

# NORWOOD RETAIL

911 BOSTON PROVIDENCE HWY | NORWOOD, MA 02062

AVAILABLE APPROX. 7,200 SF & 22,377 SF

ANCHORED BY



## PROPERTY INFORMATION

- Located on the highly trafficked Route One corridor in the dense regional Norwood/ Dedham/ Westwood market, 911 Bos/Prov offers a rare opportunity to occupy medium or large contiguous format clear span space in a highly sought after market. In addition, the space has 18' clear height with ample parking and covered parking.
- Easy access to I-95 and I-93
- Traffic Count:  
Boston Providence Hwy - 45,070 VPD

## AVAILABLE SPACE

- Available approx. 7,200 sf & 22,377 sf

## AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,206	58,995	128,499
MEDIAN HH INC	\$106,842	\$138,906	\$143,248
AVERAGE HH INC	\$158,005	\$182,946	\$190,627



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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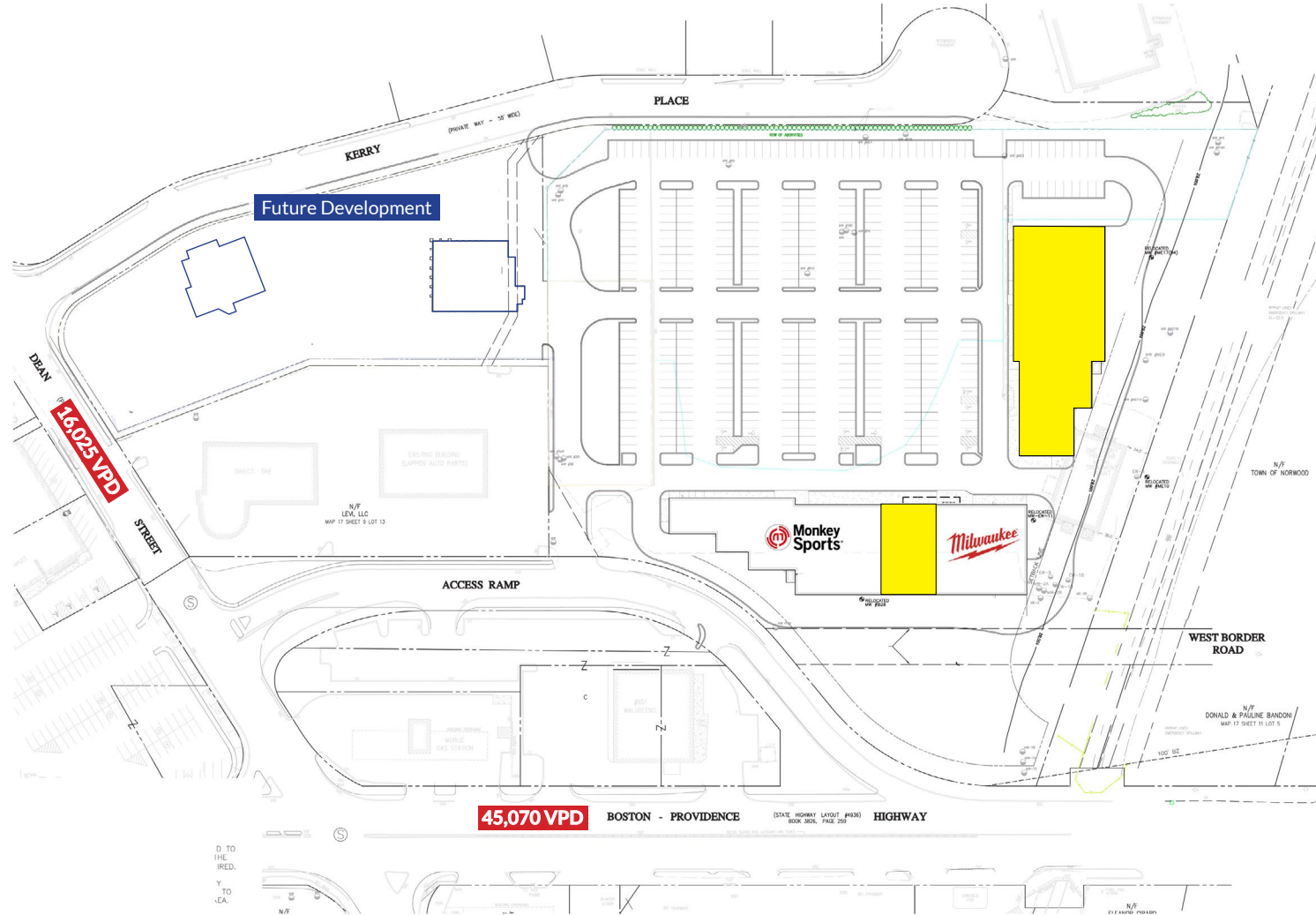
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## TENANTS / AVAILABILITY

