

FOR SALE **315-317 CHESTNUT STREET**

NEEDHAM, MA

FP
Freudenheim
Partners



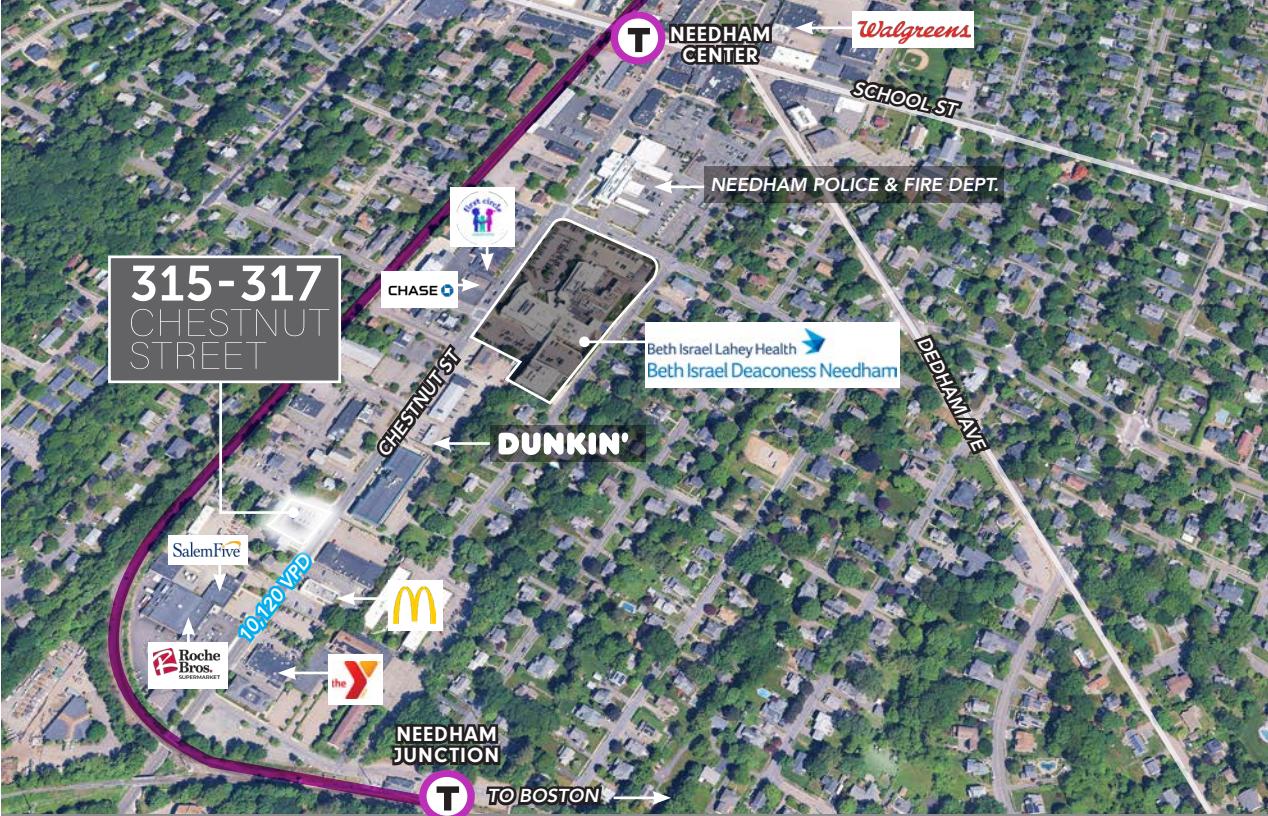
*RARE FREE-STANDING RETAIL AND OFFICE ASSET LOCATED IN
THE HEART OF NEEDHAM*

315-317 CHESTNUT STREET

EXECUTIVE SUMMARY

Freudenheim Partners, as Exclusive Agents, is pleased to present the opportunity to acquire 315–317 Chestnut Street, a rare free-standing retail and office asset located in the heart of Needham, Massachusetts.

This highly visible property benefits from strong daily traffic, immediate proximity to Beth Israel Deaconess Hospital–Needham, and surrounding national and regional retailers. The offering represents a scarce chance to secure a core retail asset in one of Greater Boston's most supply-constrained and affluent suburban markets.



