

THE BRADFORD

485 COMMON STREET | BELMONT, MA 02478

AVAILABLE 2,100 SF - 7,000 SF

AREA TENANTS



STAPLES

CVS

Tatte
BAKERY & CAFE



PROPERTY INFORMATION

- 184,000 SF, three-building, all-inclusive live-work-play community
- 115 luxury residential units
- 34,121 sf total retail/office space available with minimum of 2,100 sf and a maximum contiguous of 7,000 sf
- Private parking garage for tenants and customers

AVAILABLE SPACE

- Available 2,100 sf - 7,000 sf

AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	30,733	255,492	693,110
MEDIAN HH INC	\$153,248	\$137,310	\$135,943
AVERAGE HH INC	\$209,101	\$187,287	\$187,051



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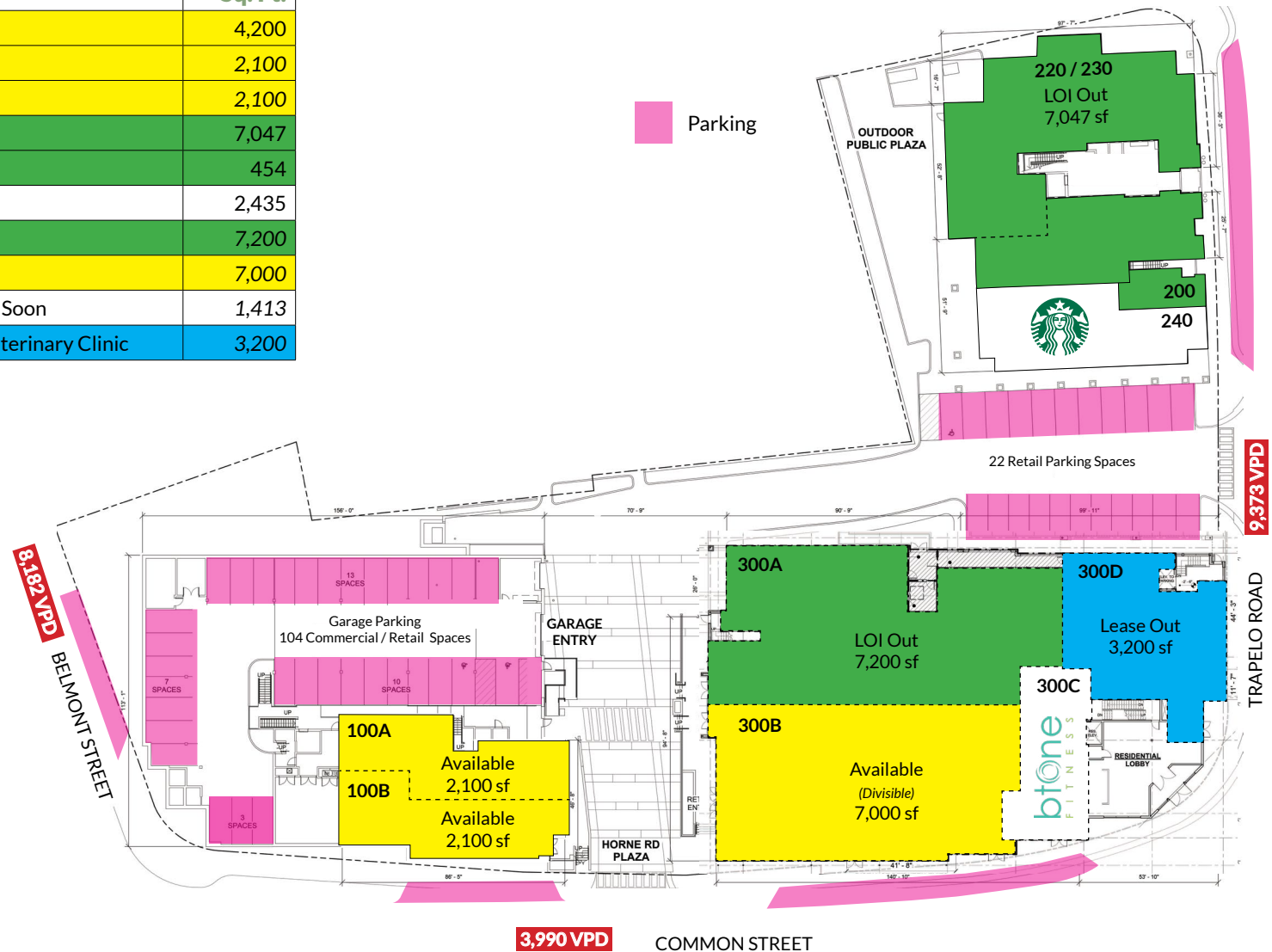
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
100	Available	4,200
	100A - Available	2,100
	100B - Available	2,100
220/230	LOI Out	7,047
200	LOI Out	454
240	Starbucks	2,435
300A	LOI Out	7,200
300B	Available (Divisible)	7,000
300C	Btone Fitness - Coming Soon	1,413
300D	Lease Out - National Veterinary Clinic	3,200

