

FOR LEASE

NEGOTIABLE



NRT



383 BOYLSTON STREET, NEWTON, MA 02459

383 BOYLSTON STREET - PRIME CHESTNUT HILL RETAIL

Property Description

2500 sf of prime single-story retail (or ideal retail/office) space with open floor plan, high ceilings, and amazing windows/visibility on Route 9 (huge traffic counts). Drive in overhead door in the back. Parking right in front plus in shared lot on the side and on-street parking in the back. Located in Newton's desirable Chestnut Hill and surrounded by major local and national retail and restaurants.

Property Highlights

- Prime Route 9 Location
- High visibility, surrounded by major retail
- Free-standing building with parking right in front and in shared side lot.
- Huge ceilings plus drive in overhead door in back.
- Priced well below neighboring retail plaza spaces.



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www.cbcworldwide.com



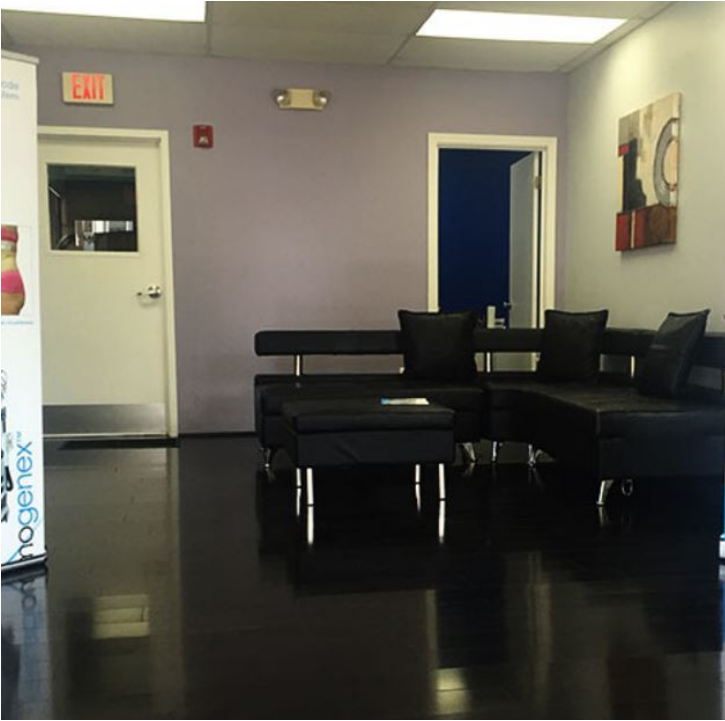
COLDWELL BANKER COMMERCIAL

1261 CENTRE ST.
NEWTON, MA 02459
617-969-2447

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OFFERING SUMMARY

Available SF:

PROPERTY OVERVIEW

2500 sf of prime single-story retail (or ideal retail/office) space with open floor plan, high ceilings, and amazing windows/visibility on Route 9 (huge traffic counts). Drive in overhead door in the back. Parking right in front plus in shared lot on the side and on-street parking in the back. Located in Newton's desirable Chestnut Hill and surrounded by major local and national retail and restaurants. (Photos from previous tenant occupancy)

Lease Rate:

Negotiable

PROPERTY HIGHLIGHTS

- Prime Route 9 Location
- High visibility, surrounded by major retail
- Free-standing building with parking right in front and in shared side lot.
- Huge ceilings plus drive in overhead door in back.
- Priced well below neighboring retail plaza spaces.

Building Size:

2,500 SF

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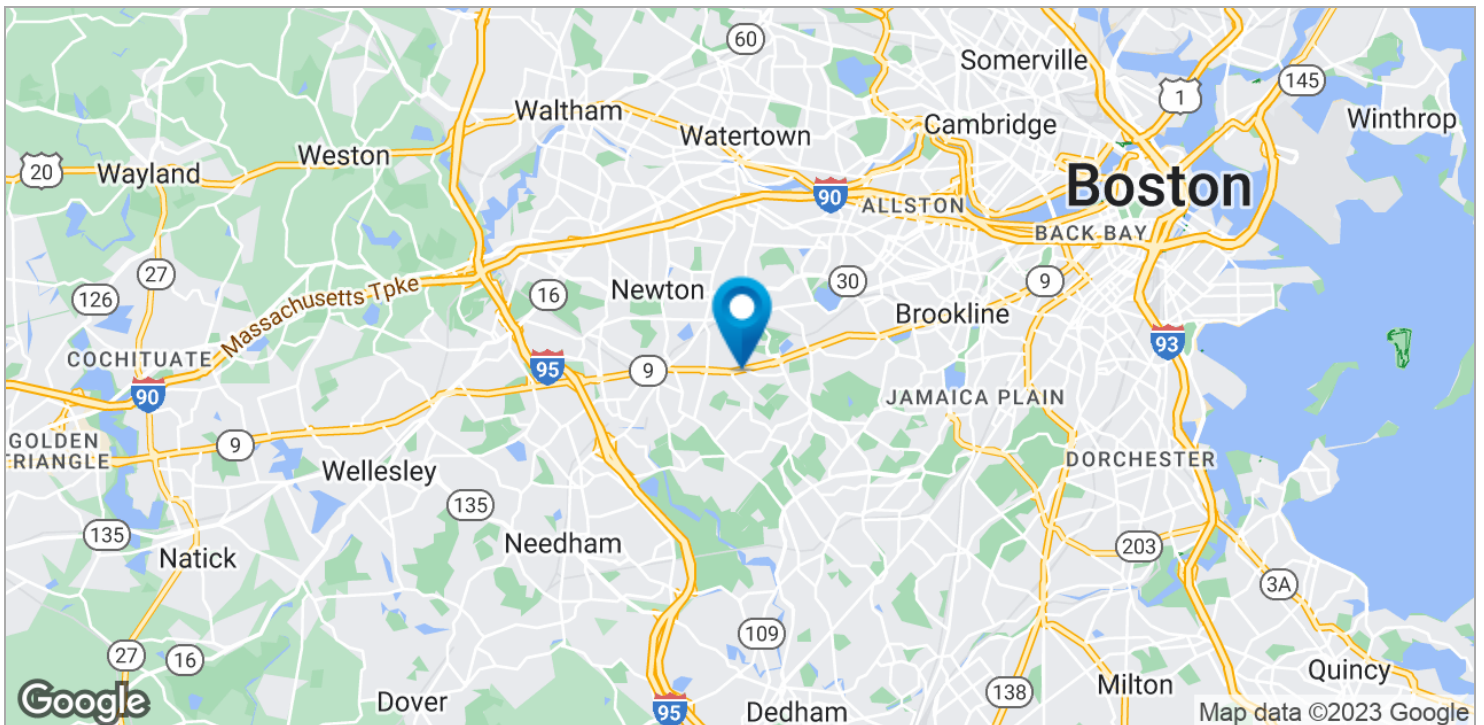
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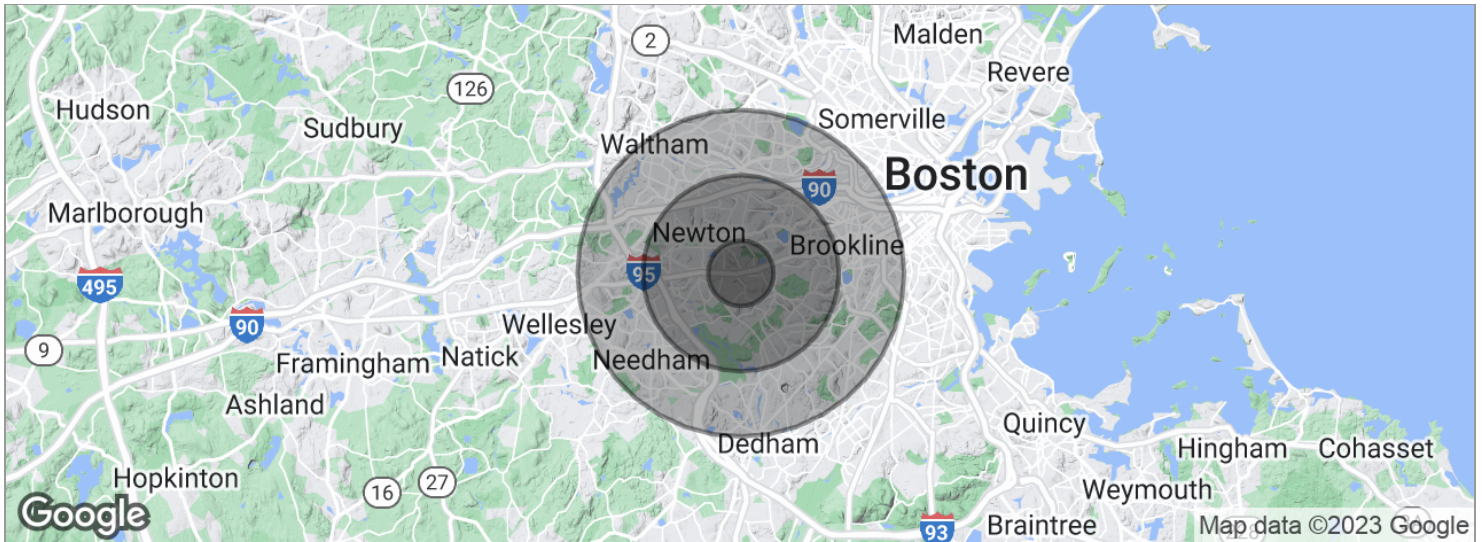
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	14,696	138,356	468,190
Median age	36.9	35.3	36.6
Median age (male)	36.1	34.9	35.8
Median age (Female)	37.6	36.3	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,885	51,640	189,213
# of persons per HH	3.0	2.7	2.5
Average HH income	\$161,391	\$133,031	\$113,123
Average house value	\$777,446	\$676,768	\$605,402

** Demographic data derived from 2020 ACS - US Census*

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