PROPERTY SNAPSHOT

LEASED

100%

TENANTS

- **2,392 SF:** West Bridgewater Coin and Jewelry Buyers LLC
- **2,340 SF:** Kostas Pizza & Seafood
- **1,500 SF:** RoundEd Services

BUILDING SIZE

6,230 SF

STORIES

2 (+ lower level)

FRONTAGE

100' on Marsh Road
75' on Chestnut Street

LAND AREA

7,500 SF

BUILT/RENOVATED

1950

PARKING

10 spaces

ZONING

CSB

AVG HH INCOME

\$185K

TRAFFIC COUNT:

10,120 VPD



INVESTMENT HIGHLIGHTS

- 100% LEASED, STABILIZED RETAIL ASSET
- RARE FREE-STANDING RETAIL IN AN ELITE SUBURBAN MARKET
- CORE LOCATION WITH EXCEPTIONAL VISIBILITY
- AFFLUENT, HIGH-BARRIER TRADE AREA



- PARKING & ACCESSIBILITY ADVANTAGE
- MEDICAL-ADJOINING DEMAND DRIVER
- DIVERSIFIED, MIXED-USE INCOME STREAM

LOCATION & MARKET

Needham is one of Greater Boston's most desirable suburban communities, characterized by high household incomes, limited retail inventory, and consistent demand from both national and local tenants. The property sits along Chestnut Street (Route 135), a primary east-west corridor connecting Needham Center to neighboring Newton and Wellesley.

KEY LOCATION DRIVERS INCLUDE:

- Immediate adjacency to Beth Israel Deaconess Hospital-Needham
- Proximity to Needham Center commuter rail (MBTA Needham Line)
- Dense surrounding residential neighborhoods
- Nearby retailers including CVS, Dunkin', Roche Bros., Starbucks, Walgreens, and Trader Joe's

RETAIL MARKET SNAPSHOT – NEEDHAM / METROWEST

- Retail vacancy remains below regional suburban averages
- Limited new retail development due to zoning and land constraints
- Strong demand for food & beverage, medical-adjacent retail, and service users
- Rents have shown steady growth, particularly for small-format, walkable retail

