DISTRICT

REAL ESTATE ADVISORS

1091

LEXINGTON STREET

WALTHAM, MA

RETAIL FOR LEASE

±1,635 SF

PROPERTY & MARKET HIGHLIGHTS

- Prime End-Cap Opportunity with great visibility from Lexington Street
- 1,635 SF at Street Level & 945 SF of 2nd level office space
- Ample parking
- Delivery: Immediately
- Approximately 100,000 Residents (3 mile Radius)
- Easy Access from I-95 and Route 2
- Daily Traffic Counts in excess of 32,500 vehicles at intersection of Lexington Street and Trapelo Road
- Tenancy: Verizon, Starbucks, Panera Bread, Star Market, Macy's Liquors, Bank of America, PhysicianOne Urgent Care and Citizens Bank

PROPERTY & MARKET HIGHLIGHTS CONTINUED

Schools/Education in Market include:

BENTLEY UNIVERSITY

Approximately 5,650 graduate & undergraduate students

Brandeis University

Approximately 5,600 graduate & undergraduate students

WALTHAM HIGH SCHOOL

Approximately 1,620 students

DEMOGRAPHICS

Population
2018 estimate

1 Mile	14,917
3 Mile	89,870
5 Mile	270,843

2018 Average Household Income

1 Mile	$127,399
3 Mile	$137,979
5 Mile	$140,158

Major Office Tenants
in Market

BOSE

BostonDynamics

Carbon Black.

Clarks

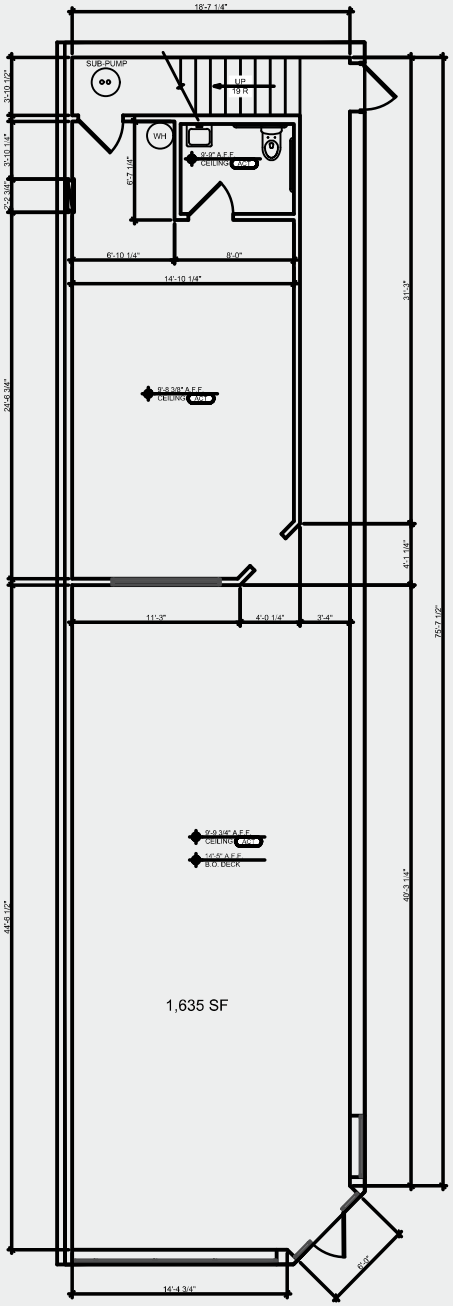
Raytheon

HITACHI
Inspire the Next

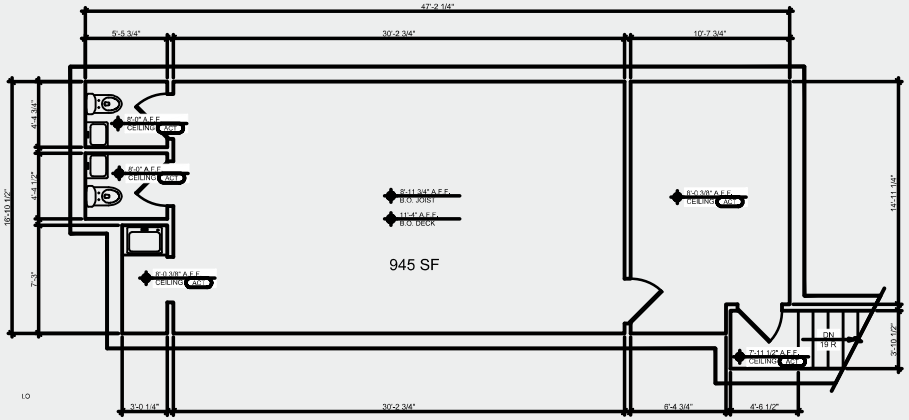
WOLVERINE worldwide

MONSTER ENERGY

FLOORPLAN



EXISTING FIRST FLOOR 1/4" = 1'-0" | 1



EXISTING SECOND FLOOR 1/4" = 1'-0" | 2

LEASABLE SPACE INFO:

NAME	AREA (SF)	PER.
• 1ST FLOOR	1,635	63%
• 2ND FLOOR	945	37%
TOTAL	2,580	100%
• LF OF STOREFRONT	23'-10"	

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