



The Children's Center

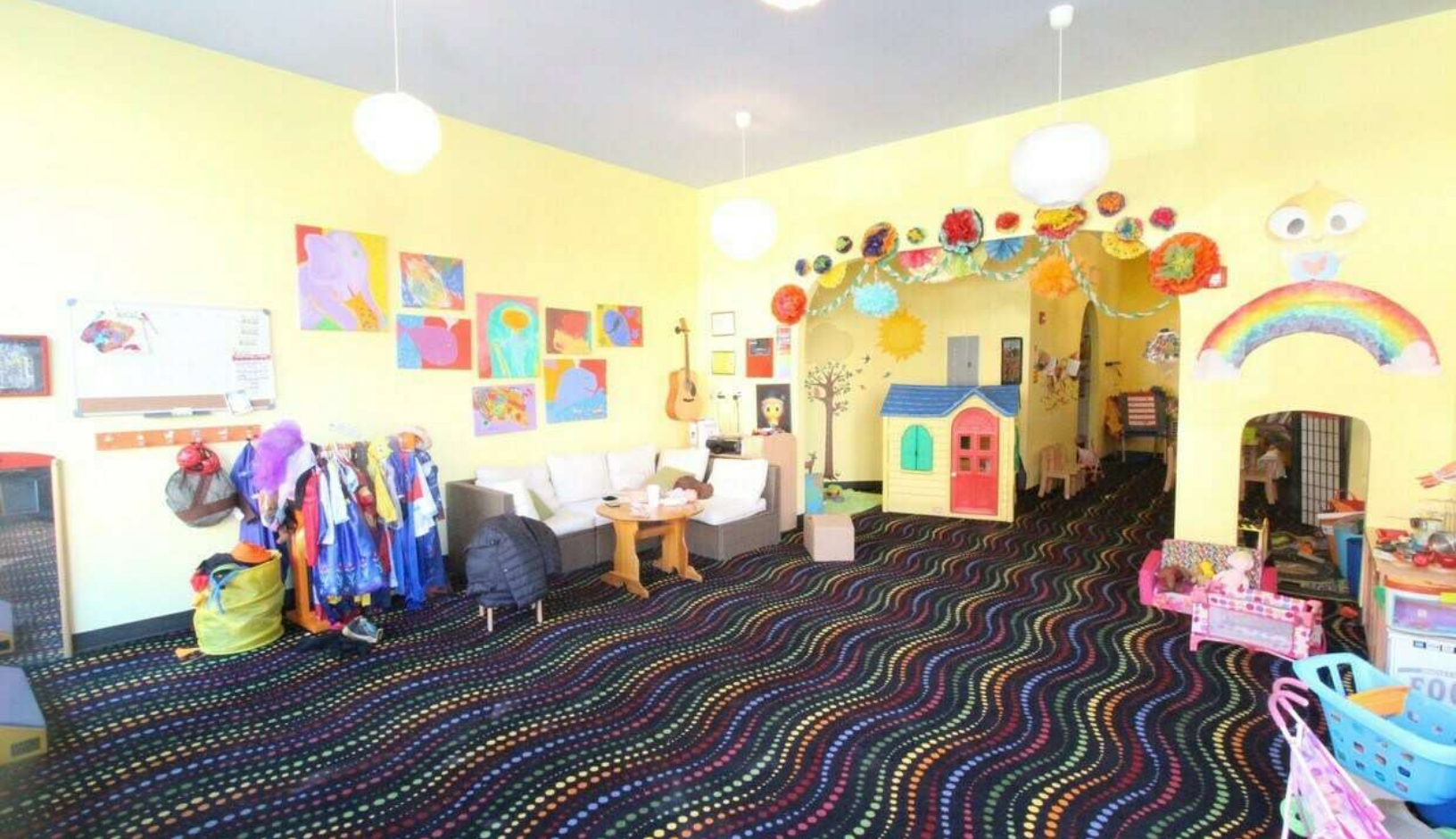
E.C. Florist

DAVIS COURT
PRIVATE WAY
DANGEROUS PASSING



224 WASHINGTON STREET

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

CRG Commercial is pleased to present 224 Washington Street, an exceptional commercial property. This mixed use building features expansive windows, creating a bright and welcoming environment. With its modern design and flexible layout, this property is an ideal canvas to bring your business vision to life. Located in the heart of Brookline, MA, this sought-after address guarantees high visibility and accessibility. Whether you're envisioning a retail showcase, an innovative office space, or a trendy restaurant, this property provides the perfect backdrop for success. Seize the opportunity to lease this remarkable space and set the stage for your business to flourish.

