



40 WILLIAM ST, WELLESLEY, MA

THE NINES - GROUND FLOOR RETAIL SPACE

±3,732 RETAIL/RESTAURANT SPACE + PATIO AVAILABLE FOR LEASE



PROJECT DETAILS

40 WILLIAM ST • ± 3,732 SF OF RETAIL /RESTAURANT SPACE + PATIO

The Nines is an upscale luxury apartment complex located just off Route 9 in Wellesley. The ground floor retail space is very prominent with high ceilings and a three sided glass storefront and is easily accessible to its residents as well as the surrounding communities of Wellesley and Brookline, the towns of Newton, Needham, and Chestnut Hill, and the daily traffic of thousands of office users and visitors to the Wellesley Office Park. Beautiful materials, ample customer parking, and two outdoor patios create a welcoming environment for any business.

PROPERTY HIGHLIGHTS

- 350 unit luxury apartment complex within Wellesley Office Park – an eight building, 22-acre campus on the bank of the Charles River
- Immediate access to I-95 & Route 9
- Intersection of Route 128 (I-95) and Route 9
- Accessible to the neighborhood communities of Wellesley, Newton, Needham, and beyond



SITE
RENDERING

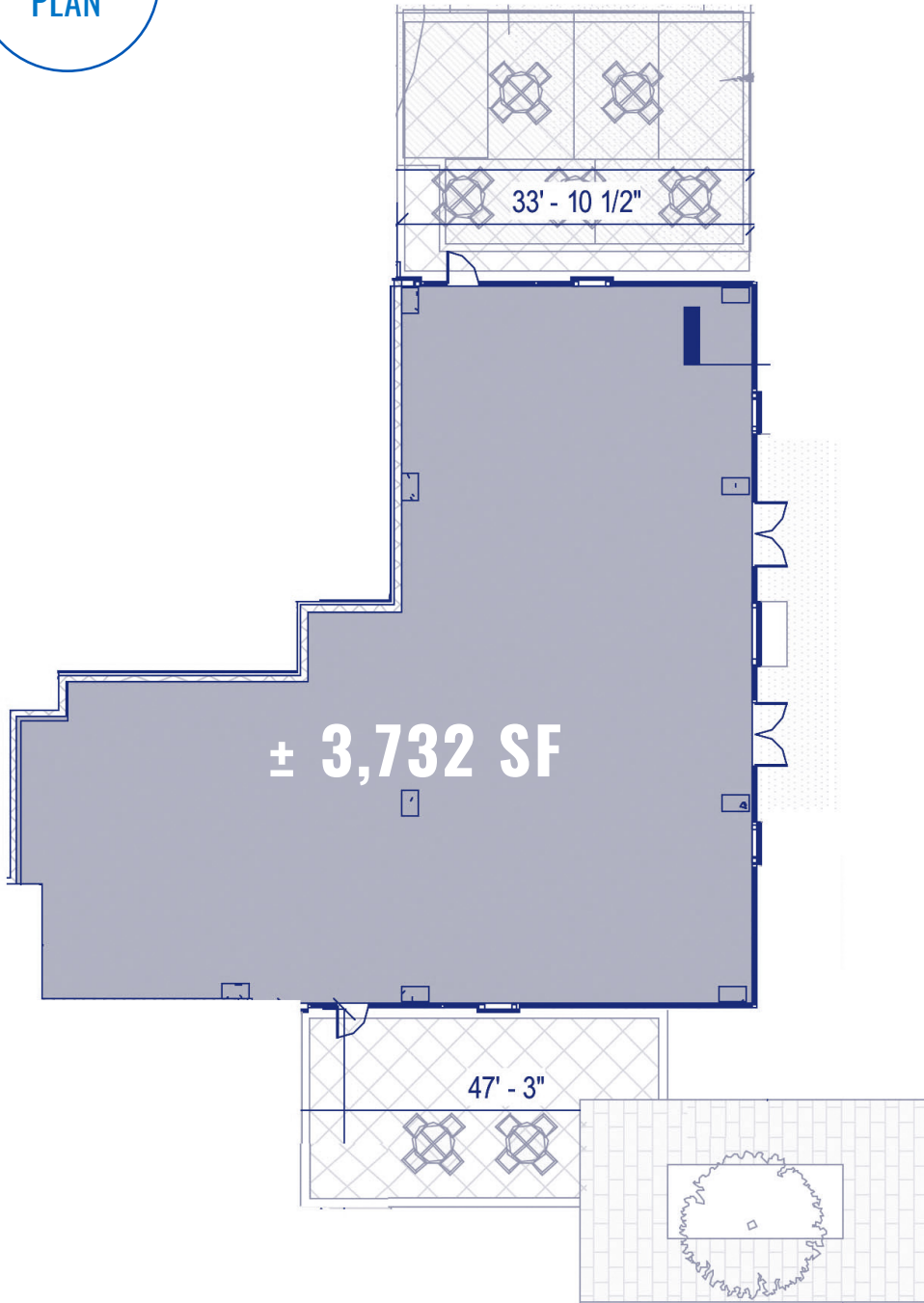
40 WILLIAM ST • ± 3,732 SF OF RETAIL /RESTAURANT SPACE + PATIO



SITE RENDERING

FLOOR PLAN

40 WILLIAM ST • ± 3,732 SF OF RETAIL /RESTAURANT SPACE + PATIO



SITE PHOTOS:



SITE RENDERING

AERIAL



THE NINES

2024 DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	3,234	12,336	106,385
TOTAL HOUSEHOLDS	1,137	4,271	37,814
MEDIAN HH INCOME	\$200,001	\$200,001	\$200,001
DAYTIME POPULATION	4,924	15,250	---

NEWTON CENTRE
1,891 RIDERS/DAY

WABAN
545 RIDERS/DAY

NEWTON HIGHLANDS
1,627 RIDERS/DAY

ELIOT
814 RIDERS/DAY

CVS pharmacy

50,870 ADT

MASSBAY COMMUNITY COLLEGE WELLESLEY HILLS CAMPUS

WELLESLEY COUNTRY CLUB

STOP&SHOP

TJ-MAXX

McDonald's

Michaels

FIVE GUYS

HomeGoods

Marshalls

PRESSED CAFE

Panera BREAD

CHARLES RIVER COUNTRY CLUB

TRADER JOE'S

40 WILLIAM ST, WELLESLEY, MA

THE NINES

±3,732 SF AVAILABLE | RETAIL

MARY POWERS

617.694.6922
MPOWERS@ATLANTICRETAIL.COM

JAKE BRENNAN

781.686.0862
JBRENNAN@ATLANTICRETAIL.COM



ALBANY

ATLANTA

BOSTON

THE PRUDENTIAL CENTER
BOSTON, MA 02199
617.239.3600

CHARLOTTE

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

WWW.ATLANTICRETAIL.COM

 [LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)
 [INSTAGRAM.COM/ATLANTIC_RETAIL/](https://www.instagram.com/atlantic_retail/)