



For Sale

The Stevens Building

1-21 Lincoln Street and 1161-1169 Walnut Street
Newton, MA 02461

Marini Real Estate | 183 State Street, Second Floor, Boston, MA 02109 | 617.319.4186 | www.MariniRealEstate.com

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Property Description

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The Stevens Building

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PROPERTY DESCRIPTION

The Stevens Building is a landmark, 22,000 SF mixed-use property in the heart of Newton Highlands, comprising of luxury retail, medical, and office space across multiple street addresses on Lincoln and Walnut Streets. Anchoring the start of the village's active retail corridor and positioned directly across from the MBTA Green Line (D) station, the property benefits from consistent foot traffic, strong daytime population, and excellent visibility along both Walnut Street and Lincoln Street.

LOCATION DESCRIPTION

Newton Highlands is one of Newton's thirteen villages, known for its charm, walkable center, easy MBTA access, and consistent demand. The property benefits from strong daytime population, steady pedestrian traffic, and proximity to major commuter routes.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Multi-address building with combined luxury retail, medical and office uses
- Marks the start of the Newton Highland's active retail corridor
- Strong, stable cash flow from an established tenant base
- Recent capital improvements completed, including but not limited to a new roof
- Directly across from the MBTA Green Line (D) station
- Excellent visibility and pedestrian traffic along Walnut Street and Lincoln Street
- Surrounded by a dense, affluent residential base and a vibrant mix of local shops, restaurants, and services

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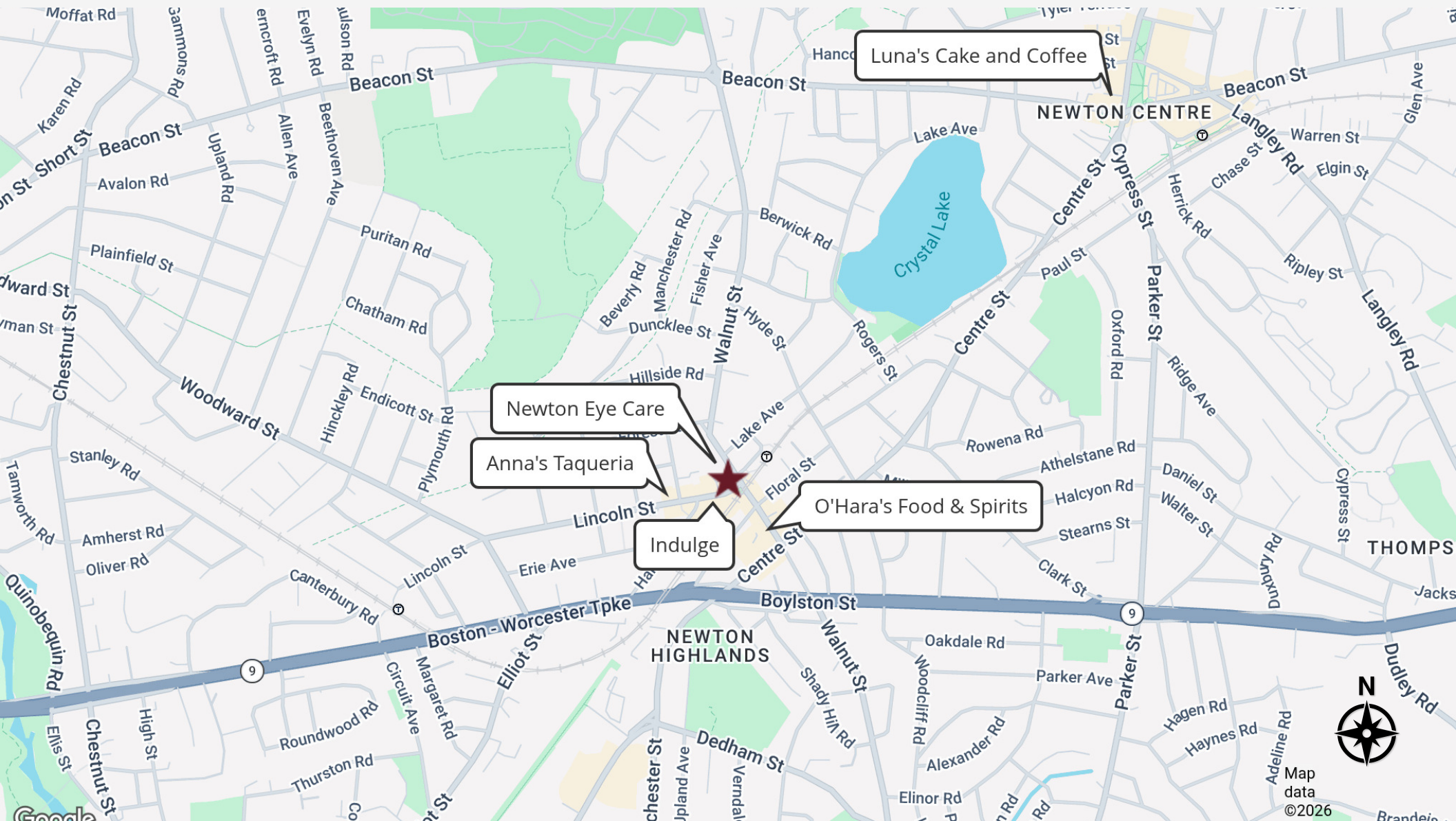
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Retailer Map