	Available
	Lease Out
	LOI Out
	Occupied

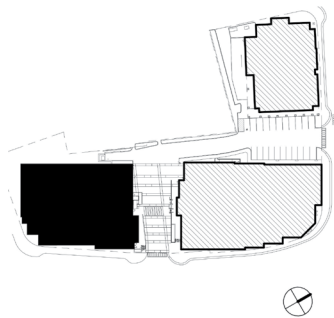


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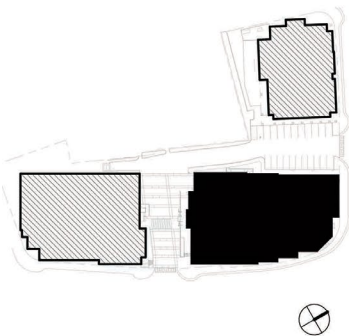
UNIT 100 SUBDIVISION PLAN



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UNIT 300 SUBDIVISION PLAN



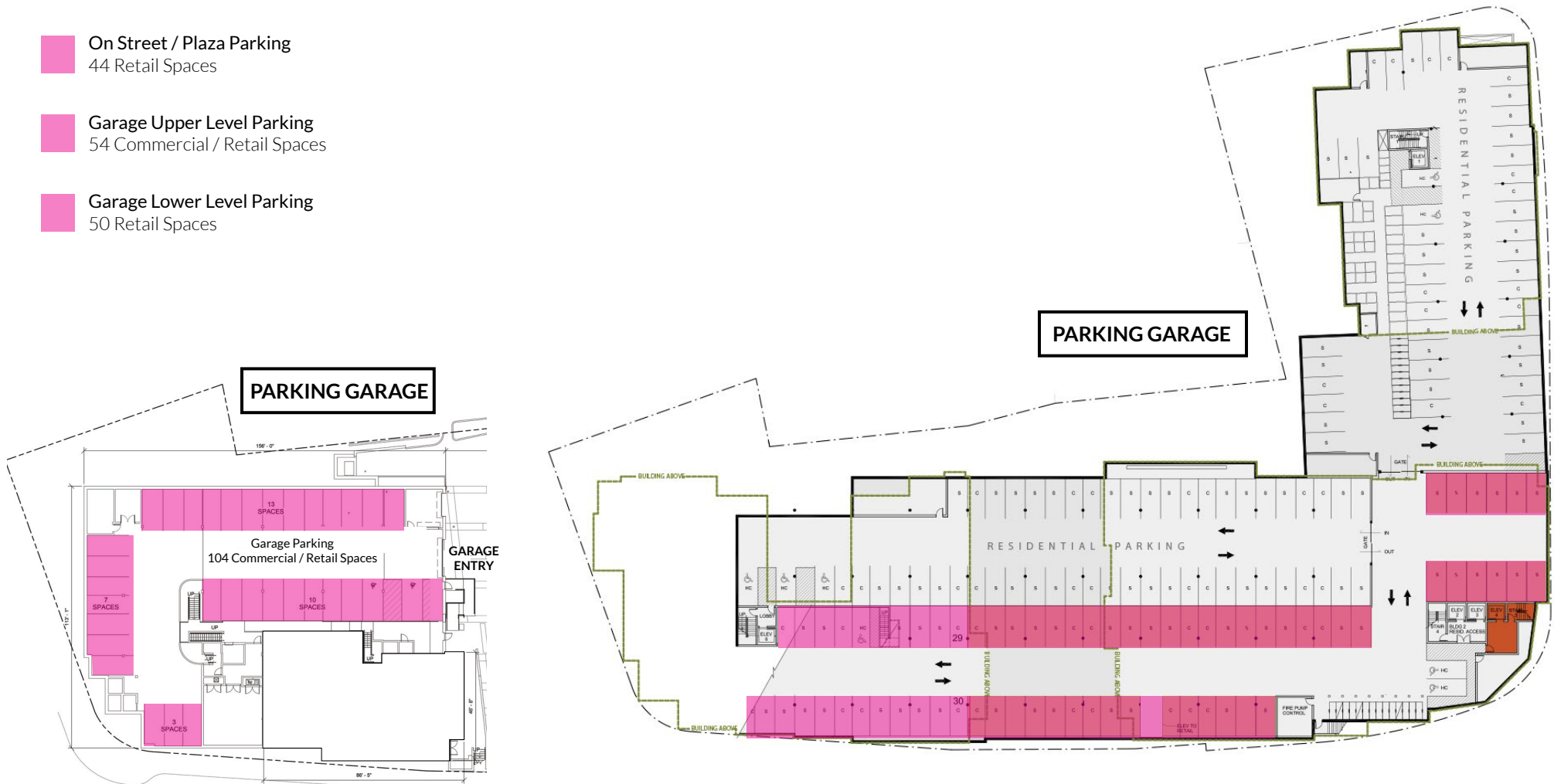
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PARKING PLAN

