



Dudley Square Boston's Most Historic Square

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

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,
LEED Silver Certified

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



Dudley Square

Dudley Square Trade Area Statistics (1 mile radius)



"Dudley Square is in the center of Boston and is home to over \$600M of buying power. Private investors are chomping at the bit to develop nearby city owned parcels, while an iconic building is converted into a new state of the art home for the Boston Public School system." – Mayor Thomas M. Menino



Population: **79,851**



Bachelors Degree or Higher: **40.7%**



Public/Private Dollars invested Since 2000: **\$300M**



Households: **27,899**



Median Household Income: **\$33,738**



Universities: Boston Univ. Medical, NU, Roxbury Comm.



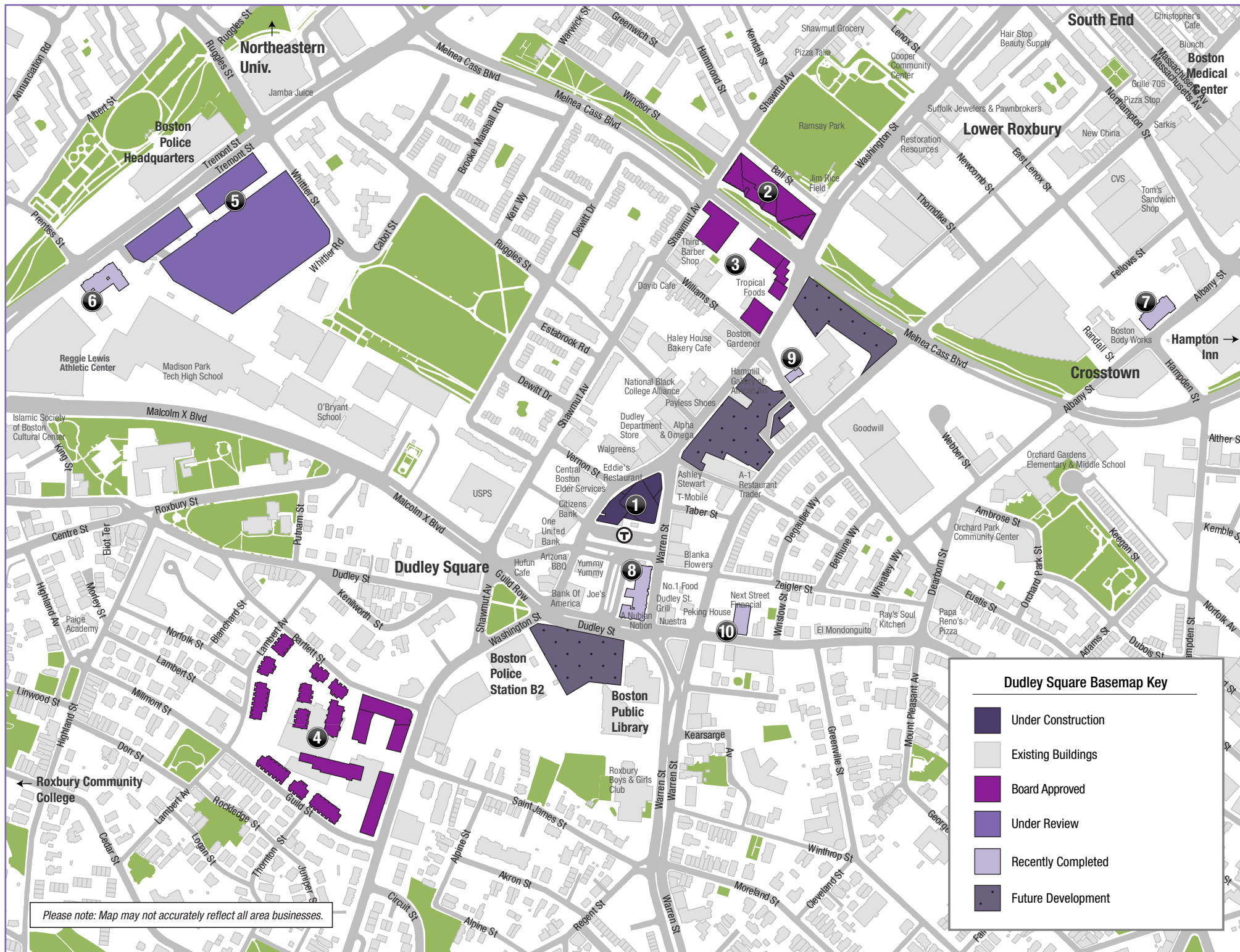
Percentage of 20-34 year-olds: **35%**



Households with Children: **23%**



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 Civic Hotel

Under Construction

1 **Dudley Municipal Center**

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

Board Approved

2 **Melnea Hotel & Residences at Parcel 9**

\$50M, 186,000 SF, 145 keys, 50 residential units, 7,935 SF Retail, Developer: Melnea Partners LLC

Under Review

5 **Tremont Crossing**

\$320M, 1.6M SF, 300 residential units, 475,000 SF of retail space, 200,000 SF of office space, and 21,000 SF of museum, Developer: P3 Partners LLC

Madison Tropical Development at Parcel 10

3

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

Recently Completed

6 **Whittier Street Health Center**

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

4 **Bartlett Yards**

\$137M, 600,000 SF, Phase 1 - 323 residential units, 54,000 SF of commercial/retail, (34,000 SF retail, 20,000 SF office), Phase 2 - TBD. Developer: Nuestra CDC / Windale.

7 **Boston University Graduate Student Housing**

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

8 **Dartmouth Hotel**

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

9 **Eustis Street Fire House**

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

10 **Hibernian Hall/Roxbury Center for the Arts**

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