DEMOGRAPHICS

2025 - 1 Mile Radius

Population

7,200

Avg HH Income

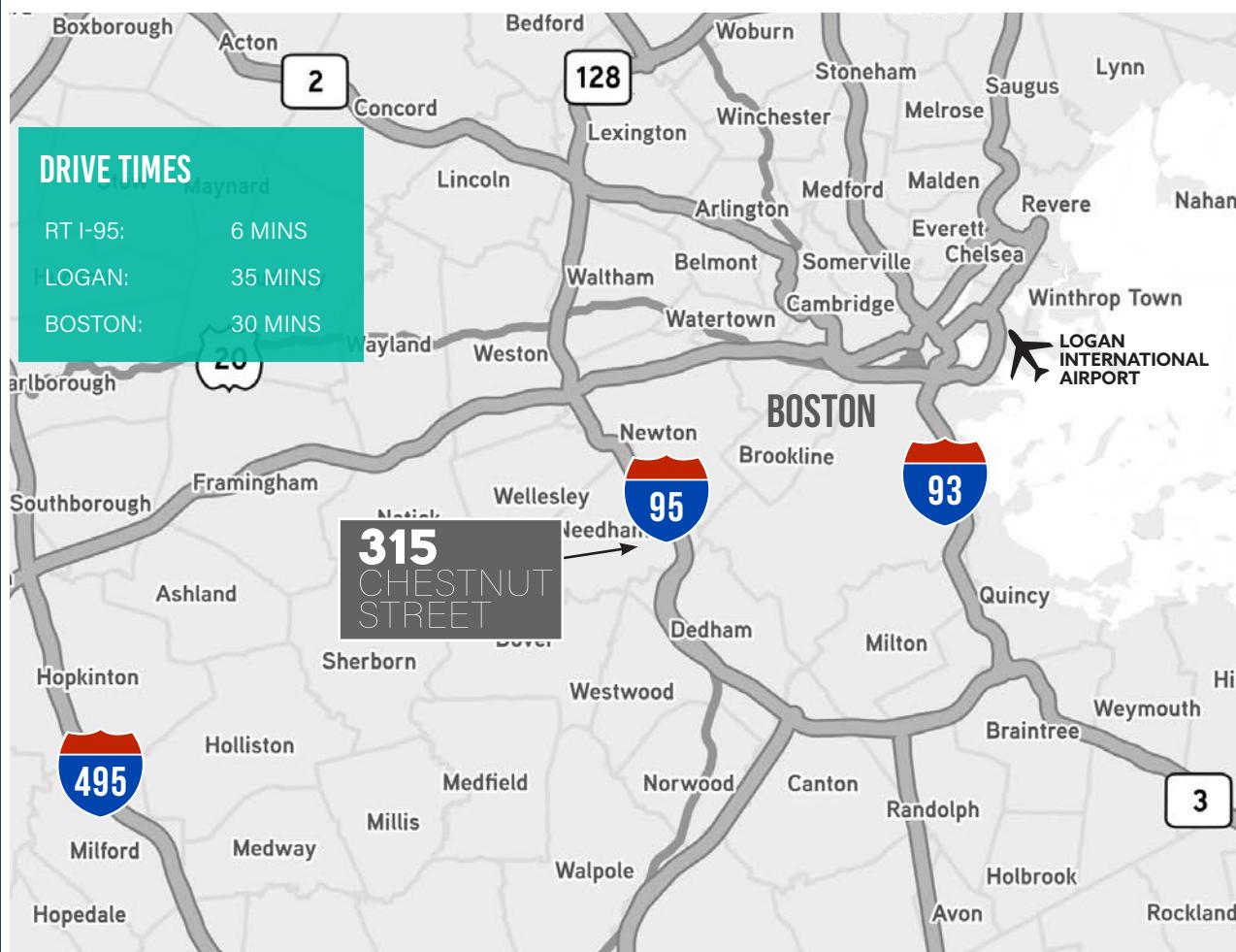
185K

Avg Age

43

Number of HH

2,650

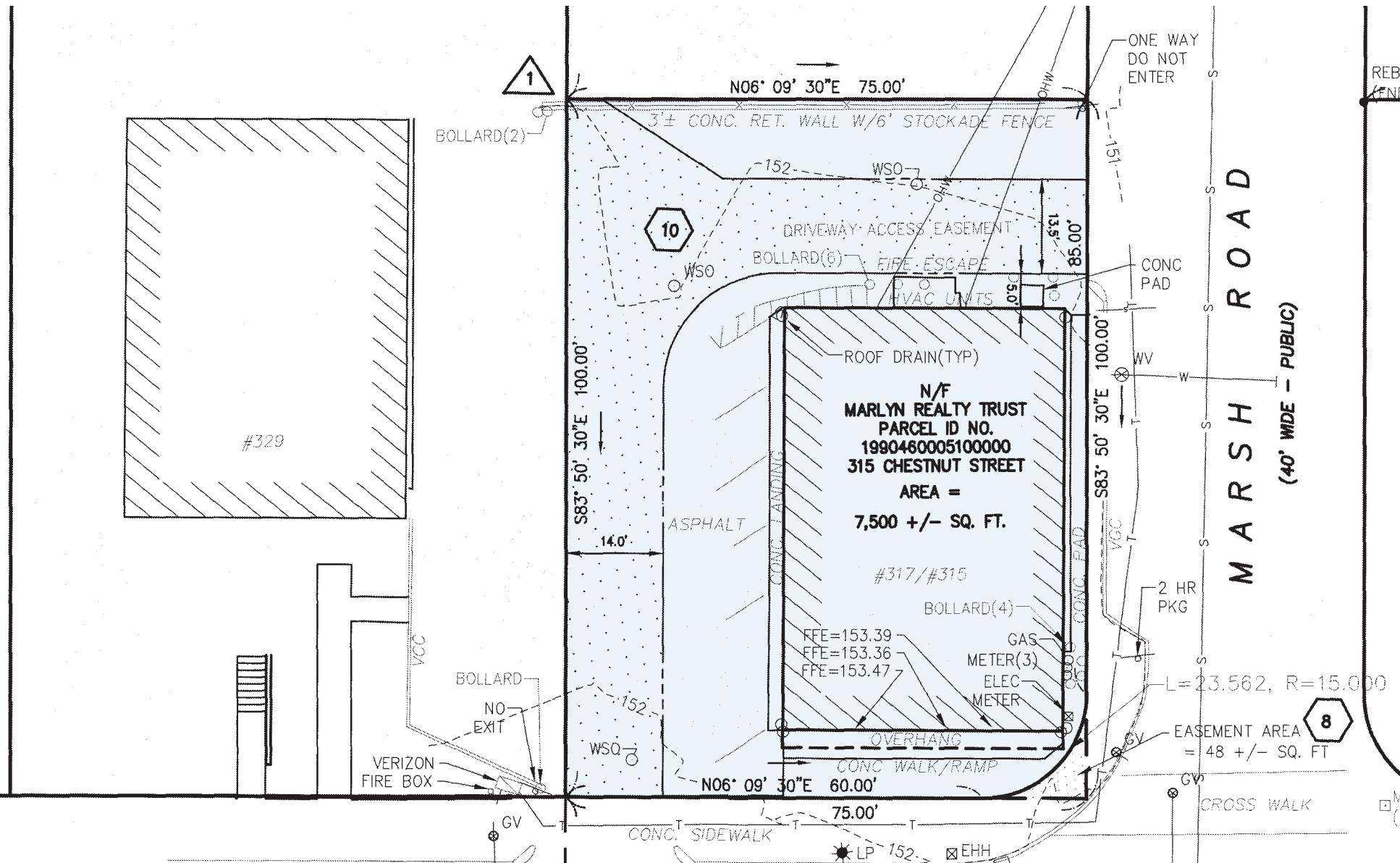


PROPERTY SPECS

| | | | | | | | | | | | |
|------------------------|--|----------|--|-------|----------|-------|----------|----------|----------|---------------|-----------------|
| TYPE: | Freestanding Retail Building | | | | | | | | | | |
| LOCATION: | Suburban Town Center | | | | | | | | | | |
| GLA: | 6,230 SF | | | | | | | | | | |
| STORIES: | 2 (+ lower level) | | | | | | | | | | |
| TYPICAL FLOOR: | <table><tr><td>Floor 1:</td><td></td></tr><tr><td>#315:</td><td>2,340 SF</td></tr><tr><td>#317:</td><td>2,392 SF</td></tr><tr><td>Floor 2:</td><td>1,500 SF</td></tr><tr><td>Total:</td><td>6,230 SF</td></tr></table> | Floor 1: | | #315: | 2,340 SF | #317: | 2,392 SF | Floor 2: | 1,500 SF | Total: | 6,230 SF |
