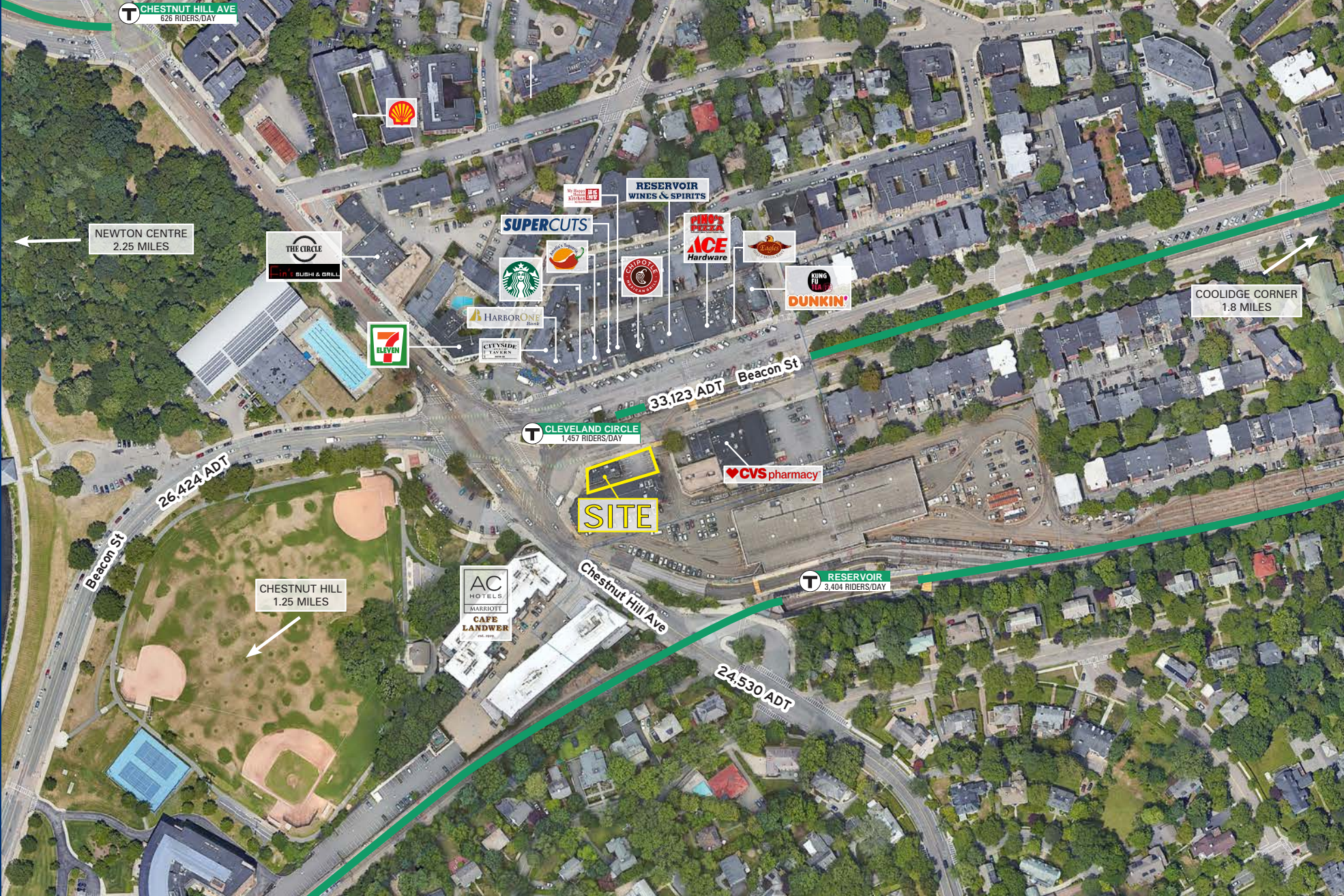


CHESTNUT HILL AVE  
626 RIDERS/DAY



NEWTON CENTRE  
2.25 MILES

THE CIRCLE  
BUBBLES & GRILL

7  
ELEVEN

HARBORONE  
Bank

CITYSIDE  
TAVERN

SUPERCUTS

STARBUCKS

RESERVOIR  
WINES & SPIRITS

RESERVOIR  
WINES & SPIRITS

ACE  
Hardware

DUNKIN'

DUNKIN'

