

CHARLES DAVID PLACE



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	16,000 SF
Available SF:	765 - 3,092 SF
Lot Size:	2.85 Acres
Year Built:	1987
Renovated:	2006
Market:	Boston
Submarket:	Route 3 Corridor

PROPERTY OVERVIEW

3,000 SF retail or medical office space available in a health and wellness building. Existing tenant roster includes Charles David, a full-service salon and spa, Bikram yoga studio and Lulabelle bra studio. Space includes a large open retail/showroom area, multiple offices, storage room with loading area and private bathroom. Open layout could work for many retail or office uses.

PROPERTY HIGHLIGHTS

- Direct Route 3 Visibility
- High Ceilings
- Health & Wellness Center
- Ample Parking
- High End Finishes



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ADDITIONAL PHOTOS

CHARLES DAVID PLACE



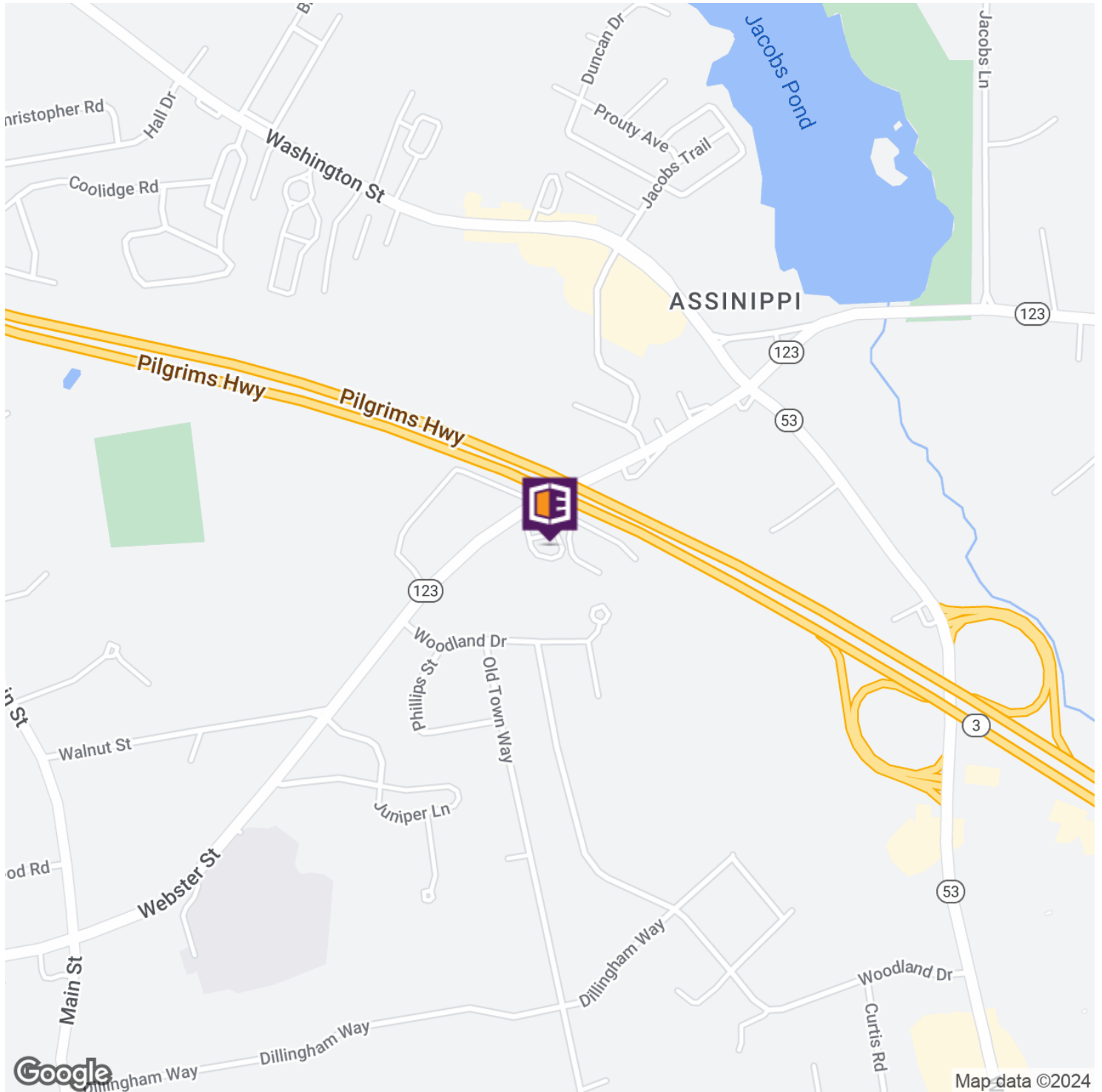
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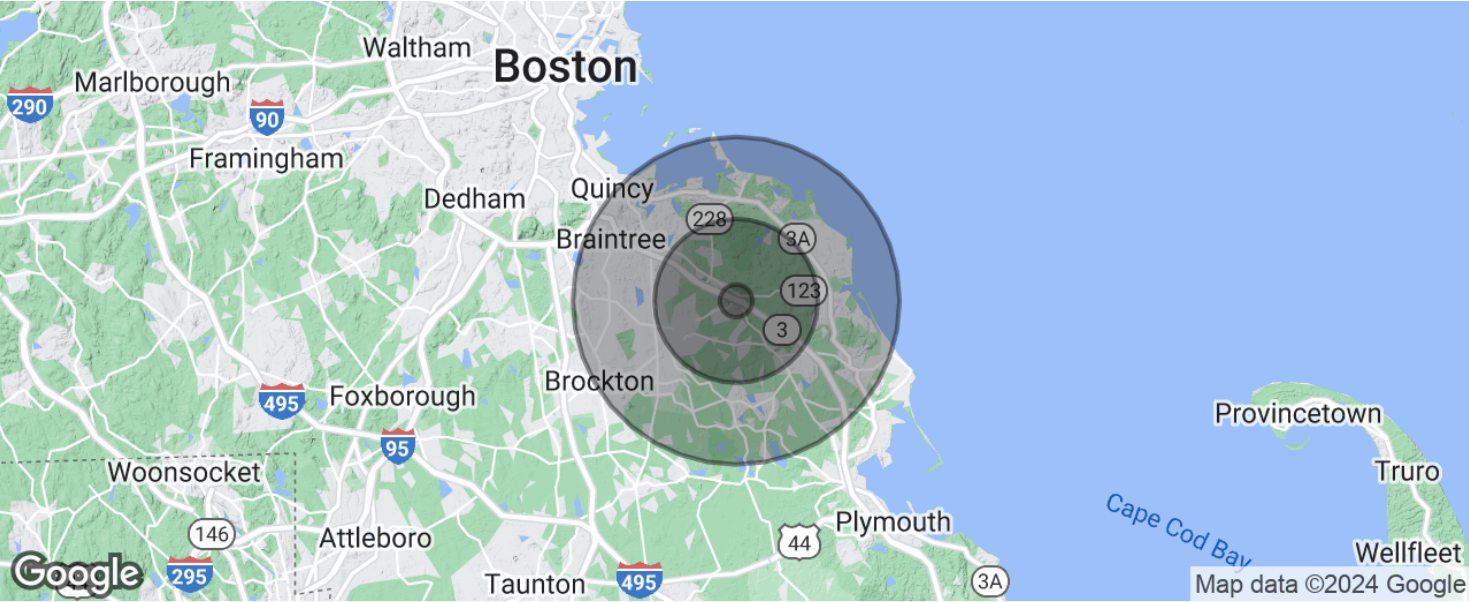
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,483	62,186	307,150
Median age	39.7	41.2	40.8
Median age (Male)	38.7	39.4	39.4
Median age (Female)	41.0	42.8	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	812	22,418	116,458
# of persons per HH	3.1	2.8	2.6
Average HH income	\$139,387	\$112,765	\$97,681
Average house value	\$546,996	\$515,387	\$447,925

* Demographic data derived from 2020 ACS - US Census