

LEASE & REDEVELOPMENT OPPORTUNITY

55 & 75 McNeil Way/Route 1, Dedham, MA 02026

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Property Profile:

Location: Located 1/4 Mile from I-95/Route 128.

Proximity: Site is directly off Route 1 and Legacy Blvd, a Signalized Entrance to the 780,000 SF Lifestyle Center Legacy Place.

Availability: Arranged Upon Lease Execution

Total Land Area: 5.43 AC

Description: Existing 18,831 SF Retail/Retail Showroom space for Lease. Plus a Redevelopment Opportunity of the existing office building. The existing foot print is 10,000 SF, ideal for Office, Retail, and Medical uses.

Parking: 265 Spaces in Common

Traffic Count: Providence Hwy/Route 1 = 52,000 ADT
I-95/Route 128 = 145,776 ADT

Signage: Pylon Signage Available on Route 1, and Monument Signage on Legacy Blvd

Zoning: Highway Business



Trade Area:

	1 Mile	3 Mile	5 Mile
Total Population	7,344	69,009	221,405
Total Households	2,878	27,007	83,683
Med. HH Income	\$101,642	\$83,597	\$88,036
Owner Occ. Housing	1,776	17,253	54,007
Renter Occ. Housing	1,102	9,754	29,675
Total Businesses	794	2,832	7,715
Total Employees	12,951	47,660	110,880



For More Information Contact:

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Highlights:

- Site is directly off Route 1 and Legacy Blvd, a Signalized Entrance to the 780,000 SF Lifestyle Center Legacy Place
- Pylon Signage Available on Route 1, and Monument Signage on Legacy Blvd
- Located 1/4 Mile from I-95/Route 128
- High Traffic Count Location

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DEDHAM

WESTWOOD

Dedham Plaza

- STAR MARKET
- Blue Hills Bank
- AutoZone
- Panera
- carter's
- planet fitness
- DXL DESTINATION XL

- CVS pharmacy
- Santander

- Dedham Savings

- Bank of America

- Spies BAR & GRILL

- STAPLES

- PETCO

- PEPBOYS

- BJ's

- BEST BUY

- FRIDAYS

- Vitamin Shoppe
- DUNKIN' DONUTS
- EUROPEAN WAX CENTER

- BED BATH & BEYOND
- verizon wireless
- Massage Envy

- SUBJECT
- at&t
- Hooters
- BEST TILE

- LENSCRAFTERS
- JOS. A. BANK

- COSTCO WHOLESALE

Legacy Place

- WHOLE FOODS MARKET
- CINEMA DELUX
- Yard House
- KINGS
- Apple
- LEGAL SEA FOODS MAIL ORDER
- P.F. CHANGS
- Citizens Bank
- Brooks Brothers
- L.L.Bean
- URBAN OUTFITTERS
- ANTHROPOLOGIE
- WILLIAMS-SONOMA

