Atlantic RETAIL

BROOKLINE, MA

1630 BEACON STREET

±2,008 SF SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- 2,008 SF street level space available
- Join Stoked Pizza, Barre 3, Bartaco, Cafe Nero, and Barcelona Wine Bar in Brookline's Washington Square neighborhood
- Located at the main intersection of Beacon Street and Washington Street directly at the Washington Square T-Stop (1,091 Riders per day)
- The site benefits from strong vehicular and pedestrian traffic with over 70K people within 1 mile
- Whole Foods and Star Market located less than half a mile from subject site.
- Adjacent to New Driscoll Middle School with 800 students.

2025 DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	70,094	185,308	393,829
DAYTIME POPULATION	53,971	254,300	510,890
TOTAL HOUSEHOLDS	33,571	76,852	160,984
MEDIAN HH INCOME	$104,415	$102,600	$106,382

MARKET AERIAL

SCOTT BLACK 617.369.5902 SBLACK@ATLANTICRETAIL.COM | **ANDREW MURMES** 617.369.5909 AMURMES@ATLANTICRETAIL.COM

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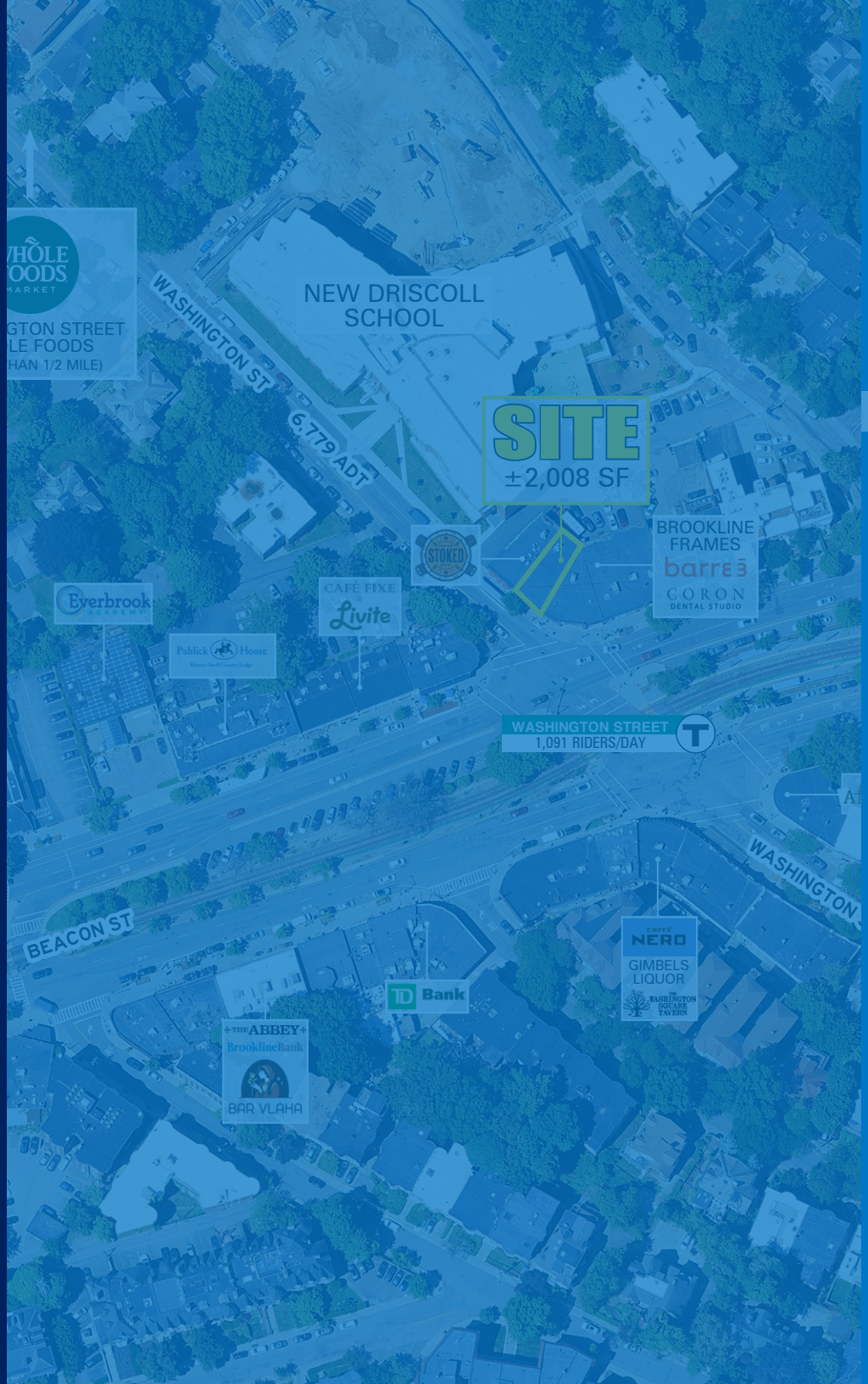

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CHAIN LINKS RETAIL ADVISORS

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