CLEVELAND CIRCLE  
1,457 RIDERS/DAY

SITE

CVS pharmacy

CHESTNUT HILL  
1.25 MILES

AC  
HOTELS  
MARRIOTT  
CAFE  
LANDWER

RESERVOIR  
3,404 RIDERS/DAY

COOLIDGE CORNER  
1.8 MILES

26,424 ADT  
Beacon St

33,123 ADT  
Beacon St

24,530 ADT  
Chestnut Hill Ave

Atlantic  
RETAIL

BRIGHTON, MASSACHUSETTS 02135

# 1955 BEACON STREET

REMARKABLE FREESTANDING RETAIL OPPORTUNITY IN CLEVELAND CIRCLE



# PROJECT DETAILS

1955 BEACON ST • 1,737 SF + FULL BASEMENT AVAILABLE

## PROPERTY HIGHLIGHTS

- 1,737 SF on street level with a full basement
- Free-standing opportunity in Cleveland Circle
- Nine (9) exclusive parking spaces available on site
- The site is located within 0.5 miles of Boston College (approximately 20,000 students and faculty)
- The site benefits from strong traffic counts on Beacon St (33,123 ADT), as well as Chestnut Hill Ave (24,530 ADT)
- The site is positioned steps away from the MBTA Station (B, C, & D Lines) exceeding 5,000 riders a day

## 2024 DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	47,525	149,724	321,676
<b>DAYTIME POPULATION</b>	33,099	133,955	389,371
<b>TOTAL HOUSEHOLDS</b>	21,069	63,314	127,533
<b>MEDIAN HH INCOME</b>	\$95,997	\$102,137	\$105,237

