



**FOR LEASE**

299 MOODY STREET,  
WALTHAM, MA

**RETAIL SPACE FOR LEASE**  
+/- 5,620 SF





# WALTHAM





# LOCATION

299 Moody Street is ideally located in the heart of Waltham. Being centrally located on Moody Street 5,288 ADT and just steps away from the heavily trafficked Main Street 16,922 ADT and Prospect Street 13,433 ADT, make 299 Moody an ideal spot for a retailer looking to enter the Waltham market. The area boasts a strong college population, being just 1.1 miles from Brandeis University and 1.5 miles from Bentley University. 299 Moody is located just .3 miles from the Waltham MBTA Station, 2 miles from Highway 95, and 2.1 miles from I-90 making it a convenient place to travel to and from in the Greater Boston Area. 299 Moody is also within walking distance of 800+ luxury residential apartment units.







# AREA SPECS

(3 MILE RADIUS)

**\$190,000**

AVERAGE HOUSEHOLD INCOME

**136,000**

POPULATION

**145,000**

DAYTIME POPULATION 16 & OVER

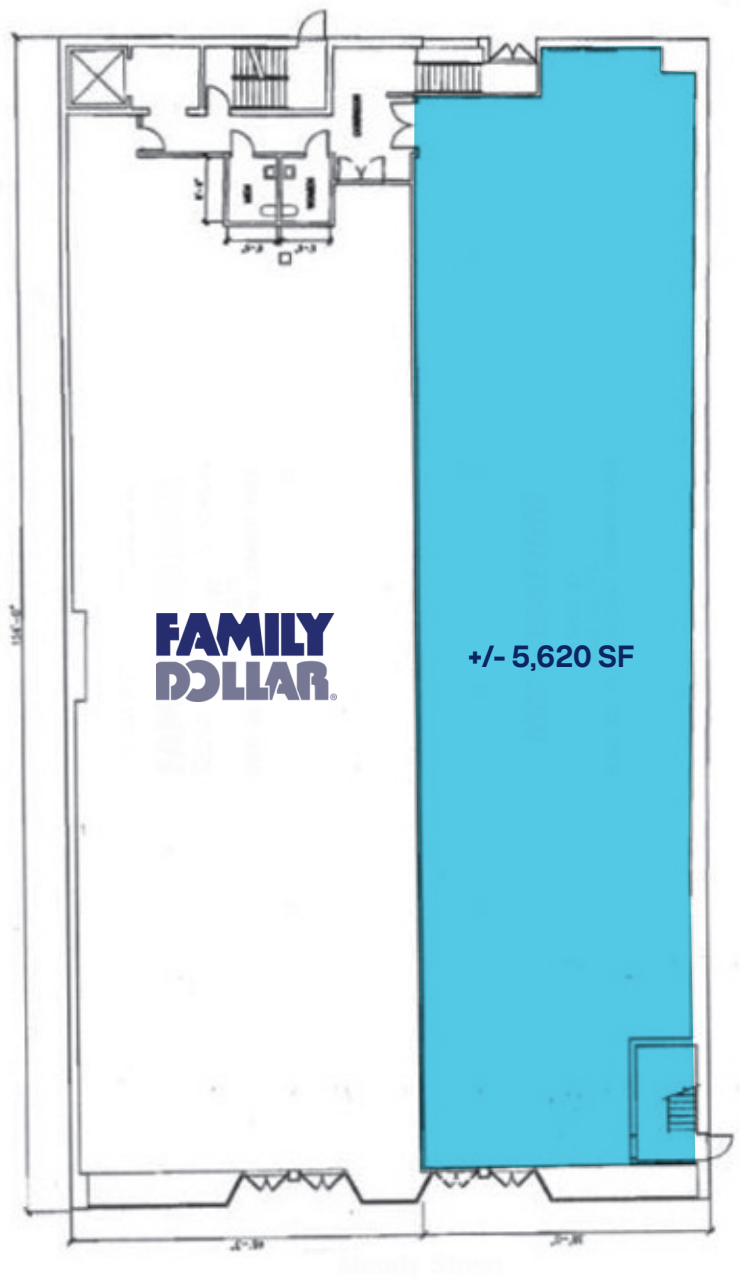
**3 BILLION**

TOTAL RETAIL EXPENDITURE

**MUNICIPAL PARKING  
LOT LOCATED BEHIND  
THE BUILDING**



# RETAIL MAP



MOODY STREET





# NEIGHBORHOOD

299 Moody Street provides an amazing opportunity to occupy space on one of the most prominent streets in all of Waltham. Moody Street is home to more than 40 restaurants and dozens of shops that reflect the diverse backgrounds of the people of the city of Waltham. The city is also home to two highly respected universities, Brandeis University (Total Enrollment of 5,581) and Bentley University Total Enrollment of 5,165) which give the city a lively feel.





# FIND YOUR DISTRICT



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