

173 CHESTNUT STREET NEEDHAM, MASSACHUSETTS AVAILABLE: 2,145 ± SF

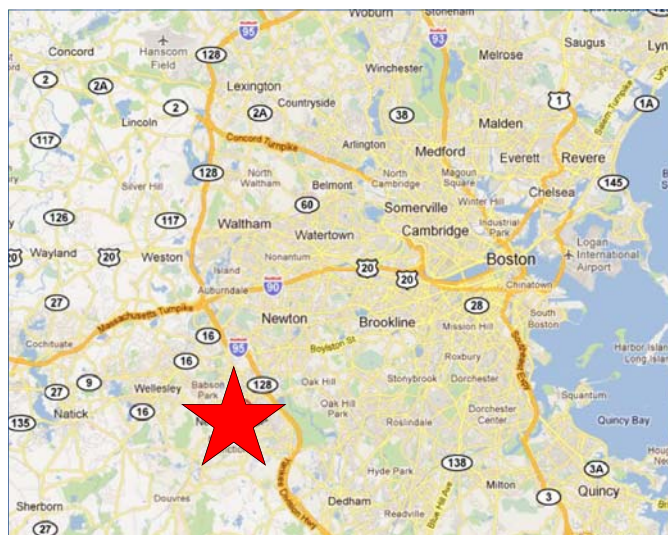


**FREE STANDING RETAIL BUILDING
AVAILABLE FOR LEASE 2,145 SF
(Former Friendly's Restaurant Location)**

Rare free-standing retail opportunity in the affluent Boston Suburb of Needham.

Located at the signalized intersection of Chestnut Street and Beth Israel Deaconess Hospital:

- 631 Licensed Beds (429 Medical Surgical Beds, 77 Critical Care Beds, 60 OB/GYN Beds);
 - 5,000 Annual Births ;
- 2010 In-Patient discharges totaled 41,864;
 - 2010 Out-patient visits 537,014;
 - 2010 ER visits totaled 55,271;
 - 2010 Radiology visits 312,601
- 6,000 diverse employees (1,200 Physicians on active medical staff [800 Full Time], 1,179 registered nurses, 3,600 clinical employees)



CONVISER PROPERTY GROUP, INC.

858 WASHINGTON STREET - SUITE 306, DEDHAM, MA 02026

OFFICE: (781) 320-0600 ■ FAX: (781) 791-4955 ■ WWW.CONVISERPG.COM

FOR MORE INFORMATION:

ADAM CONVISER ■ ADAM@CONVISERPG.COM ■ MOBILE: (617) 583-1700



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NEEDHAM, MASSACHUSETTS

AVAILABLE: 2,145 ± SF



DEMOGRAPHIC INFORMATION:

	1 MILE	3 MILE	5 MILE
POPULATION	11,258	50,339	173,018
DAYTIME POP	5,415	41,642	93,350
MED HH INC	\$104,225	\$106,665	\$104,313
SOME COLLEGE %	84.9%	83.6%	80.6%

PROJECT INFORMATION:

SPACE AVAILABLE:	2,145 SF
AVAILABILITY:	TBD
PARKING:	16 SPACES
TRAFFIC COUNTS:	16,400 + ADT CHESTNUT ST

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