

FOR LEASE

NEW RETAIL DEVELOPMENT

280 TRAPELO RD, BELMONT, MA



NEIGHBORHOOD RETAIL STRIP CENTER FOR LEASE

- New retail development located on well trafficked Trapelo Rd in affluent Belmont, MA
- Total retail GLA of 7,000 sq ft to accommodate end cap and inline retail users
- Great parking with 150 total spaces (5.5 / 1,000 ratio) shared with CVS and Mt Auburn Hospital
- The site is provided with excellent access and visibility
- Front and rear storefronts

Demographics	1 Mile	3 Mile	5 Mile
Population	25,090	206,625	635,037
Households	10,286	86,802	255,476
Avg HH Income	\$112,882	\$102,122	\$94,530
Avg Age	40.5	39.3	37.0

COPLEY INVESTMENTS | 10 NEWBURY STREET | BOSTON, MA | 617.267.6828 | COPLEY-INVESTMENTS.COM



All information contained herein is from sources deemed reliable, but is not guaranteed. All data shall be verified.

LEASING HIGHLIGHTS

Delivery:	June 2019
Square Feet:	Four ~ 1,750 sq ft bays, totaling ~7,000 sq ft
Typical Size:	27' x 65'
HVAC:	Roof top heating (gas) and air conditioning
Ceillings:	10' clear height
Parking:	5.5 / 1,000
Rental Rate:	\$40.00 / sq ft NNN
Tenant Improvements:	Negotiable

