

305

NEWBURY STREET

±1,013 SF FOR LEASE (WALK UP)



EXECUTIVE SUMMARY

305 NEWBURY STREET presents the opportunity to lease approximately 1,013 square feet of walk-up retail space on one of Newbury Street's most active retail blocks. The space benefits from an established retail history, strong brand adjacency, and consistent pedestrian traffic along Boston's premier shopping corridor.

The walk-up configuration offers a boutique, showroom-style environment that is well suited for digitally native brands, apparel, lifestyle, wellness, or service-oriented retail seeking a presence on Newbury Street at an efficient scale. Located in the heart of Back Bay, the space is surrounded by nationally recognized retailers, high-end boutiques, restaurants, hotels, and dense residential and office populations.

With limited supply and constant tenant demand, 305 Newbury Street provides a rare opportunity for brands to secure a visible, high-impact location on one of Boston's most desirable retail streets.



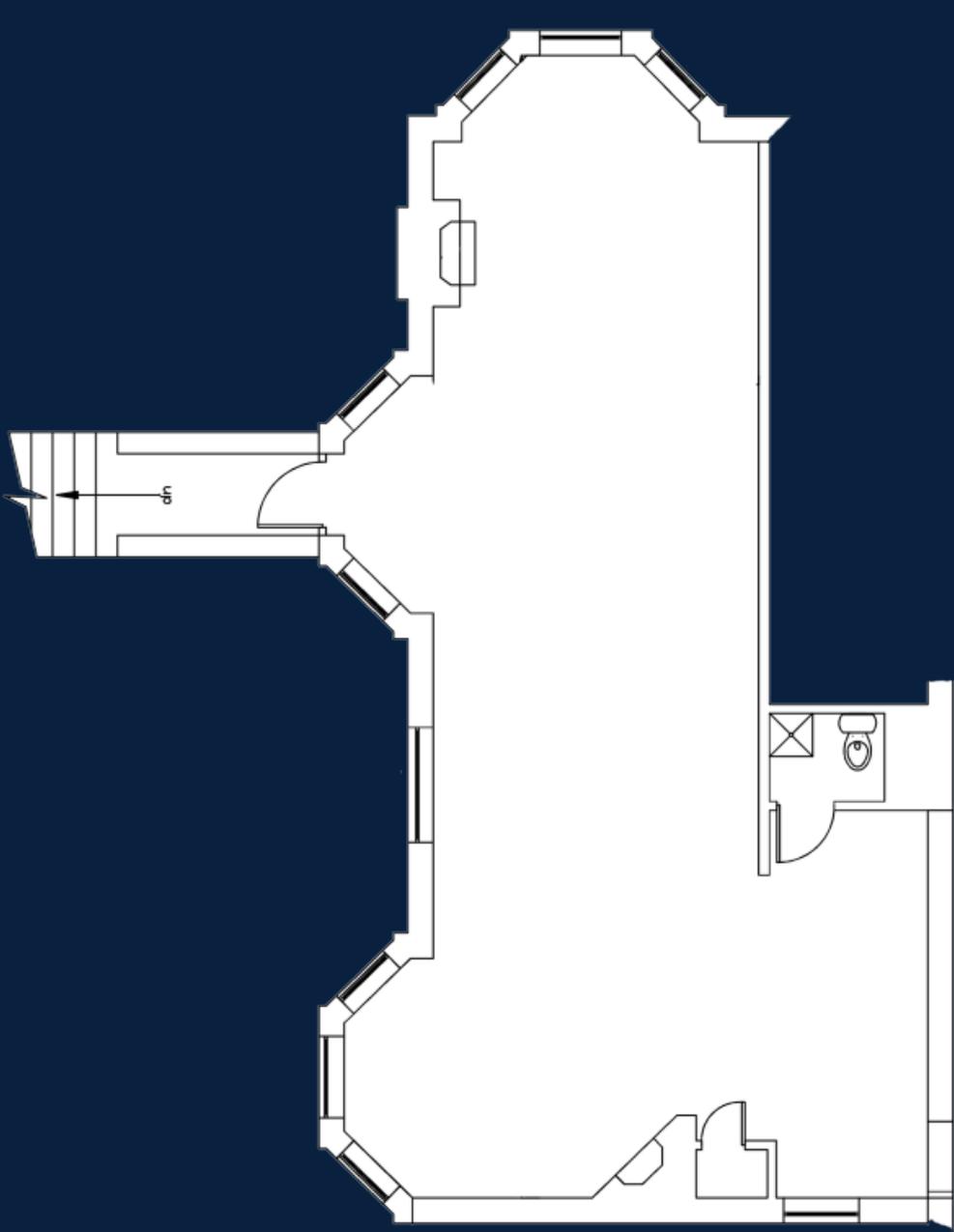


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	106,593	26,646	93,262
MEDIAN AGE	33.2	33.2	34.2
AVG. HOUSEHOLD INCOME	\$131,457	\$125,020	\$121,830

FLOOR PLAN
±1,013 SF

NEWBURY STREET





RETAIL

WHITNEY E. GALLIVAN

Senior Managing Director & Partner

617.850.9612

wgallivan@bradvisors.com

JOE WAGNER

Director

617.850.9675

jwagner@bradvisors.com

GUS HOFFMANN

Senior Associate

617.448.5055

ahoffmann@bradvisors.com

LUKE SWEENEY

Associate

401.601.1145

lsweeney@bradvisors.com



136 Newbury Street | Boston, MA | 617.375.7900 | BRAdvisors.com

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