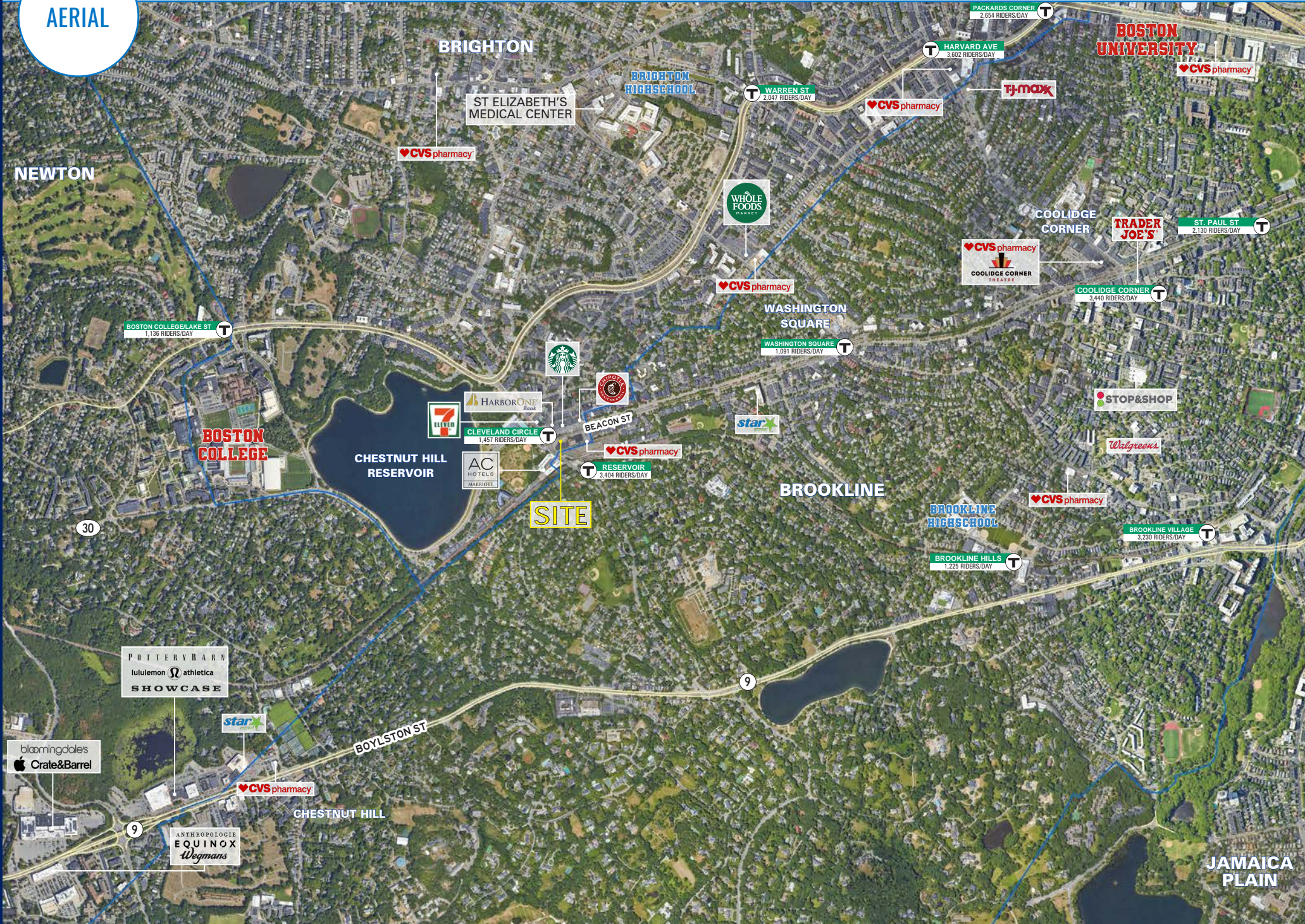


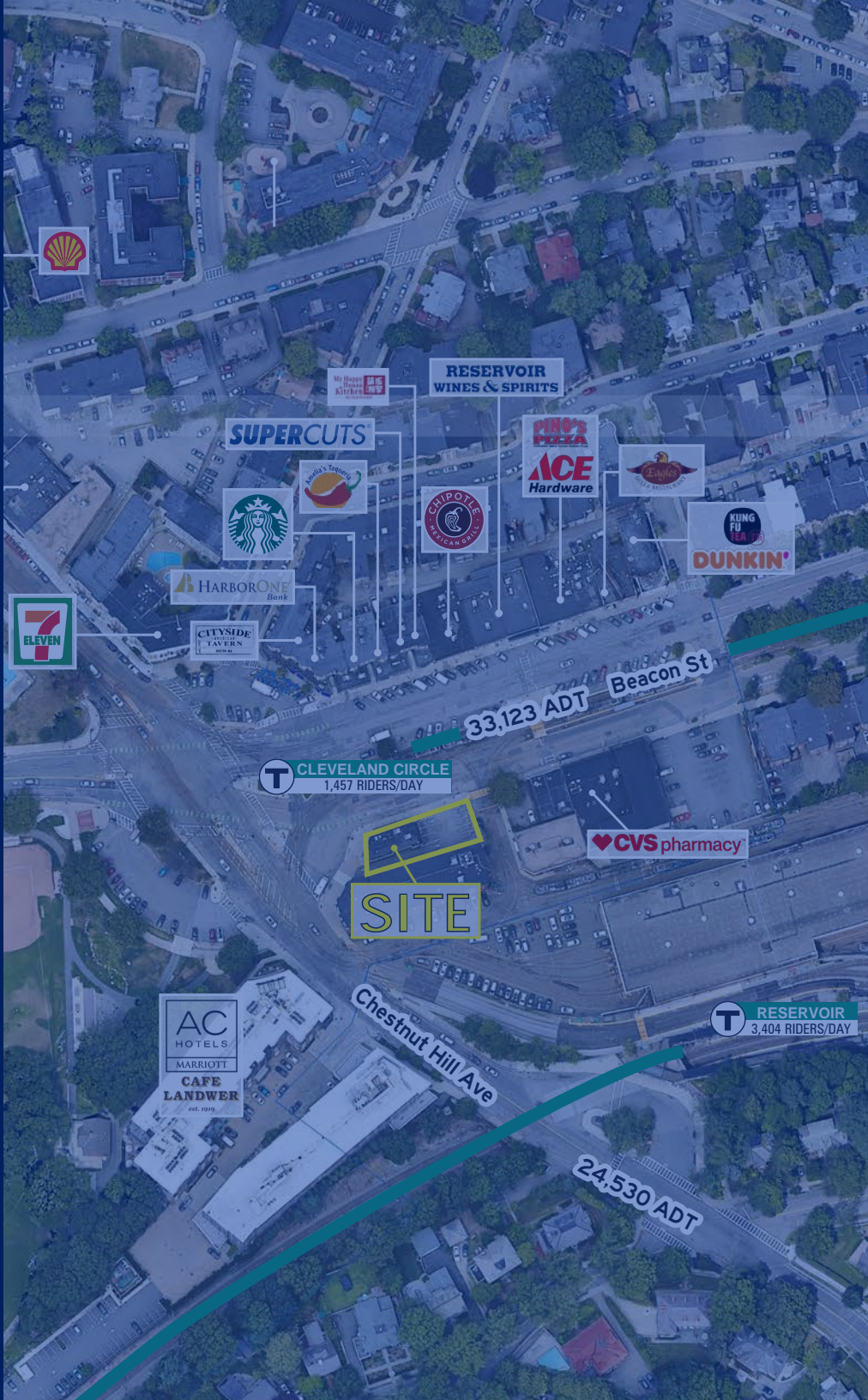
FACING PARKING LOT



FACING BEACON ST

AERIAL





BRIGHTON, MA

# 1955 BEACON ST

1,737 SF + FULL BASEMENT AVAILABLE | RETAIL

**ADAM CIREL**

617.239.3621  
ACIREL@ATLANTICRETAIL.COM

**ANDREW JACOB**

617.909.2275  
AJACOB@ATLANTICRETAIL.COM



ALBANY

ATLANTA

BOSTON

THE PRUDENTIAL CENTER  
BOSTON, MA 02199  
617.239.3600

CHARLOTTE

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RETAIL ADVISORS