

# Newtonville

309-321 Walnut Street, Newton, MA 02460



## DESCRIPTION

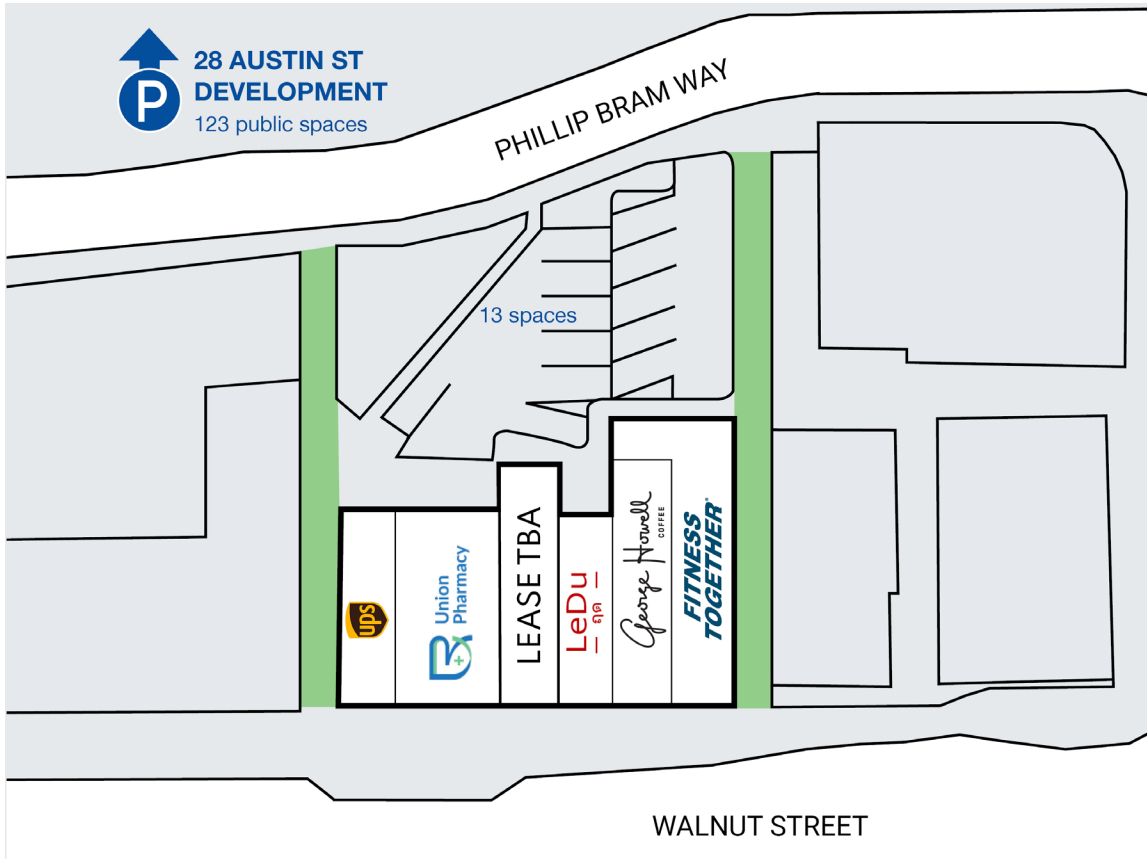
- Fully Leased
- 5,095 SF storefront retail property located on Walnut Street in Newtonville, MA
- Newtonville is a densely-populated, affluent neighborhood in Newton approximately 7 miles west of Boston
- Located in walking distance from Newtonville MBTA commuter rail stop on the Framingham/Worcester line with approx. 152,000 annual weekday riders
- Includes a private parking lot in the rear with 13 spaces and located adjacent to 28 Austin Street mixed-use development to include 123 public parking spaces
- Less than 1/2 mile from Newton North High School campus with 2,100+ students
- Area retailers include Star Market, CVS, Starbucks, Rox Diner, Rancatore's Ice Cream and Yogurt, George Howell Coffee



## FOR MORE INFORMATION

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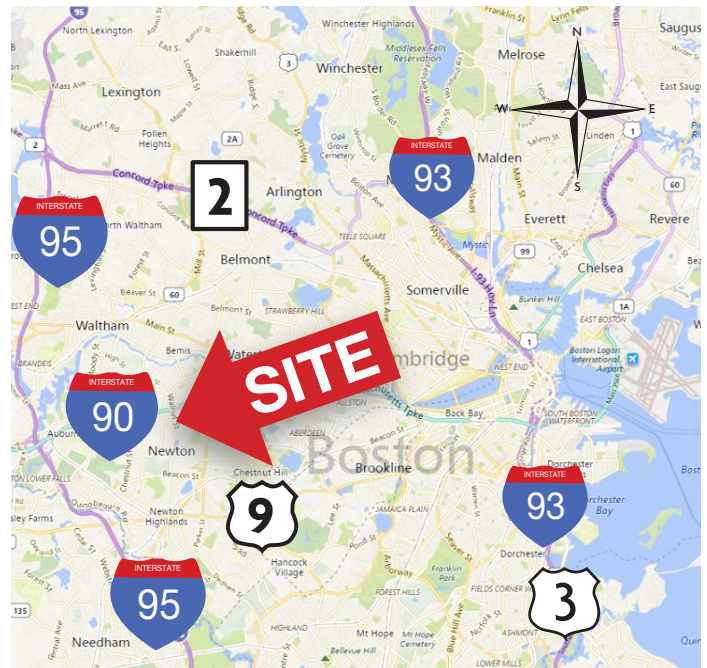
## SITE DATA

**Space Available:** Fully Leased

**Area Tenants:** Starbucks, Caffe Nero, Brookline Bank, Citizen's Bank, Star Market, Comella's

## DEMOGRAPHICS

Radius	Residential Population	Average HH Income	Office Population
1.0 mile	20,186	\$242,101	10,452
2.0 mile	86,564	\$211,050	39,217
3.0 mile	201,124	\$187,784	116,625



**FOR MORE INFORMATION**

**Evan Eisenhardt, SVP - Leasing**

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