#	TENANT
01	Available - 22,377 sf
02	Milwaukee Tools
03	Available - 7,200 sf
04	Monkey Sports

- Available
- Lease Out
- Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **12,206**

Households: **5,144**

Daytime Population: **13,395**

Median Age: **41.5**



Average Household Income: **\$158,005**

Median Household Income: **\$106,842**

### 3 MILE RADIUS:



Total Population: **58,995**

Households: **23,235**

Daytime Population: **61,035**

Median Age: **41.7**



Average Household Income: **\$182,946**

Median Household Income: **\$138,906**

### 5 MILE RADIUS:



Total Population: **128,499**

Households: **49,975**

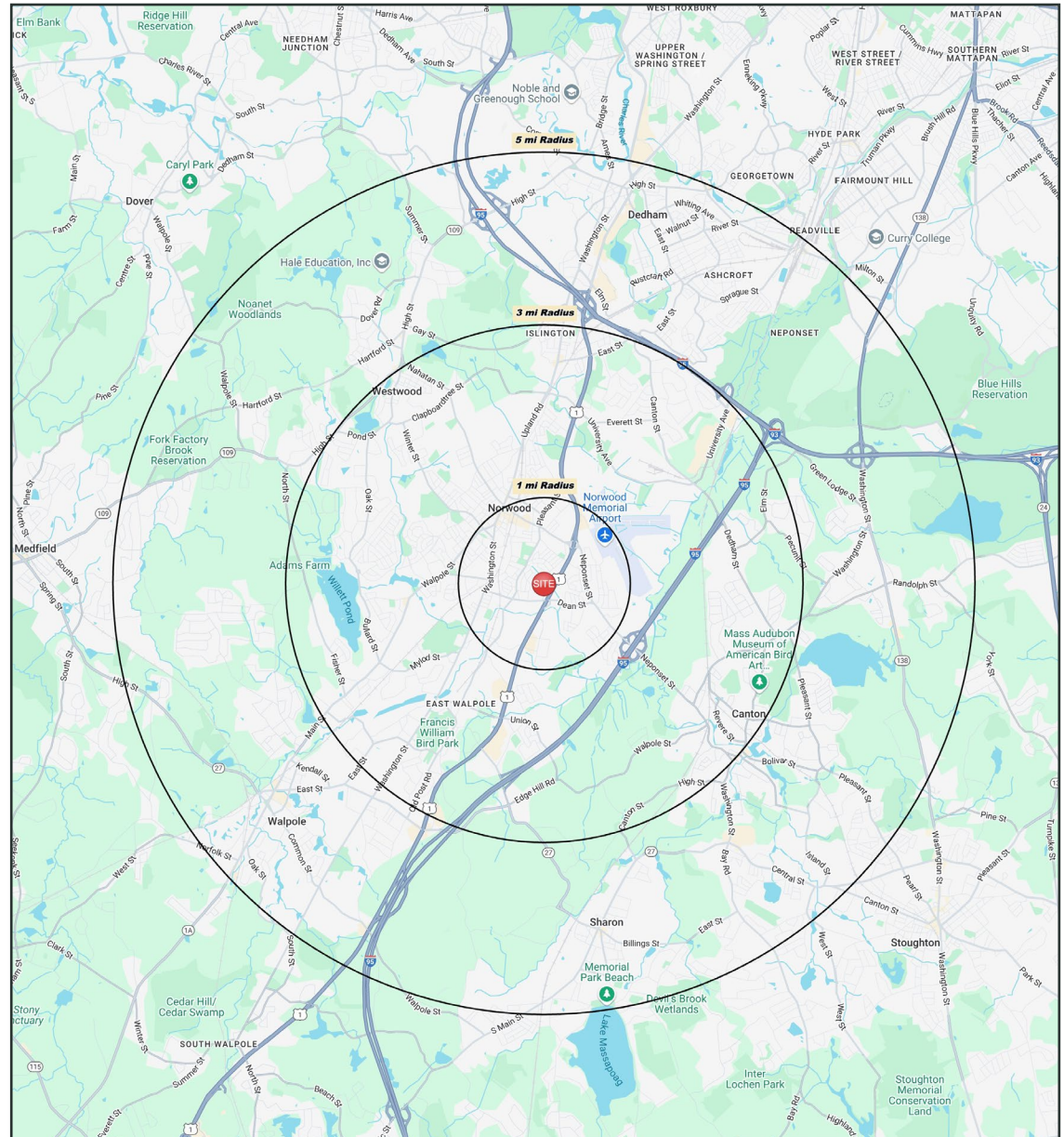
Daytime Population: **124,406**

Median Age: **42.5**



Average Household Income: **\$190,627**

Median Household Income: **\$143,248**



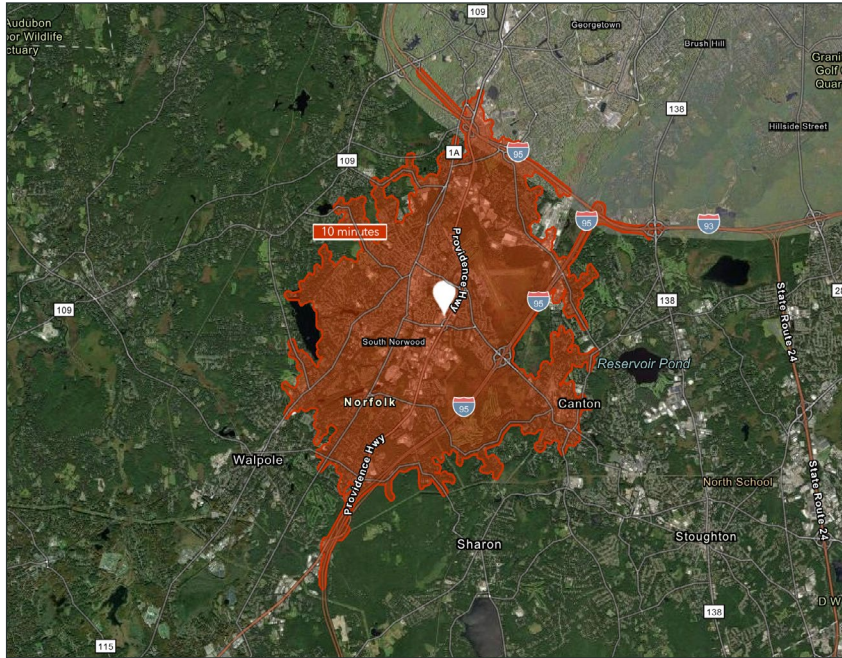
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**10 MINUTE DRIVE TIME**



## KEY FACTS

**48,689**

Population

**43.3**

Median Age

**\$109,916**

Median Household Income

**59,697**

Daytime Population

## TAPESTRY SEGMENTS

### City Lights

8,730 Households

#### Socioeconomic Traits

Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.

#### Household Types

Families, both married couples and single parents, as well as singles.

#### Typical Housing

Multi-units; Single Family

### Pleasantville

4,534 Households

#### Socioeconomic Traits

66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.

#### Household Types

Older married-couple families, more w/o children under 18, but many w/ children over 18. years

#### Typical Housing

Single Family

### Savvy Suburbanites

1,855 Households

#### Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

#### Household Types

Married couples with no children or older children; average household size is 2.85.

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



**\$636,260,735**

## EDUCATION

Bachelor's Degree or Higher



**59%**

## OWNER OCCUPIED HOME VALUE

Average



**\$682,380**

## ANNUAL HOUSEHOLD SPENDING

**\$5,129**

Eating Out

**\$3,145**

Apparel & Services

**\$9,554**

Groceries

**\$367**

Computer & Hardware

**\$9,471**

Health Care



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