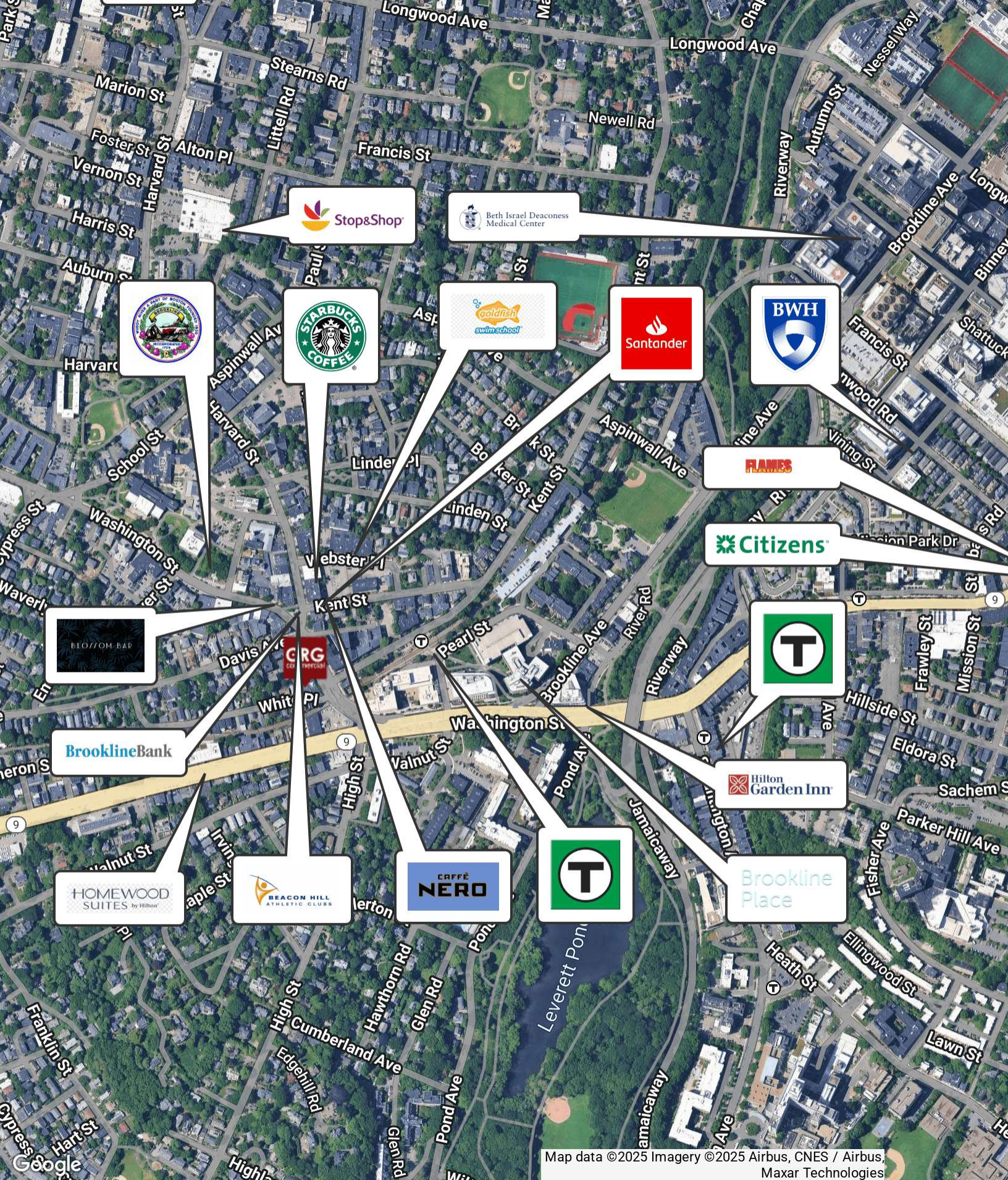
PROPERTY HIGHLIGHTS

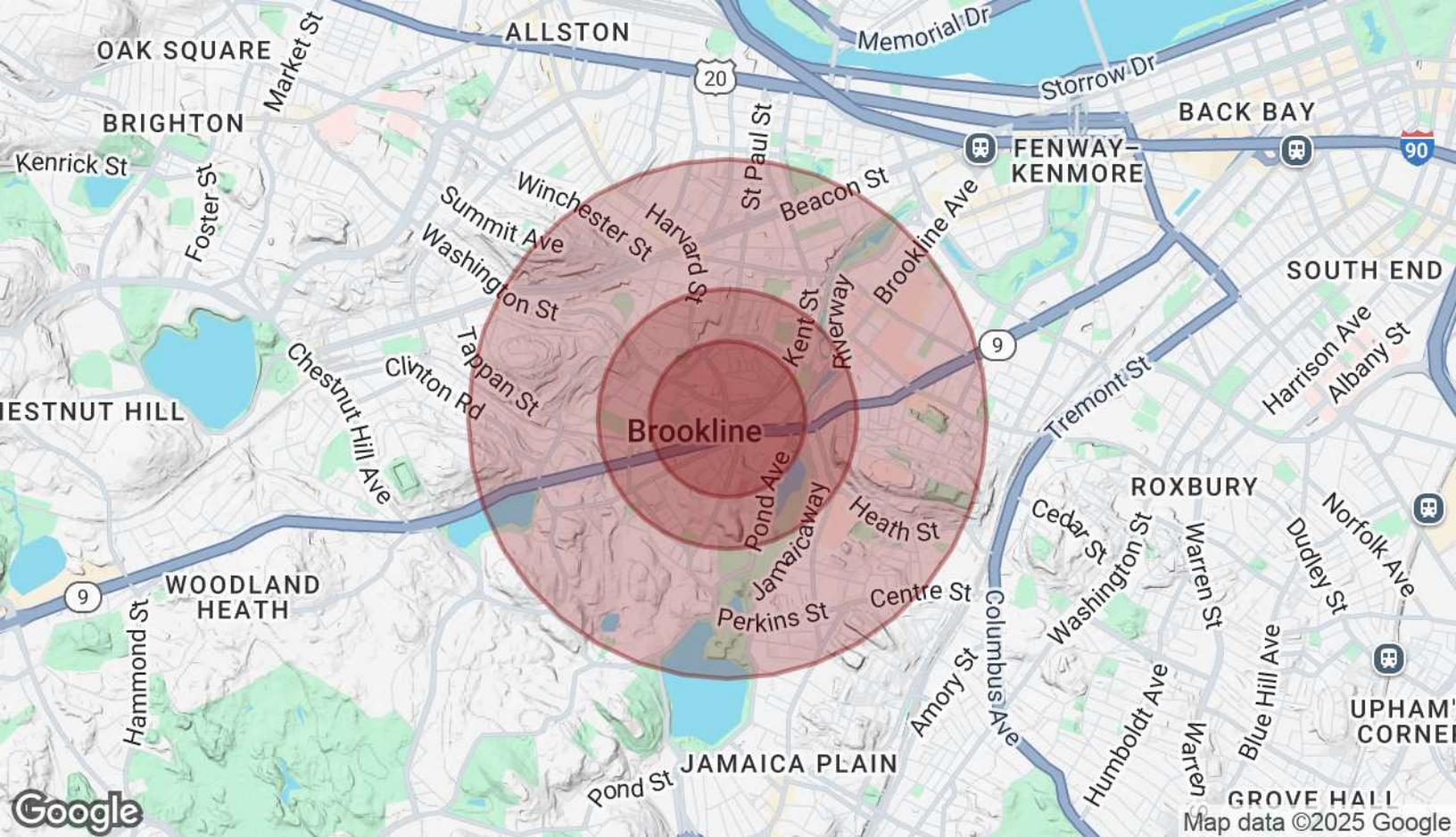
- Expansive windows offering abundant natural light
- Proximity to Rt. 9 and MBTA Brookline Village Station
- High visibility for increased foot traffic
- Flexibility for various business types
- Sought-after location in the heart of Brookline, MA

OFFERING SUMMARY

Lease Rate:	\$4,500.00 per month (MG)
Available SF:	1,100 SF
Building Size:	1,100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,188	7,756	24,655
Total Population	4,944	17,875	59,144
Average HH Income	\$184,710	\$161,982	\$152,797





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,944	17,875	59,144
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	40	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,188	7,756	24,655
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$184,710	\$161,982	\$152,797
Average House Value	\$1,253,089	\$1,208,534	\$1,173,611

Demographics data derived from AlphaMap