-  On Street / Plaza Parking
44 Retail Spaces
-  Garage Upper Level Parking
54 Commercial / Retail Spaces
-  Garage Lower Level Parking
50 Retail Spaces



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **30,733**

Households: **12,909**

Daytime Population: **12,601**

Median Age: **40.6**



Average Household Income: **\$209,101**

Median Household Income: **\$153,248**

3 MILE RADIUS:



Total Population: **255,492**

Households: **107,043**

Daytime Population: **178,154**

Median Age: **36.6**



Average Household Income: **\$187,287**

Median Household Income: **\$137,310**

5 MILE RADIUS:



Total Population: **693,110**

Households: **286,348**

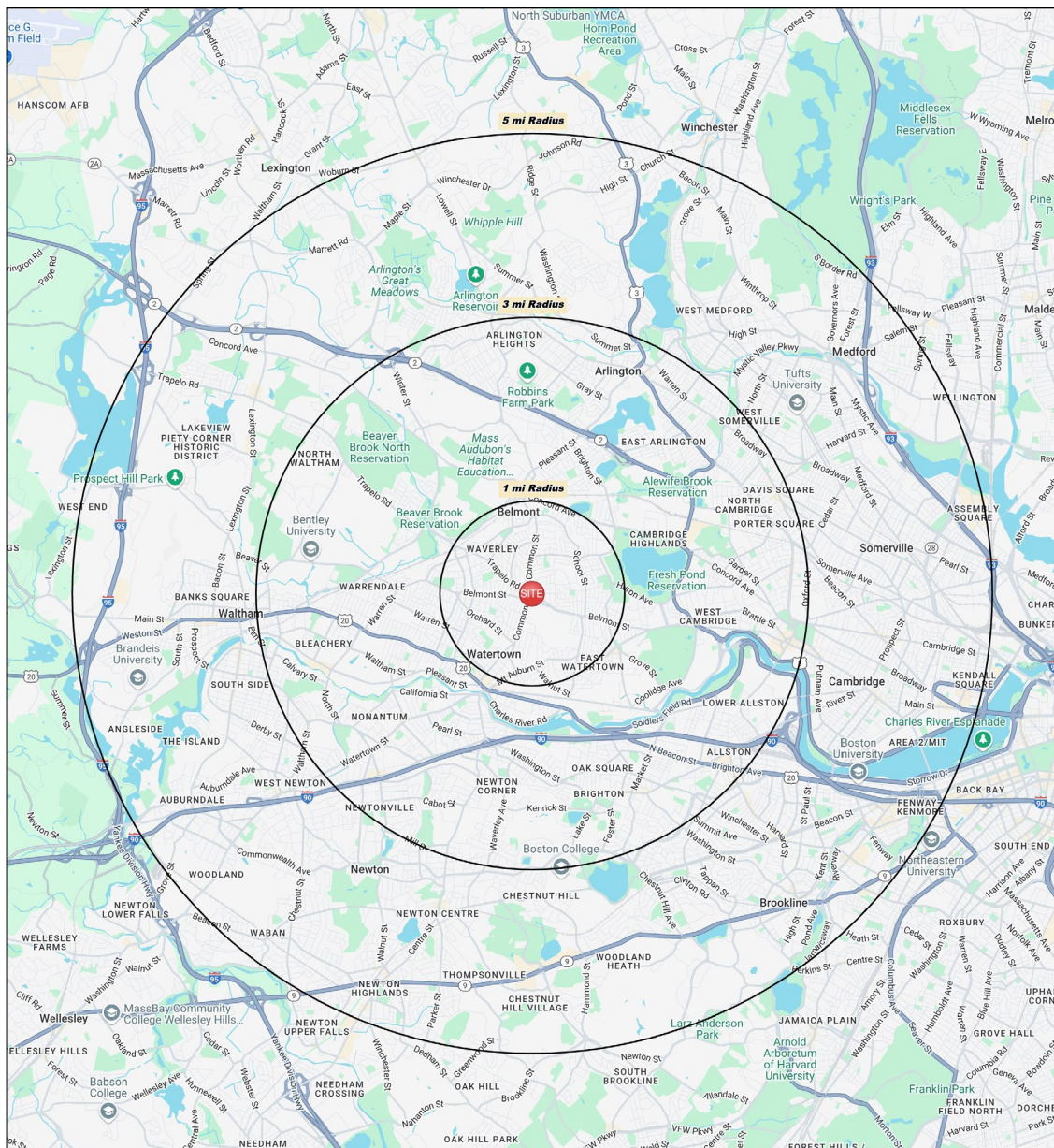
Daytime Population: **540,068**

Median Age: **35.2**



Average Household Income: **\$187,051**

Median Household Income: **\$135,943**



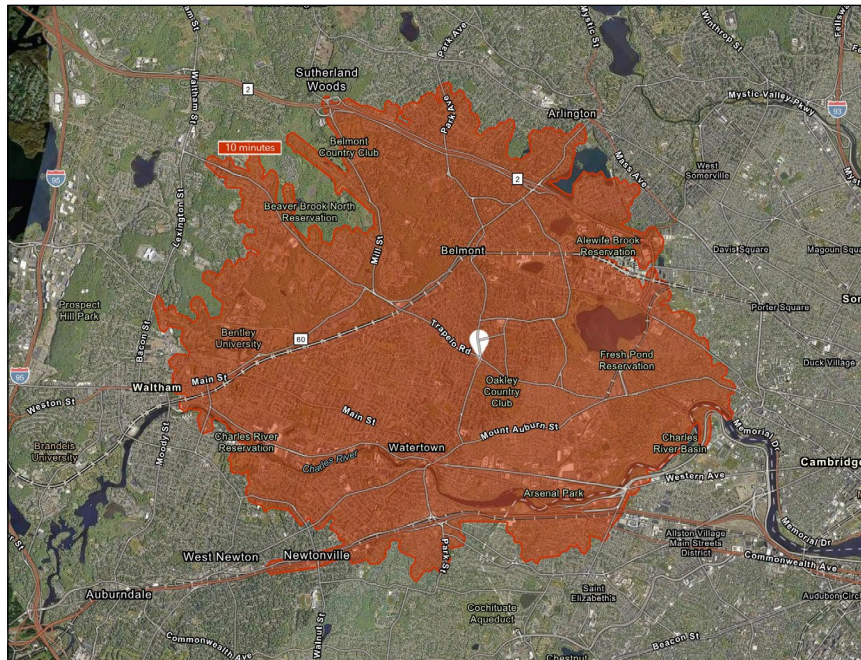
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10 MINUTE DRIVE TIME



KEY FACTS

124,244

Population

39.3

Median Age

\$149,486

Median Household Income

126,968

Daytime Population

TAPESTRY SEGMENTS

Urban Chic

19,900 households

Socioeconomic Traits

Primarily in coastal suburbs, these affluent, educated families—often with young children—work in professional fields. Many own high-value homes, earn additional investment income, and have strong net worth and retirement savings.

Household Types

Married couples;
singles living alone

Typical Housing

Single Family

Laptops and Lattes

13,300 households

Socioeconomic Traits

These affluent urban professionals, often highly educated and unmarried, live in dense metros and work in high-paying fields. They typically rent in high-rises, often work remotely, and face high housing costs.

Household Types

Singles living alone; married
couples with no kids

Typical Housing

Multi-Units

Top Tier

7,857 households

Socioeconomic Traits

Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.

