

1,450 SF RETAIL SPACE

FOR LEASE: RETAIL SPACE

283 CHESTNUT STREET NEEDHAM, MA



PROPERTY DESCRIPTION

1,450 square feet Retail space, plus 750 sf partial basement. Within walking distance to Beth Israel Deaconess Hospital, the commuter rail train and downtown Needham. Minutes to Route 128. Nearby retailers include Roche Brothers Supermarket, McDonald's, Banks, 7-11 Convenience Store, and many other businesses and offices. Shared parking. Zoning is CSB with many allowed uses except Restaurants. Excellent visibility and signage. \$25.00 psf triple net "NNN". First time available for lease in 25 years.

PROPERTY HIGHLIGHTS

- 1,450 sf plus 750 sf Partial Basement
- Excellent Visibility and Signage
- First time available in 25 years
- Near Roche Bros, Beth Israel Hospital, Dunkin Donuts

OFFERING SUMMARY

Lease Rate:	\$25.00 psf NNN
Number of Units:	1
Available SF:	2,200 SF
Lot Size:	0.25 Acres
Building Size:	5,418 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,547	18,807	55,919
Total Population	7,002	52,987	154,869
Average HH Income	\$168,321	\$162,697	\$170,509

A. NICHOLAS COPPOLA, CCIM

781.449.2727

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OFFERING SUMMARY

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PROPERTY OVERVIEW

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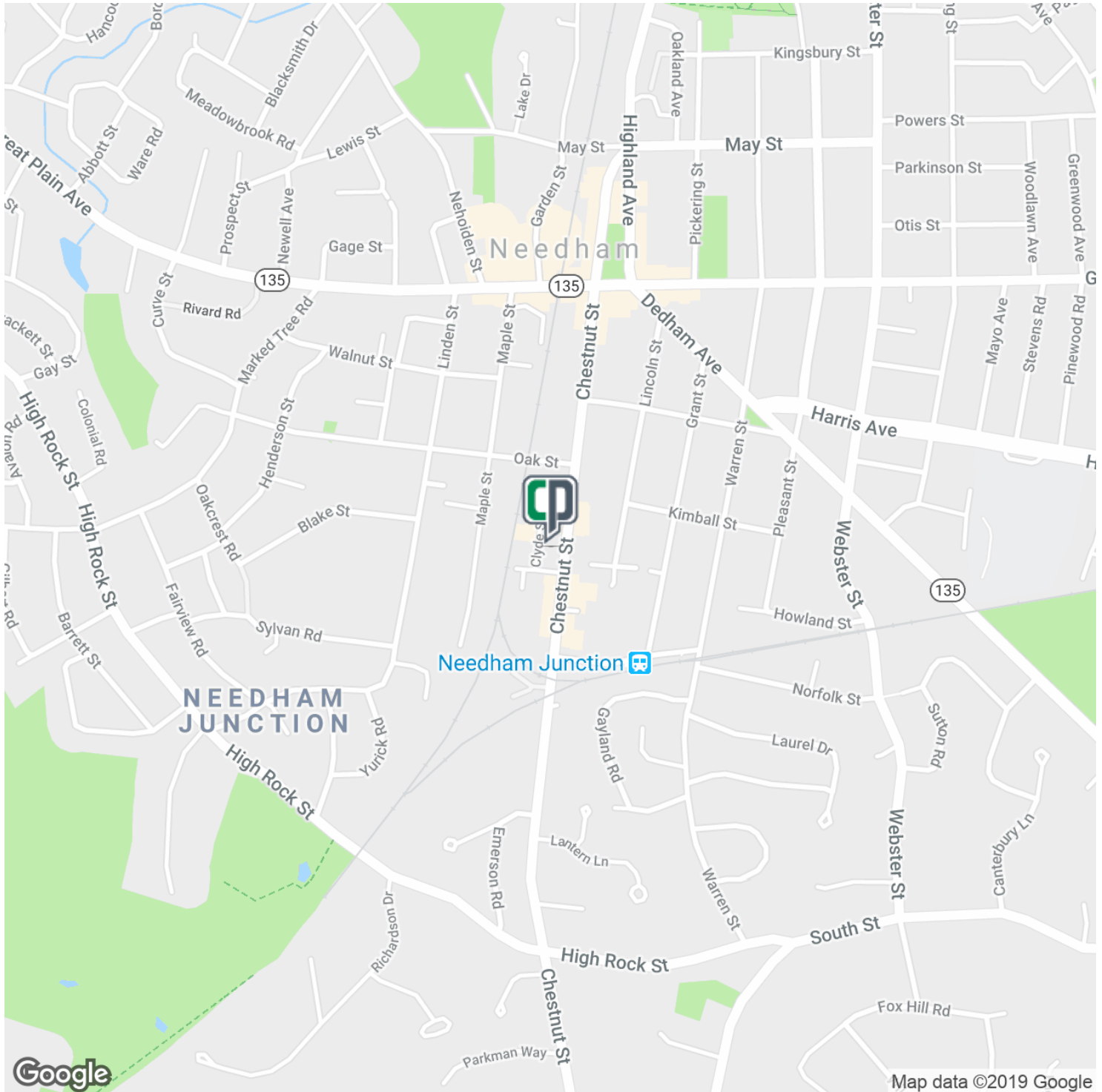
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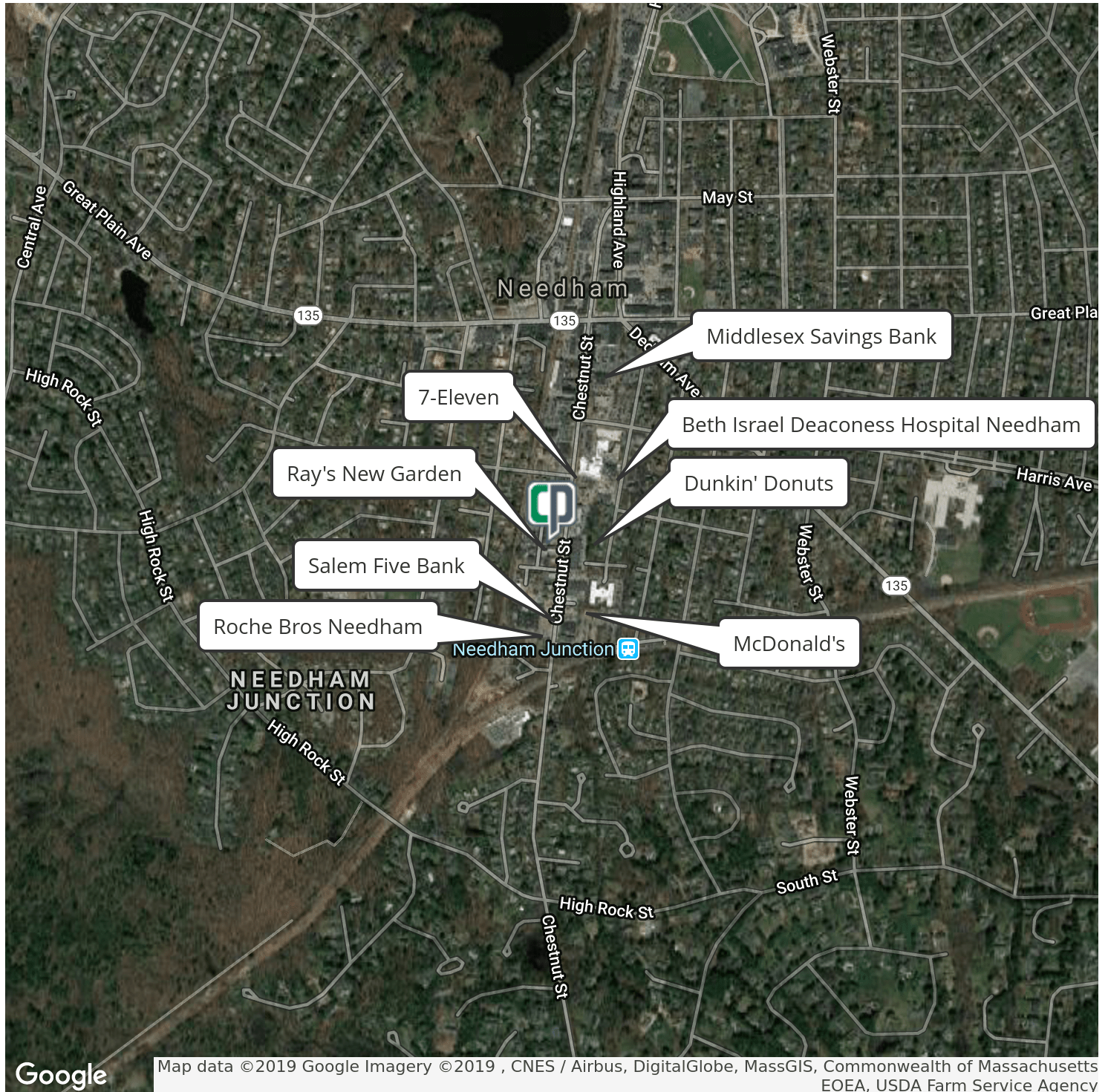


