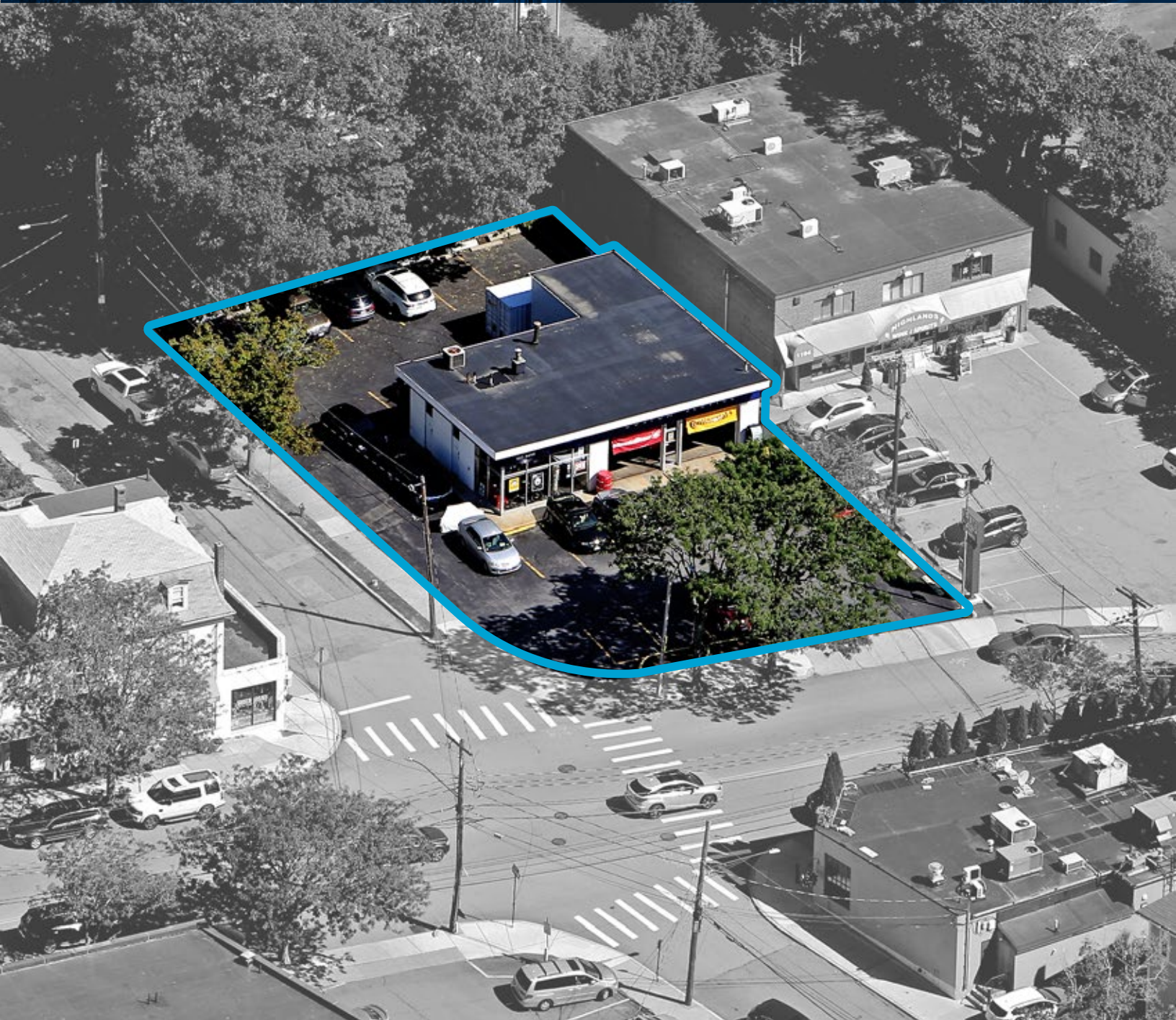


# 1186 WALNUT STREET

Newton Highlands Transit-Oriented Development Opportunity





# INVESTMENT HIGHLIGHTS



## TRANSIT-ORIENTED LOCATION

1186 Walnut Street is ideally located one block away from the MBTA Green Line at Newton Highlands, providing immediate access into downtown Boston. The site provides easy access to Route 9, Route 95 and is a short drive from Needham Street, which feeds into Highland Avenue where construction for a third lane expansion has commenced and will relieve vehicular pressure coming off of I-95.



## RETAIL SYNERGY

1186 Walnut Street is situated among a dense retail population on both Lincoln Street as well as Needham Street, with Newton Centre a short distance north of the property. Local and national retailers including Brookline Bank, Anna's Taqueria, Walnut Grill and CVS line the streets and attract shoppers from around the city, creating an impressive retail dynamic in this heavily populated Boston submarket.



## FLEXIBLE USE

The 10,730 SF property, situated at a four way intersection is well suited for a multitude of redevelopment scenarios. Retail, office and residential developments remain as viable options for the site.



## AFFLUENT POPULATION

The city of Newton is known for its affluent community with an average annual household income over \$180,000. This neighboring Boston submarket is well-positioned for continued economic growth and success.



## N2 INNOVATION DISTRICT

1186 Walnut Street is situated in close proximity to the N2 Innovation District of Newton and Needham. Comprised of nearly 500 acres of commercial, educational, retail and recreational land along the Newton-Needham line, the N2 Innovation District is home to some of the nation's fastest growing and best-known innovation companies. The N2 Innovation District is expected to expand even further in the next few years.