Household Types

Married couples

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$2,252,227,792

EDUCATION

Bachelor's Degree
or Higher



73%

OWNER OCCUPIED HOME VALUE

Average



\$1,184,547

ANNUAL HOUSEHOLD SPENDING

\$7,412

Eating
Out

\$4,296

Apparel &
Services

\$12,385

Groceries

\$396

Computer &
Hardware

\$11,630

Health
Care

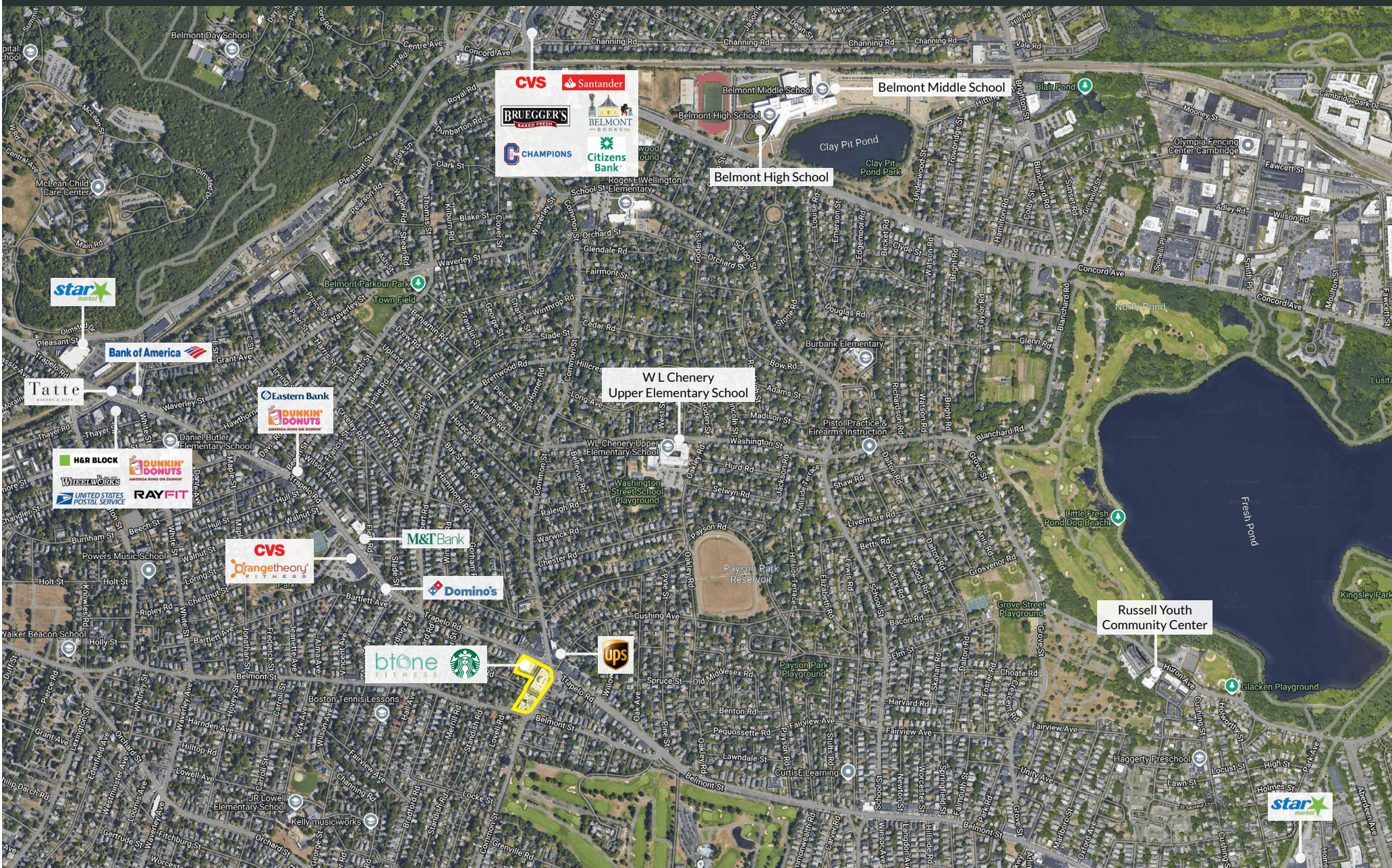


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