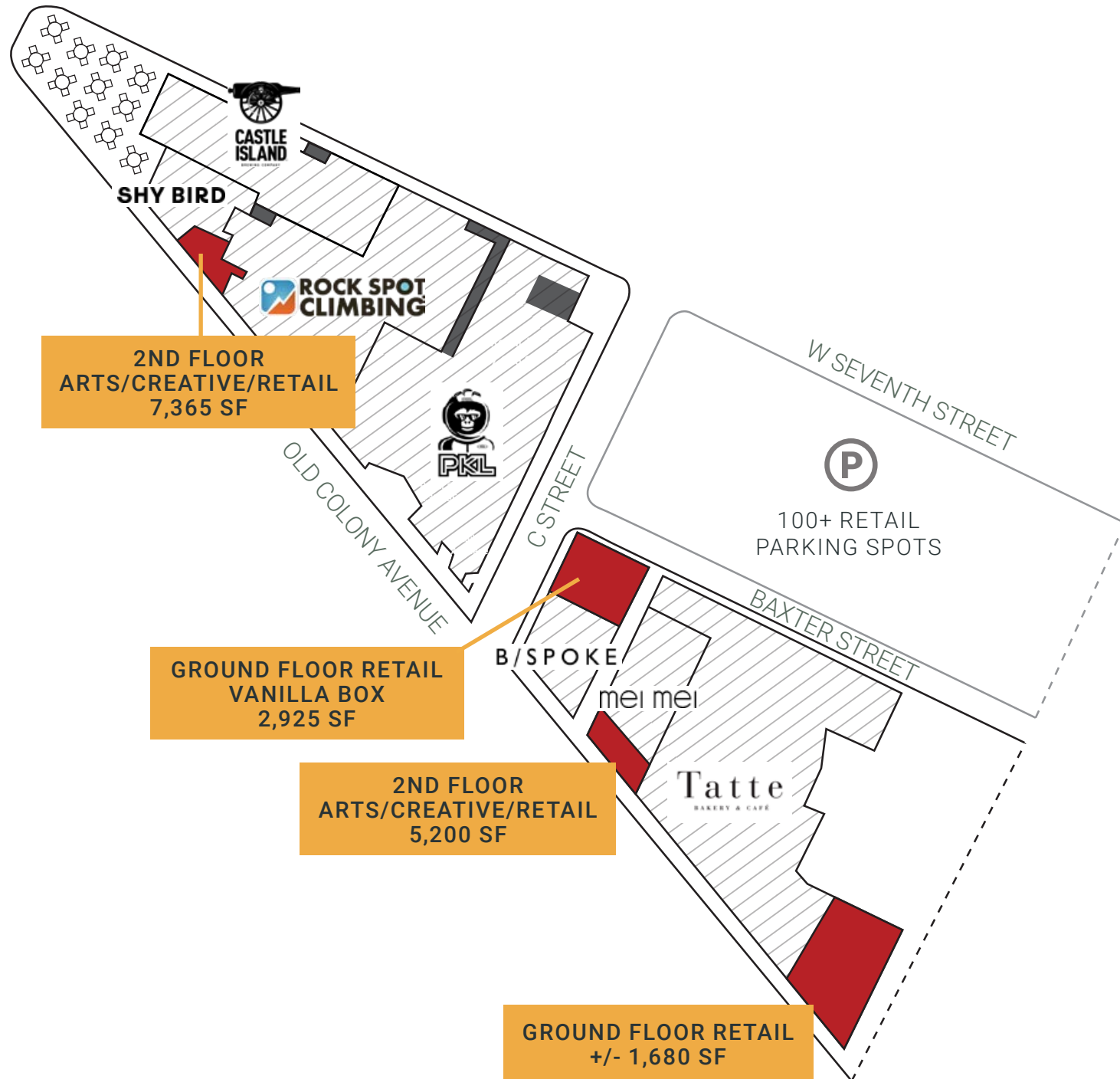
**facades**

and storefronts brand new



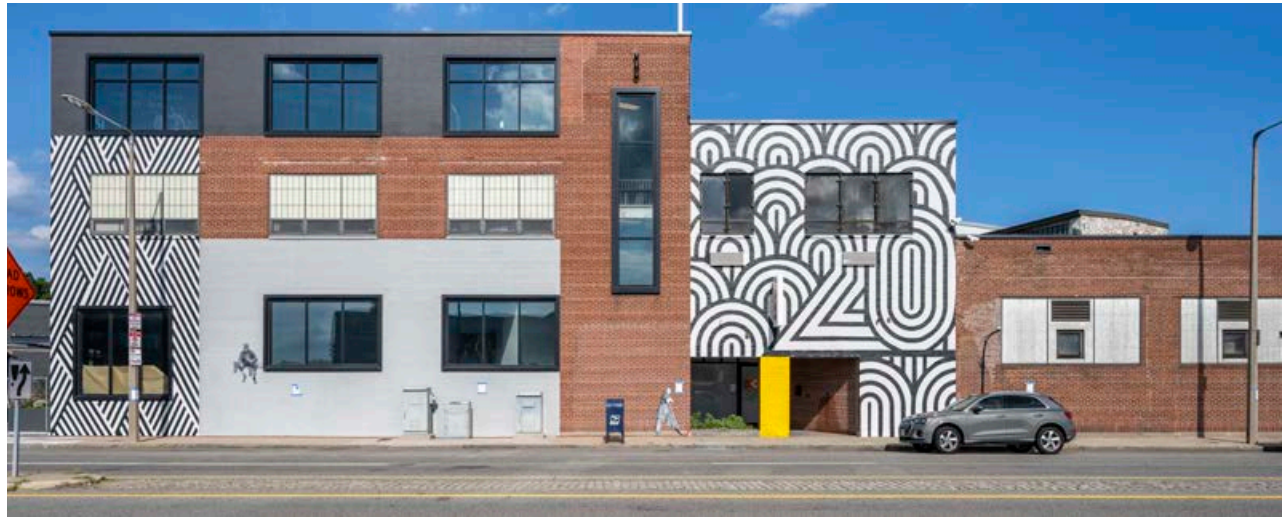
**signage**

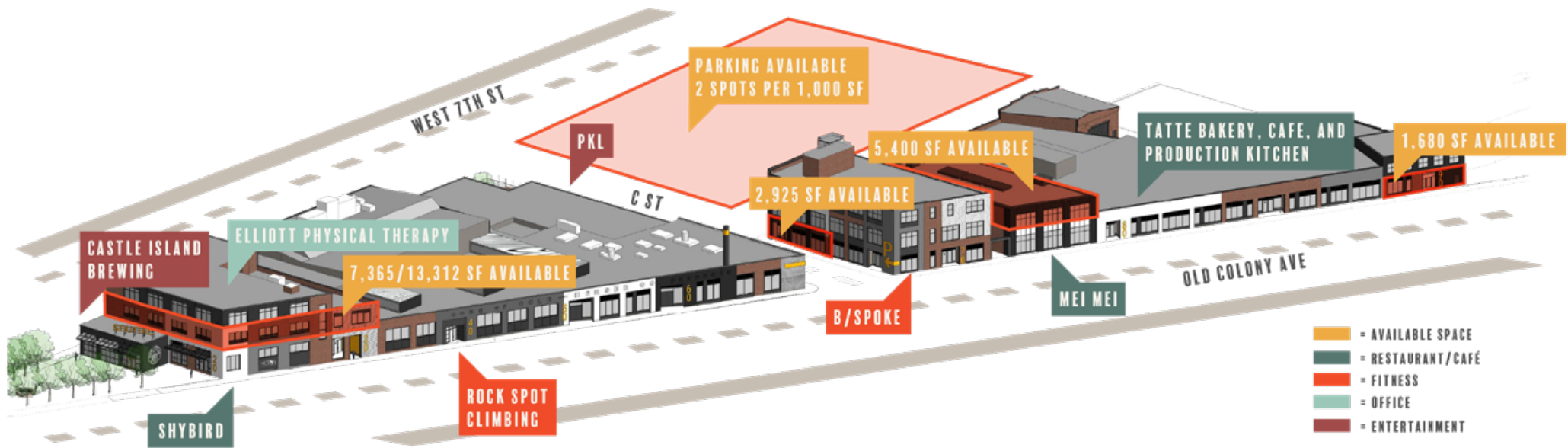
and branding opportunities  
along Old Colony and Dot Ave



# BUILT TO LAST

A distinctive opportunity to transform turn-of-the-century high-bay manufacturing space into a retail destination that honors its industrial roots but works for today's experiential retail vibe. Great bones (think incredible ceiling heights, industrial beams, exposed concrete), amazing transportation access and parking, and a location easily accessed from the heart of South Boston, South End and Seaport.





**Prime storefront  
opportunity along  
Old Colony**



GRAFFITO 

**DAVE DOWNING**  
617.401.2871  
DAVE@GRAFFITO.COM



**TANIA CELESTIN**  
781.510.1307  
TANIA@GRAFFITO.COM

