

**FOR LEASE**

N/A

**COLDWELL  
BANKER  
COMMERCIAL****NRT**

225 HIGHLAND AVE, NEEDHAM, MA 02494

**PRIME NEWTON/NEEDHAM RETAIL/OFFICE****Property Description**

A Highly Visible Ground Floor Retail/Office Spot located on the Prime and Bustling Highland Avenue Newton/Needham Corridor. Formerly a Sprint store. Ample parking onsite with a separate parking lot for employees. Gorgeous open space in a young building and in amazing condition. Near Staples, Petco and the region's number 1 Panera Bread. High traffic count (approx. 35,000) with easy access to Interstate 95, Mass Pike and Route 9.

**Property Highlights**

- Prime Location on Highland Ave - Newton/Needham Corridor
- Corner retail with high visibility and signage
- Excellent onsite parking directly behind the building plus additional employee parking just steps away
- Young recently constructed building with high-end finishes throughout

**Todd Glaskin**

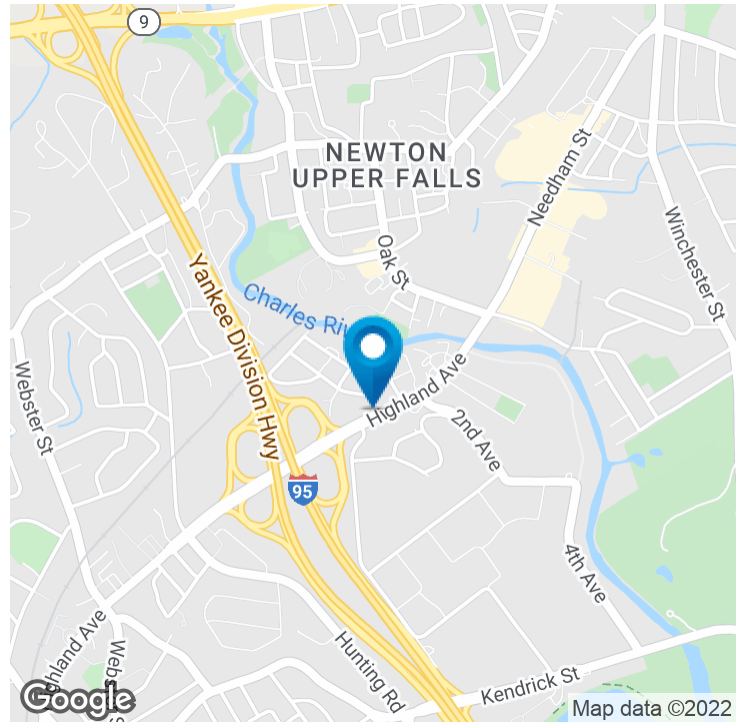
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**www.cbcworldwide.com****COLDWELL BANKER COMMERCIAL**1261 CENTRE ST.  
NEWTON, MA 02459  
617-969-2447

**225 HIGHLAND AVE, NEEDHAM, MA 02494**
**NRT**

## 225 HIGHLAND AVE - PRIME NEWTON/NEEDHAM RETAIL



### OFFERING SUMMARY

Available SF: 1,242 SF

Lease Rate: \$31.00 SF/yr (NNN)

Lot Size: 7,841 SF

Year Built: 2010

Building Size: 7,600 SF

### PROPERTY OVERVIEW

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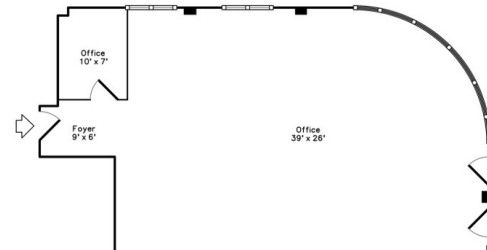
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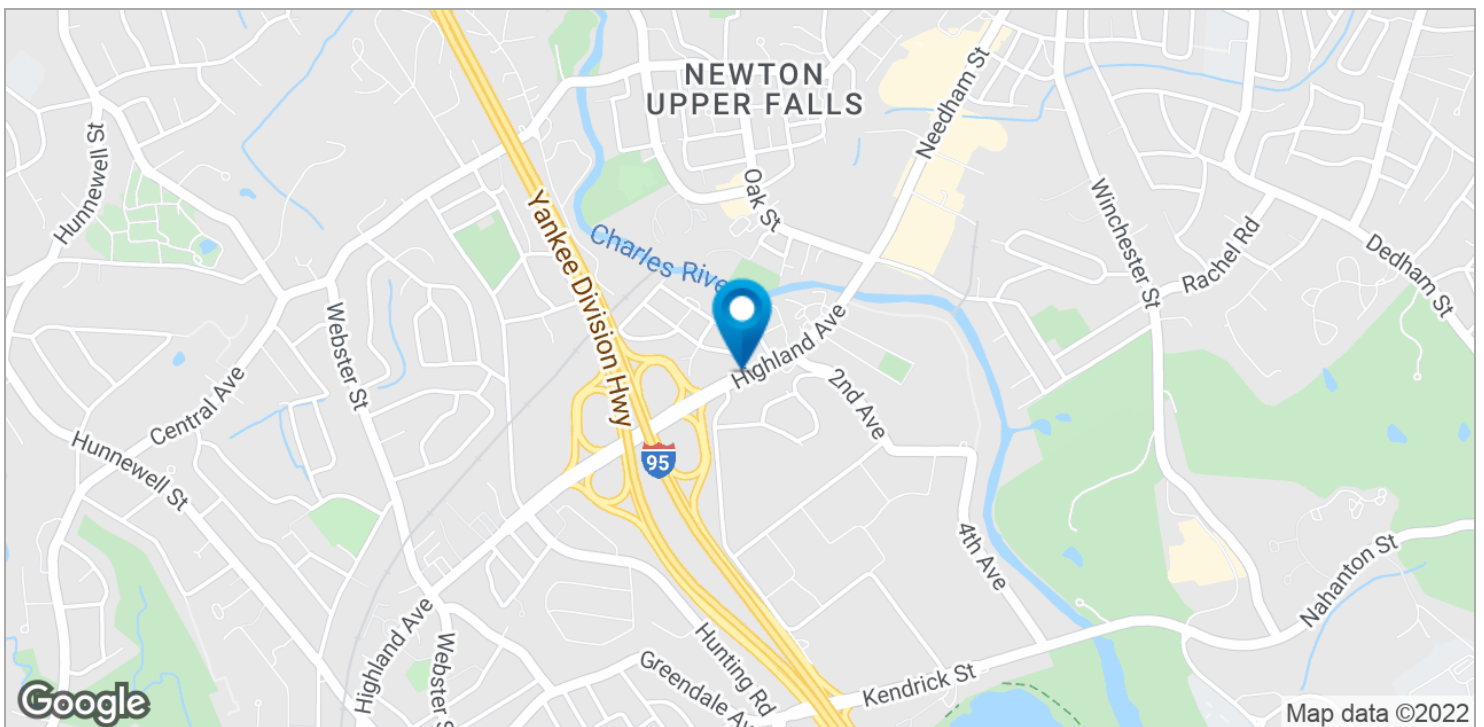
Building:

**225 Highland Avenue  
Needham, MA 02494**

Floor Plan by Via-Home(C) 2016  
Measurements may not be 100% accurate.  
Floor plans are provided for convenience only.  
Room sizes are not used to calculate area.



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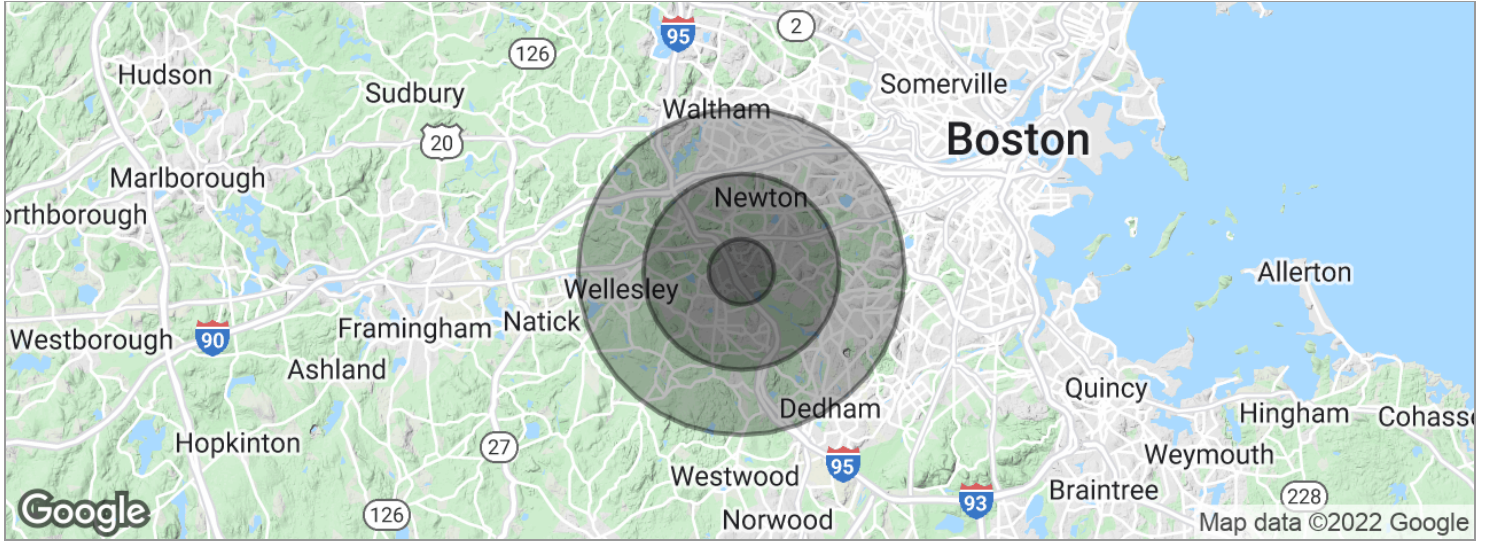
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## 225 HIGHLAND AVE - PRIME NEWTON/NEEDHAM RETAIL



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,756	86,460	261,340
Median age	41.7	41.9	37.9
Median age (male)	40.4	40.5	37.4
Median age (Female)	42.7	43.4	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,362	31,772	96,286
# of persons per HH	2.5	2.7	2.7
Average HH income	\$124,452	\$168,658	\$141,852
Average house value	\$606,185	\$730,731	\$654,100

*\* Demographic data derived from 2010 US Census*

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