| Floor 1: | | | | | | | | | | | |
| #315: | 2,340 SF | | | | | | | | | | |
| #317: | 2,392 SF | | | | | | | | | | |
| Floor 2: | 1,500 SF | | | | | | | | | | |
| Total: | 6,230 SF | | | | | | | | | | |
| CONSTRUCTION: | Wood Frame | | | | | | | | | | |
| TENANCY: | Multi | | | | | | | | | | |
| ELEVATORS: | None | | | | | | | | | | |
| YEAR BUILT: | 1950 | | | | | | | | | | |
| LAND AREA: | 7,500 SF | | | | | | | | | | |
| FRONTAGE: | 100' on Marsh Road 75' on Chestnut Street | | | | | | | | | | |
| ASSESSED VALUE: | \$1,477,800 (FY 2026) | | | | | | | | | | |
| RE TAXES: | \$31,166 (FY 2026) | | | | | | | | | | |
| WALK SCORE: | Very Walkable (85) | | | | | | | | | | |
| PARKING RATIO: | 2.50/1,000 SF | | | | | | | | | | |
| PARKING SPACES: | Surface - 10 | | | | | | | | | | |



SITE PLAN



PROPERTY PHOTOS



STREET VIEWS



315-317 CHESTNUT STREET

NEEDHAM, MA

CONTACT:

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