

1069 WASHINGTON STREET
NEWTON, MA

NEWTONVILLE

FOR SALE OR LEASE




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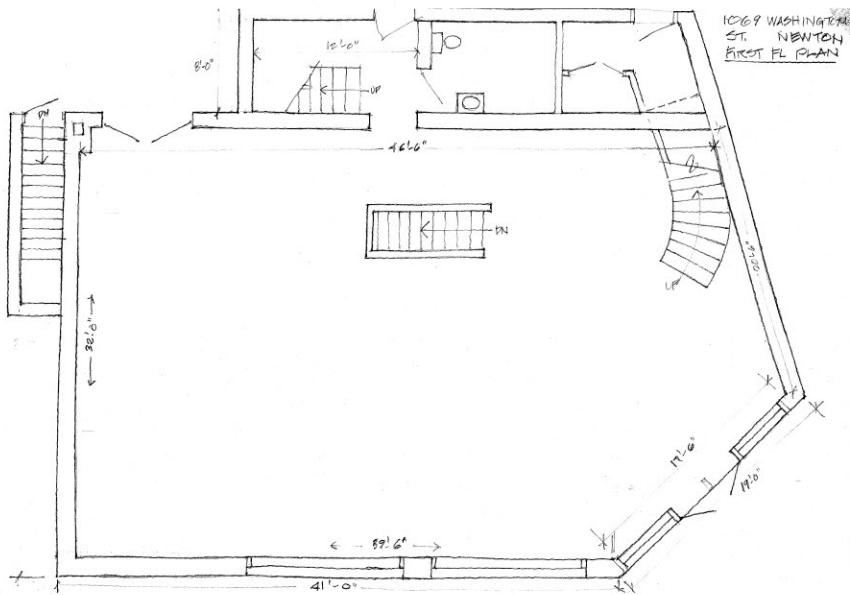
SIZE

FREE -STANDING BUILDING
+/- 5,970 sf / .11 Acre Lot
2 Story plus finished lower level

SITE OVERVIEW

- Located on the heavily traveled Washington Street Corridor in Newton, MA
- Unique opportunity to purchase or occupy a free-standing building totaling 5,970 sf (including lower level) on a 0.11 acre lot
- In the densely populated City of Newton with average household income of over \$188,000 within a mile and \$138,000 within 3 miles
- **AVAILABLE IMMEDIATELY**

FLOOR PLANS: FIRST & SECOND FLOOR



Dedicated parking area at rear of building with 5 spaces as well as ample free street parking



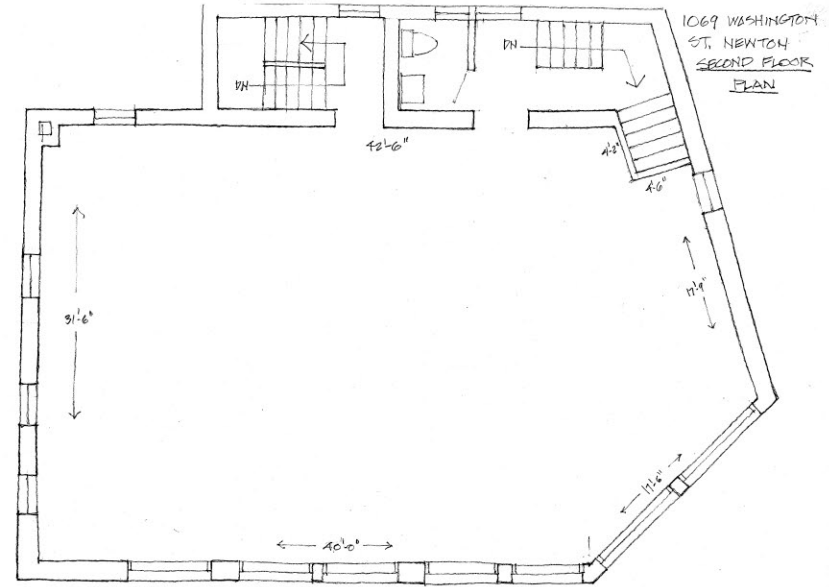
Less than 1/2 mile from the Newtonville Commuter Rail station



Available upon lease execution

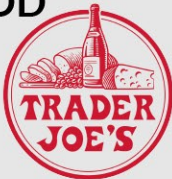
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	18,937	175,902	400,136
Daytime Population	8,567	108,994	240,356
Households	7,251	65,692	156,107
Avg HH Income	\$188,881	\$138,817	\$139,731



WASHINGTON STREET

THE NEIGHBORHOOD





SITE
1069 WASHINGTON STREET

THE FESSENDEN SCHOOL

FA. DAY MIDDLE SCHOOL

CRAFT STREET

WATERTOWN STREET

WATERTOWN STREET

MATTRESS FIRM

WASHINGTON PLACE
FUTURE DEVELOPMENT
140 UNITS
+/- 40,000SF RETAIL

RICE VALLEY CITY
Pizza & Pasta

COOK.
NEWTON
DUNKIN' DONUTS

CABOTS
Ice Cream & Restaurant

Village Cafe

Santander

WHOLE FOODS

WEST NEWTON

CVS pharmacy
Rockland Trust

THE BARN
Family Shoe Store

TRADER JOE'S

OAKLEY FOOD MART

UNITED STATES POST OFFICE

Bank of America

NEWTONVILLE T STOP

121,700 ADT

MARTY'S
FINE WINES • GOURMET FOODS • SPIRITS

Santander

CENTRE SKI & BIKE

TOP CHINESE

WASHINGTON STREET
126,208 ADT

DUNKIN' DONUTS

SULLIVAN TIRE

star market

DOWN UNDER
McGRAW HILL YOGA

NEWTONVILLE PIZZA

STARBUCKS COFFEE

GEORGE HOWELL COFFEE

BREWERS COALITION

Los Amigos
Taverna

COMELLA'S
Eat like our family.

WEST NEWTON
PIZZA & GRILL

L'ArOMA
CAFE & BAKERY

NEWTON NORTH HIGH SCHOOL

LOWELL AVENUE

NEWTONVILLE

WALMART STREET