

300 NEEDHAM STREET

Newton, MA



CORNER SPACE AVAILABLE

14,534 SF

RETAIL SPACE

FOR LEASE



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

END CAP
AVAILABILITY

SIGNALIZED
INTERSECTION
& 145 PARKING
SPACES

AVERAGE
HOUSEHOLD
INCOME OF
\$190,976 WITHIN
3 MILES

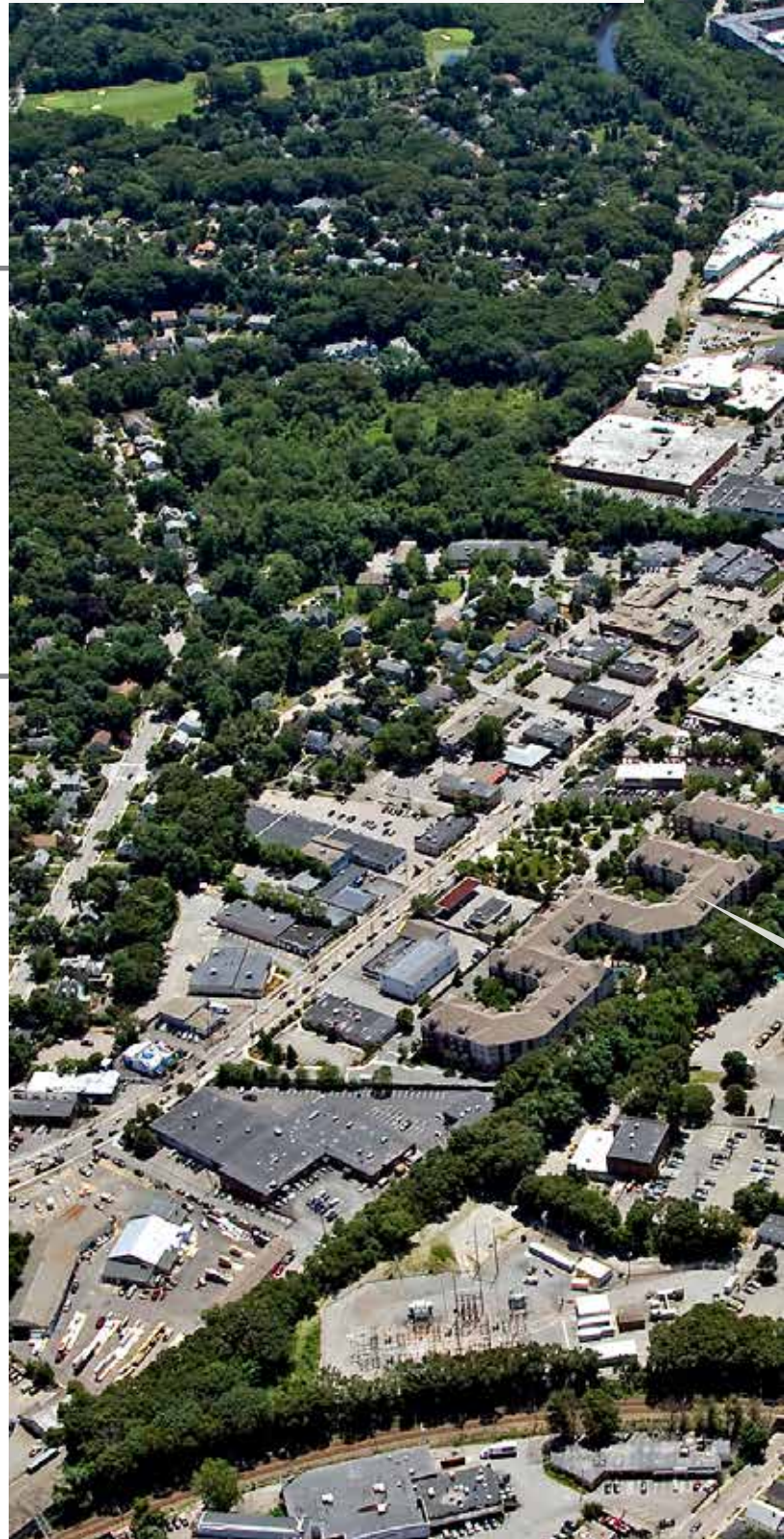
NEEDHAM ST
TRAFFIC COUNTS:
26,500

PROPERTY HIGHLIGHTS

- Building was newly constructed in 2007
- 18' ceiling heights with large glass storefront
- Highly visible and easily accessible
- Option remains to add an additional 15,000 SF on the second level, bringing the total square footage to +/- 30,000

