

545  
549

HIGH ST

WESTWOOD, MA  
02090

FOR LEASE

STOREFRONT RETAIL/OFFICE



AVAILABILITY

- 1,500 SF of Storefront Retail or Office Space 1,500sf +/-.
- 1,500 SF of Second Floor Office Space
- Prominent Signage on Rte. 109, along with Exterior Building Signage
- ADT: Ave Daily Traffic 28,027
- Ample Parking 35 +/- on-site parking spaces
- Former retail tenants include Berkshire Hathaway Real Estate Office, Florist & General Store
- Ideal for Physical Therapy, Fitness, Afterschool Enrichment, Child Daycare, Hair Salon & clothing boutique.



WESTWOOD, MA

GODINO  
& COMPANY, INC.

TOM GODINO  
President  
617-965-4200 x1  
tgodinosr@godinoco.com

SUSAN ELLIS  
Vice President  
617-965-4200 x2  
sgodino-ellis@godinoco.com

— 545-549 HIGH ST. —

WESTWOOD, MA  
02090

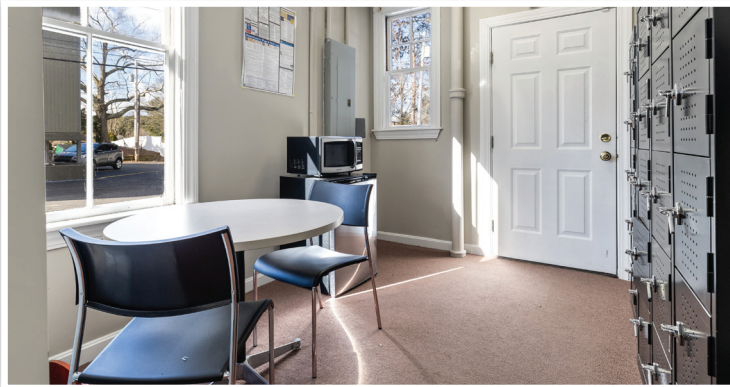
### BUILDING / AREA ATTRIBUTES

- Located along prominent High Street (Rte. 109), Westwood, MA. Direct Access to 95/128. Easy access to public transportation: 3.4 miles to Islington Commuter Rail (Franklin Line) and 4 miles to Dedham Corporate Center Commuter Rail (Franklin Line)
- Professionally managed
- Numerous Nearby Amenities include Westwood Town Hall, Starbucks, Walgreens Pharmacy, Santander Bank, Dedham Savings Bank, Citizens Bank, Comella's Restaurant, Perfect Nail, Westwood's Barber Shop, Westwood Post Office & Playa Bowls & High Street Market

### BUILDING DETAILS:

- 3 Story Building with Street Level Retail and two levels of office space
- Building Size: Approximately 5,716 SF

### 545 - 1ST FLOOR



**GODINO**  
& COMPANY, INC.

**TOM GODINO**  
President  
617-965-4200 x1  
tgodinosr@godinoco.com

**SUSAN ELLIS**  
Vice President  
617-965-4200 x2  
sgodino-ellis@godinoco.com



### MEDIAN HOUSEHOLD INCOME

**\$138,766**

1 Mile

**\$129,668**

3 Miles

### 549 - 2ND FLOOR

### POPULATION

**3,829**

1 Mile

**40,674**

3 Miles

### HOUSEHOLDS

**1,513**

1 Mile

**15,826**

3 Miles

### MEDIAN AGE

**43.60**

1 Mile

**43.40**

3 Miles

### DAYTIME EMPLOYEES

**1,689**

1 Mile

**24,404**

3 Miles

### POPULATION GROWTH '23 - '28

**2.51%**

1 Mile

**2.42%**

3 Miles

### HOUSEHOLD GROWTH '23 - '28

**2.58%**

1 Mile

**2.53%**

3 Miles



**GODINO**  
& COMPANY, INC.

**TOM GODINO**  
President  
617-965-4200 x1  
tgodinosr@godinoco.com

**SUSAN ELLIS**  
Vice President  
617-965-4200 x2  
sgodino-ellis@godinoco.com