Commercial & Investment Real Estate

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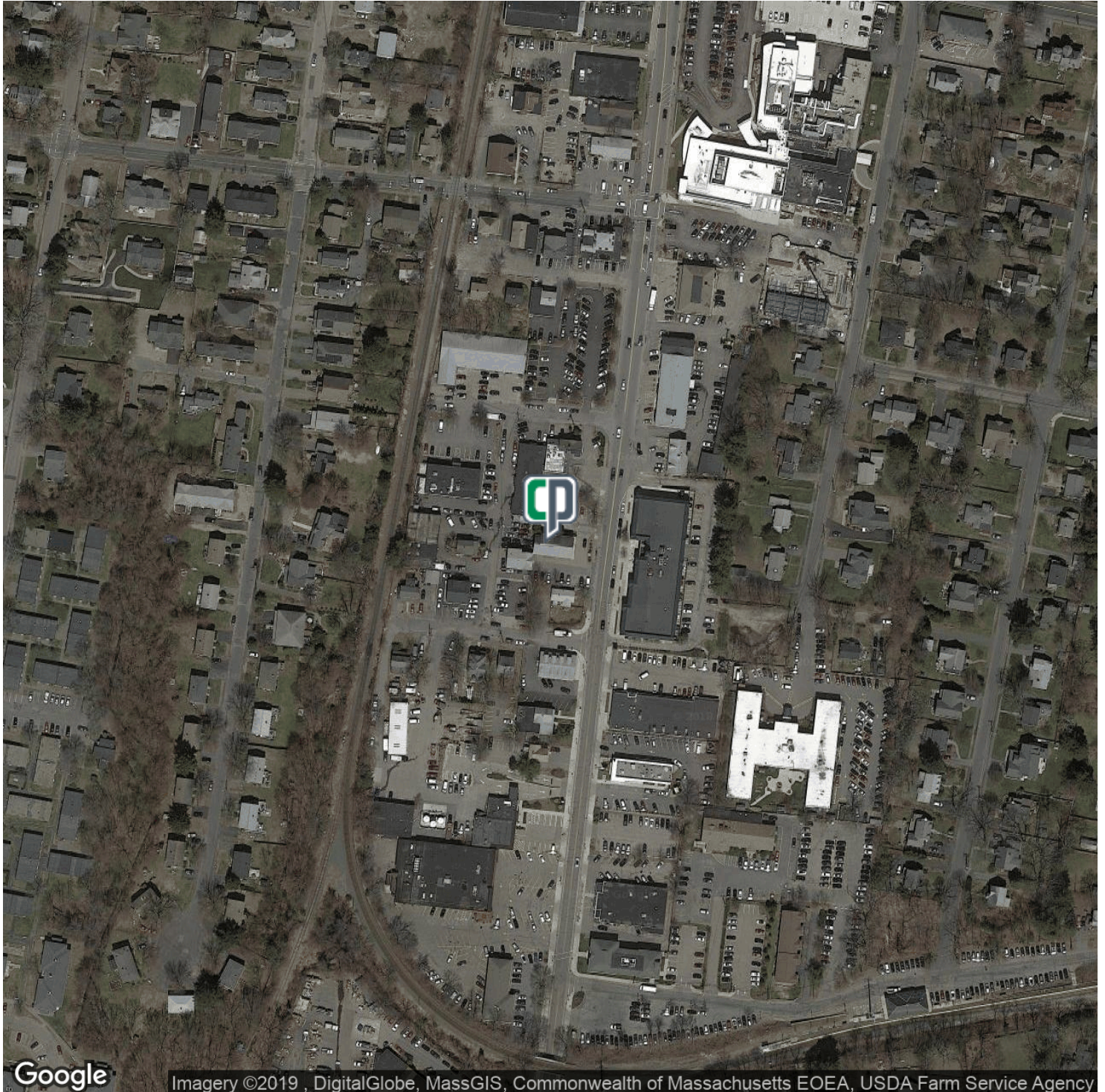
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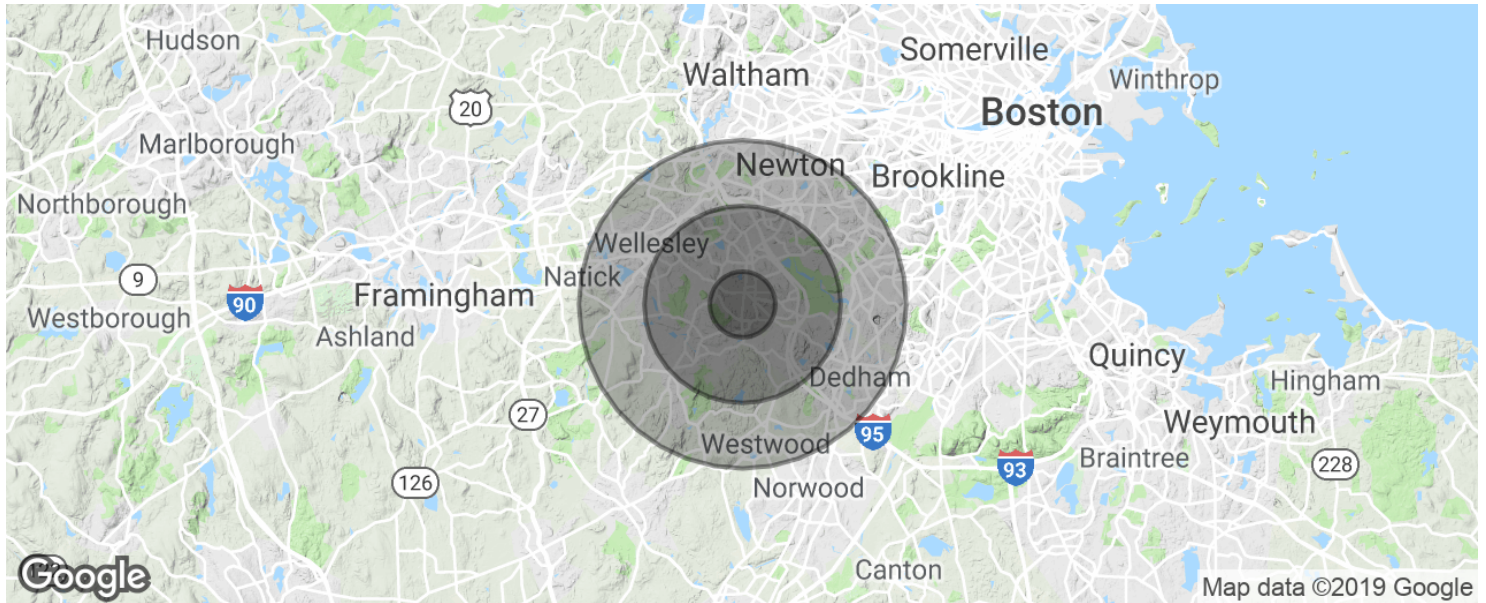


