



NEW ENGLAND MOBILE BOOK FAIR SITE

82-84 NEEDHAM STREET | NEWTON, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

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INVESTMENT HIGHLIGHTS

MULTIPLE DEVELOPMENT SCENARIOS

Owing to the area's high demand for all product types, 82-84 Needham Street provides a wide spectrum of development opportunities including retail, office, lab, medical, hotel and multi-family uses.

HIGH BARRIER TO ENTRY MARKET

Offers a rare redevelopment opportunity in one of Boston's most densely populated and supply constrained markets.

N2 INNOVATION DISTRICT

Located in the heart of one of Boston's most transformative submarkets attracting international companies and educational institutions such as Trip Advisor, NBCUniversal, Shark Ninja and Boston College among many others.

AFFLUENT DEMOGRAPHICS

Within a two mile radius, the area boasts one of the highest average incomes and disposable incomes in New England at over \$202,000 and \$122,000 respectively and a population of 115,000 people.

PROPERTY DETAILS

ADDRESS	82-84 Needham Street, Newton, MA
ACCESS	Accessible from north and south directions on Needham Street and Columbia Avenue. Offers direct access to loading dock off Needham Street.
PARCEL ID	2711877
LOT SIZE	63,416 SF (1.46 acres)
EXISTING BUILDING SIZE	31,160 SF
EXISTING PARKING	101 Spaces
EASEMENT*	82-84 Needham Street has a Reciprocal Easement and Operating Agreement with 88 Needham Street. This agreement outlines shared driveway access from Needham Street, reciprocal parking use, and restricted tenant uses for 88 Needham Street (the abutting property).
FRONTAGE	68 Feet on Needham Street 348 Feet on Columbia Avenue
ZONING	Mixed-Use 2 (MU2)

SITE OVERVIEW

82-84 Needham Street is located on the highly trafficked thoroughfare in the heart of the N2 Innovation District. The property was occupied by the New England Mobile Book Fair which is in the process of moving to a new location.

**Please email a BRA representative to request the full easement document*

82-84 NEEDHAM STREET IS LOCATED ON THE MAIN THROUGHFARE OF THE N2 INNOVATION DISTRICT

<p>\$202,259 Avg Household Income within 2 miles</p>	<p>\$122,577 Avg Disposable Income within 2 miles</p>	<p>40,000 VEHICLES Avg Daily Traffic Count</p>	<p>225,000 EMPLOYEES within 5 miles</p>
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NEWTON HIGHLANDS



SUBURBAN

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