2016 AREA DEMOGRAPHICS

	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
2016 Total Population	10,721	44,753	100,768
2016 Total Households	4,224	16,223	35,495
2016 Average Household Income	\$150,705	\$188,949	\$190,976





**THE SHOPS AT 300
NEEDHAM STREET**

NEEDHAM

EXIT 19

128

95

HIGHLAND AVENUE (31,000 ADT)

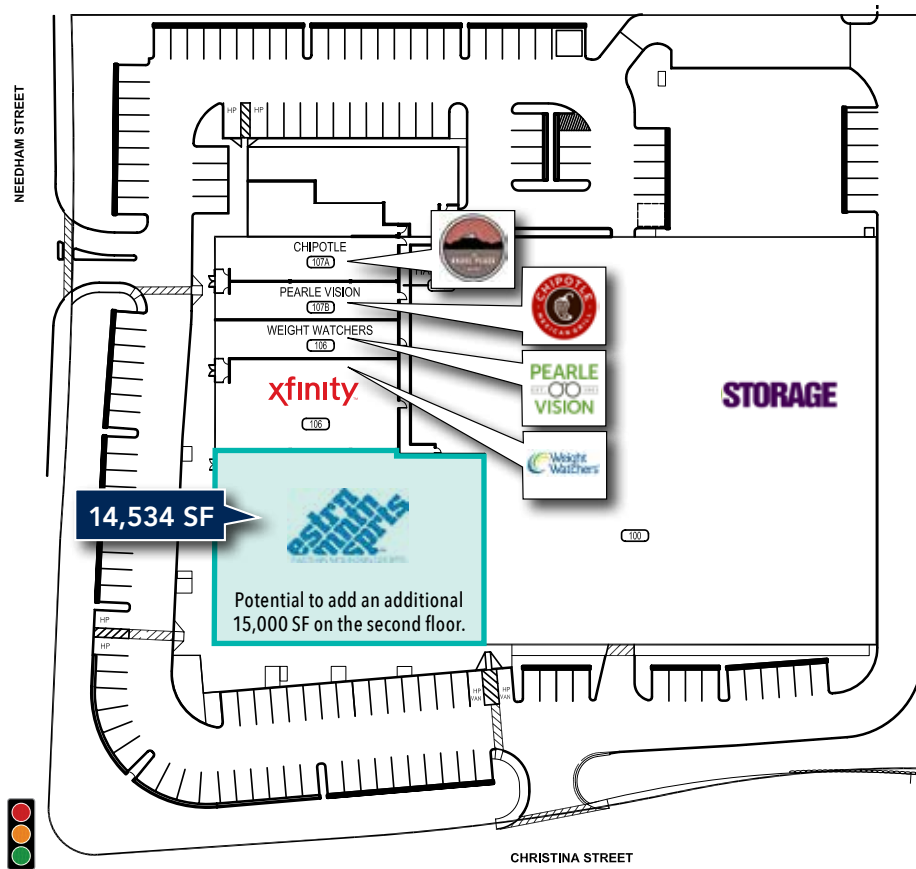
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THE SHOPS AT 300 NEEDHAM STREET is prominently situated at the signalized intersection of Needham Street & Oak Street, the gateway to Newton's Needham Street shopping district. The combination of the area's affluent population, position within the Route 128/I-95 belt, bustling business district, excellent access and strong traffic counts provide tenants with a dynamic retail location.

ROUTE 9

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