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

July 2013
Dudley Square

*"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

**Dudley Square Trade Area Statistics (1 mile radius)**

- Population: 79,851
- Median Household Income: $33,738
- Public/Private Dollars invested Since 2000: $300M
- Universities: Boston Univ. Medical, NU, Roxbury Comm.
- Households: 27,899
- Households with Children: 23%
- Bachelors Degree or Higher: 40.7%
- Percentage of 20-34 year-olds: 35%
- Retail Demand - Spending by Neigh. Residents: $610.2M

**Featured Development Projects**

**Projects in design, planning, or under construction**

- Dudley Municipal Center
  - $119M, 215,900 SF, including 20,000 SF retail, completion late 2014, Developer: City of Boston
- Melnea Hotel & Residences at Parcel 9
  - $223M, 1,100 SF, 200 residential units, 475,000 SF of retail space, 200,000 SF of office space, and 21,000 SF of museum, Developer: P3 Partners LLC
- Tremont Crossing
  - $239M, 1,688 SF, 200 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
  - $220M, 130,000 SF, 45,000 SF grocery store, 25,000 SF retail space, 10,000 SF office space, 52 residential units, Developer: Tropical Foods/Madison Park Resources
- Bartele Yards
  - $319M, 56,000 SF, 122 residential units, 14,000 SF of commercial/retail, 24,000 SF retail, 20,000 SF office, Developer: Nuestra CDC / Windale

**Board Approved**

- Whittier Street Health Center
  - 79,000 SF new facility, 25,000 patients, awarded $15M in federal American Recovery & Reinvestment Act funding
- Boston University Graduate Student Housing
  - 104 2-bedroom suites that house 208 graduate students on the campus of Boston University School of Medicine
- Eustis Street Fire House
  - $2.3M LEED Silver Certified rehabilitation now houses fire & police Historic Boston and the Timothy Smith Network
- Dartmouth Hotel
  - Developed by Nuestra CDC in 2005 as an affordable rental housing project. Former hotel façade was preserved
- Hibbert Hall/Roxbury Center for the Arts
  - Restored historic building, now a cultural performance and exhibition center. Completed in 2005 by Madison Park Development Corporation

**Recently Completed**

- Hibernian Hall/Roxbury Center for the Arts
  - 54,000 SF of commercial/retail, (34,000 SF retail, 21,000 SF office). Phase 2 - TBD. Developer: Nuestra CDC / Windale
- Nuestra Hotel & Residences at Parcel 9
  - $205M, 50,000 SF, 140 keys, 145 residential units, 7,000 SF Retail, Developer: Nuestra Partners LLC
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**Under Construction**

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