



# FOR LEASE CRONIN'S LANDING

237 MOODY STREET,  
WALTHAM, MA

**RETAIL SPACE FOR LEASE**

+/- 2,772 SF

+/- 1,876 SF

# WALTHAM



**Marshalls**  
MARKET BASKET  
FOR YOUR LIFE JOE'S

**CITYSIDE OFFICE PARK**



Brookline Bank

MAIN STREET

16,922 ADT

american family care URGENT CARE  
CHIPOTE  
GNC  
**FIVE GUYS**  
BURGERS and FRIES



**BOSTON CHILDREN'S WALTHAM**



CHARLES RIVER



PINE ST ADT 3,392

FAMILY DOLLAR  
MATTRESS FIRM  
BON CIA  
Vinotta  
PIPO  
Cannara



shaws  
Ocean State JOB LOT  
STOP & SHOP

**Brandeis**  
UNIVERSITY

PROSPECT STREET ADT 13,433

CRESCENT ST ADT 3,595

MOODY ST ADT 5,288

DISA  
Moody  
AMULETC  
TEMPO  
WAKU WAKU

7 ELEVEN  
Masao's Kitchen  
DUNKIN'

NEWTOWN ST ADT 9,729

MAPLE ST ADT 5,124



# LOCATION

Cronin's Landing is ideally located in the heart of Waltham on 237 Moody Street. Being centrally located on Moody Street 5,288 ADT and just steps away from the heavily trafficked Main Street 16,922 ADT and Prospect Street 13,433 ADT, make Cronin's Landing an ideal spot for a retailer looking to enter the Waltham market. The area also boasts a strong college population, being just 1.1 miles from Brandeis University and 1.5 miles from Bentley University. Cronin's Landing is located just .2 miles from the Waltham MBTA Station, 2 miles from Highway 95, and 2.1 miles from I-90 making it a convenient place to travel to and from in the Greater Boston Area.





# AREA SPECS

(3 MILE RADIUS)

**\$190,000**

AVERAGE HOUSEHOLD INCOME

**136,000**

POPULATION

**145,000**

DAYTIME POPULATION 16 & OVER

**3 BILLION**

TOTAL RETAIL EXPENDITURE

**GROUND FLOOR RETAIL  
BELOW 281  
RESIDENTIAL  
APARTMENTS**

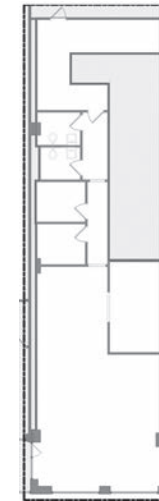
# RETAIL MAP



+/- 2,772 SF



+/- 1,876 SF





# NEIGHBORHOOD

Cronin's Landing provides an amazing opportunity to occupy space on one of the most prominent streets in all of Waltham, Moody Street. Moody Street is home to more than 40 restaurants and dozens of shops that reflect the diverse backgrounds of the people of the city of Waltham. The city is also home to two highly respected universities, Brandeis University (Total Enrollment of 5,581) and Bentley University Total Enrollment of 5,165) which give the city a lively feel.



# FIND YOUR DISTRICT



**GERALD LOEHR**

Broker

914.438.4802

[gerald@districtadvisors.com](mailto:gerald@districtadvisors.com)



**CHRISTOPHER MEARN**

Principal

617.595.1544

[chris@districtadvisors.com](mailto:chris@districtadvisors.com)



32 Fairfield Street  
Suite 2, Boston MA 02116

857.284.7971  
[districtadvisors.com](http://districtadvisors.com)