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,002	52,987	154,869
Median age	43.1	40.8	40.6
Median age (Male)	40.9	38.9	40.3
Median age (Female)	45.3	43.9	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,547	18,807	55,919
# of persons per HH	2.7	2.8	2.8
Average HH income	\$168,321	\$162,697	\$170,509
Average house value	\$709,957	\$677,870	\$704,137

** Demographic data derived from 2010 US Census*

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ADVISOR BIO



A. NICHOLAS COPPOLA, CCIM

President

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PROFESSIONAL BACKGROUND

A. Nicholas Coppola is a Boston area native with more than 23 years of experience in the field of Commercial Real Estate. His solid track record and his ability to read the Real Estate market have earned him respect as one of Massachusetts' leading commercial real estate investment advisors.

A results-driven professional, Mr. Coppola has in the past three years alone sold and leased over \$82,000,000 of commercial investment property. Nick's success is a net result of his dedication to providing his clients with high quality service with a commitment to obtaining the best results from each and every deal. Those who choose to have Mr. Coppola represent them include investors, landlords, and banks, and his focus on creating long-term relationships fosters a confidence that makes many of his clients repeat customers. Coppola also advises dozens of the most active local and regional real estate investors and developers who rely upon him to identify and analyze opportunities and to help them maximize the value of their properties.

As a CCIM designee and a member of several New England real estate organizations, Mr. Coppola has the expert knowledge to continue as a top producer.

Nick has traveled throughout the country and is an avid Boston professional sports fan, chess player, and family man. He holds a bachelors degree in Marketing and Public Relations from Emerson College. His Professional Affiliations include CCIM Institute and National Association of Realtors (NAR). He is a Licensed Broker in MA, NH and ME as well as a Corporator for Middlesex Savings Bank. He has been active in fundraising and advocating for individuals with developmental disabilities and serves as a mentor for junior brokers and investors.

EDUCATION

Emerson College
Boston University School of Real Estate Studies
CCIM Certified Commercial Investment Member

MEMBERSHIPS

CCIM Institute
Commercial Real Estate Alliance of Massachusetts
National Association of Realtors
Massachusetts Association of Realtors

COPPOLA PROPERTIES

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