## NEWTON DEMOGRAPHICS

87,447	\$180,762	\$114,148
Population	Average Household Income	Average Disposable Income







↑  
NEWTON  
CENTER

1186 WALNUT STREET

*The Broken  
Grounds  
Cafe*

TAKARA  
SUSHI

HIGHLAND  
WINE & SPIRITS

CENTRE STREET | 30,000 ADT

WALNUT STREET | 20,000 ADT

COCO  
NAIL & SPA

BODYSCAPES  
FITNESS

O'HARA'S

WALNUT  
GIRL

T  
Tedeschi  
Food Shops

WALNUT  
FOOD STORE

SICHUAN GOURMET  
HOUSE

ROUTE 9 | 58,450 ADT

NEEDHAM STREET

See adjacent Aerial

↓



## HIGHLAND AVENUE



STAPLES

JOS.A.BANK



SUPERCUTS



164,801 ADT

## NEEDHAM STREET



HomeGoods



xfinity



verizon



SLEEPY'S  
The Mattress Professionals



WeightWatchers

TJ-maxx

theVitamin Shoppe



NEEDHAM ST: 40,000 ADT

ROUTE 9: 58,450 ADT



WALNUT STREET

CENTRE STREET: 30,000 ADT





# NEEDHAM STREET



ELIOT



LINCOLN STREET



WALNUT STREET: 20,000 ADT



1186 WALNUT STREET

NEWTON HIGHLANDS





## PROPERTY DETAILS

**Address:** 1186 Walnut Street  
**Lot Size:** 10,730 SF  
**Parcel ID:** 52037 0002  
**Frontage:** 115 ft  
**Zoning:** BU2  
**Building Size:** 1,742 SF  
**Allowed Uses\*:** Retail  
 Restaurant  
 Residential  
 Office  
 Educational Facility

### FAR\*:

2 Stories	1.00	Allowed by right
3 Stories	1.50	Special Permit
4 Stories	2.00	Special Permit

### Setback Restrictions:

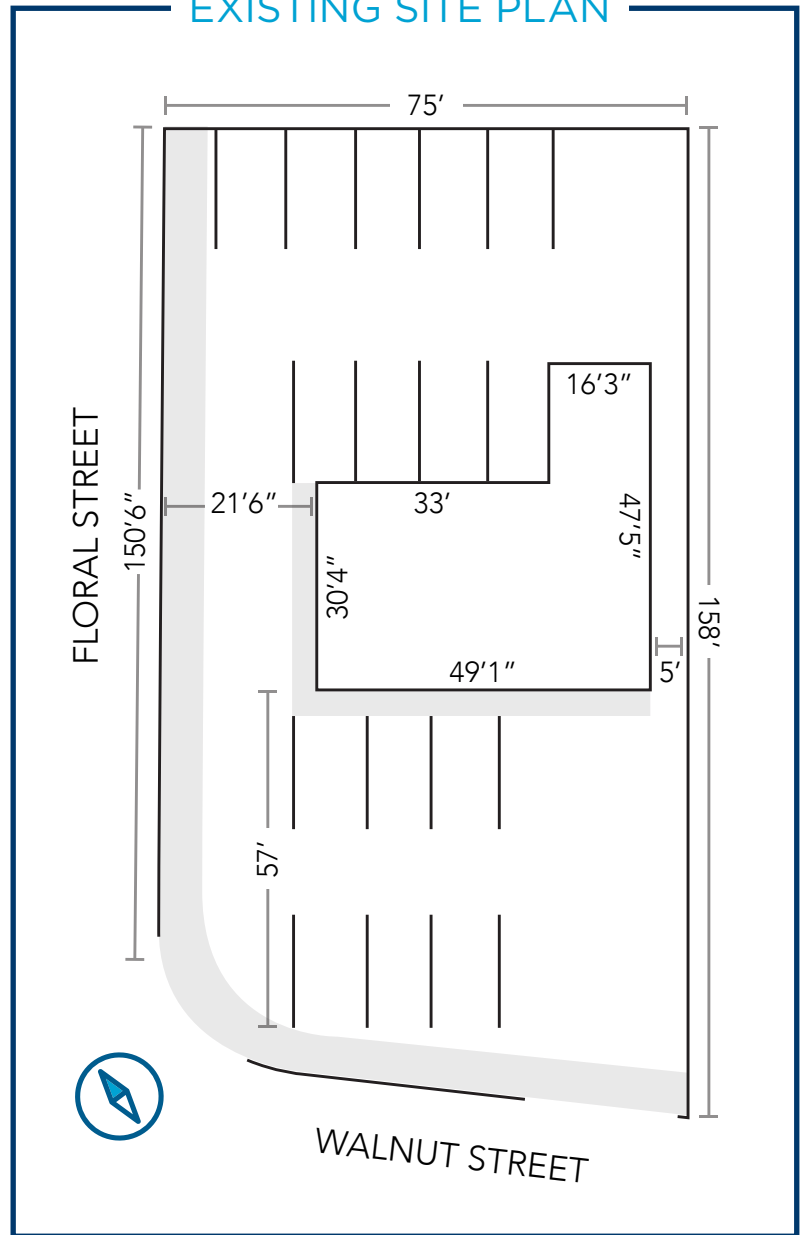
Front	Lesser of ½ building height or Average*
Side	Abutting Residential District: greater of ½ building height or 15 feet
Rear	Greater of ½ building height or 15 feet

### Height Restrictions:

2 Stories	24'
3 Stories	36'
4 Stories	48'

\*see virtual deal room for additional information

## EXISTING SITE PLAN



## CAPITAL MARKETS

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