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Additional Photos

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Demographics Map & Report

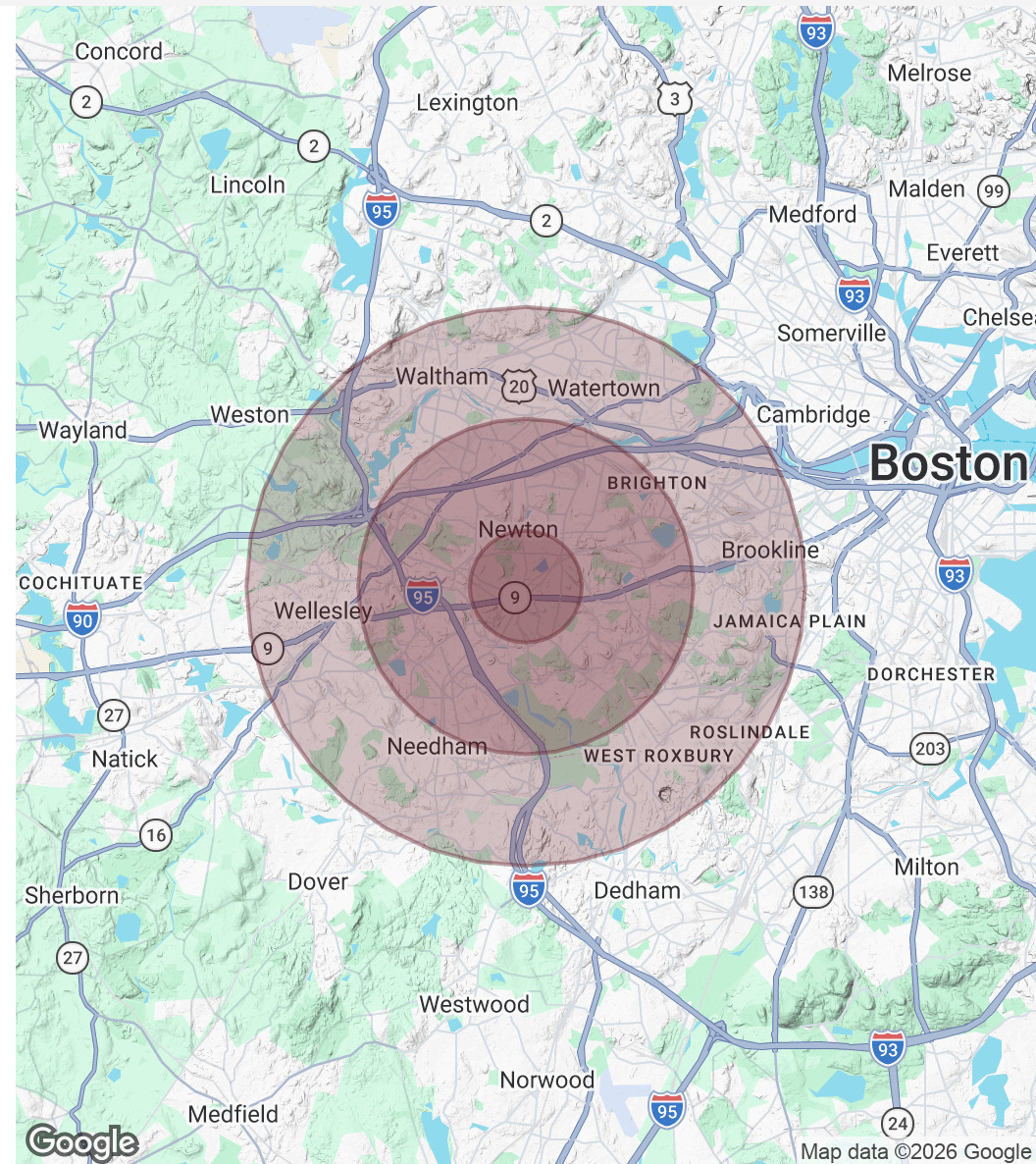
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,591	126,412	437,638
Average Age	45.5	41.2	38.9
Average Age (Male)	43.1	40.1	38.2
Average Age (Female)	46.9	41.3	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,815	45,524	176,865
# of Persons per HH	2.7	2.8	2.5
Average HH Income	\$291,889	\$255,687	\$196,006
Average House Value	\$1,284,273	\$1,336,138	\$1,117,444

2023 American Community Survey (ACS)



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