

RETAIL SPACE FOR LEASE
NOW AVAILABLE 4,203 SF

THE BULFINCH
COMPANIES, INC.®
SINCE 1936

1285 Beacon Street

BROOKLINE, MASSACHUSETTS



RETAIL AND RESTAURANT OPORTUNITY

1285 Beacon Street is a 25,586 square foot building with a 23,705 square foot, two level parking garage with 49 spaces. Located on a high visibility corner with heavy vehicular and foot traffic, this is a rare opportunity in this highly desirable neighborhood.

This distinctive area of Brookline offers a variety of shops, restaurants, and services including Trader Joes, Stop & Shop, Bank of America, Citibank, FuGaKyu, Finale, Panera, Starbucks, CVS, Walgreens, GAP, and more.

1285 Beacon Street

BROOKLINE, MASSACHUSETTS



BUILDING INFORMATION

Square Feet	Floor 1	9,003 sf
	Floor 2	12,357 sf
	Total	21,360 sf
Parking	Underground two level parking garage with 49 spaces	
Features	<p>Ideally located along one of the busiest commercial blocks on Beacon Street in Coolidge Corner and across the streets from the Coolidge Corner MBTA Green Line Stop</p> <p>Walking distance to densely populated neighborhoods and surrounded by many of the area's top retail and restaurants including Trader Joe's, Fugakyu restaurant and many upscale boutiques</p> <p>Direct access to free, dedicated, below-grade parking garage</p> <p>Substantial leasehold improvements as well as beer and wine license available for purchase</p>	

FLOOR PLAN | 4,203 SF



DEMOGRAPHICS

	0.25 miles	0.5 miles	0.75 miles	1 mile
2012 Estimated Population	6,061	20,101	40,979	71,841
2012 Estimated Households	2,967	9,595	16,440	29,475
2012 Estimated Average HHI	\$111,095	\$107,527	\$101,759	\$84,599
2012 Estimated Daytime Population	6,157	10,027	30,214	71,194



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