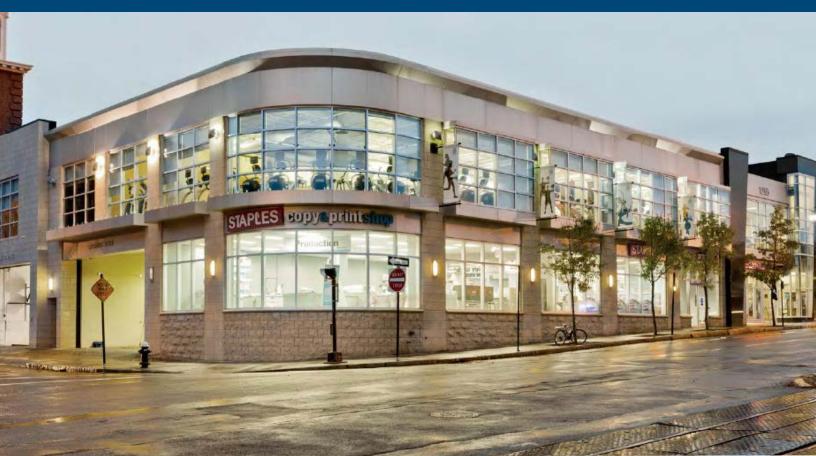
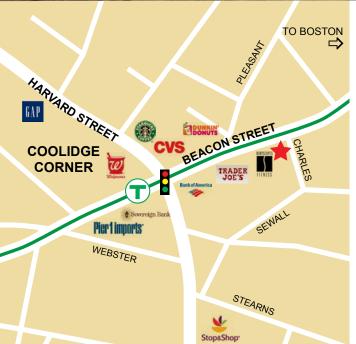


1285 Beacon Street

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 desireable 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 <u>Floor 2 12,357 sf</u> Total 21,360 sf
Parking	Underground two level parking garage with 49 spaces
Features	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
	Walking distance to densely poulated neighborhoods and surrounded by many of the area's top retail and restaurants including Trader Joe's, Fugakyu restaurant and many upscale boutiques
	Direct access to free, dedicated, below-grade parking garage
	Substantial leasehold improvements as well as beer and wine license available for purchase

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

FLOOR PLAN | 4,203 SF





For more information, please contact Michael Wilcox at 781.707.4182 or mbw@bulfinch.com.

250 First Avenue, Suite 200 Needham, MA 02494-2805 781.707.4000 | www.bulfinch.com