

# Chestnut Hill Retail Space Available For Lease

815-823 Boylston Street, Brookline, MA



## Property Information

<b>Address:</b>	815-823 Boylston Street	<b>Traffic Counts:</b>	44,672 +/- VPD via Boylston Street
<b>Available Space:</b>	2,111 +/- SF plus full basement (3,013 +/- SF)	<b>Frontage:</b>	97' on Boylston Street
<b>Total SF:</b>	6,213 +/- SF (including basement)	<b>Water:</b>	Municipal
<b>Land Area:</b>	0.14 +/- SF	<b>Sewer:</b>	Municipal
<b>Parking Spaces:</b>	3 Lot Spaces	<b>Gas:</b>	Natural Gas
		<b>Zoning:</b>	L-0.5: Local Business
		<b>Year Built:</b>	1905

815-823 Boylston Street is a 3,200 +/- SF retail building located along Boylston Street in the heart of the Chestnut Hill neighborhood of Brookline, MA. This property has a prominent location between Chestnut Hill and Brookline village, situated just minutes from heavily traveled shopping destinations including the Shops at Chestnut Hill, Chestnut Hill Square Mall and The Street. Neighboring tenants and businesses include Brigham & Women's Hospital, Beth Israel Lahey Health and several office buildings. Wegmans, Star Market, Bloomingdales, Sweetgreen, Starbucks and much more are located less than two miles away. 815 Boylston Street benefits from high traffic counts, great visibility from a signalized intersection, prominent signage, street parking, and on-site parking.

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population:</b>	20,356	283,200	850,209
<b>Households:</b>	8,688	114,764	347,974
<b>Average HH Income:</b>	\$149,538	\$128,655	\$129,226

For Leasing Information:

**Chris McMahon**  
781-862-9700 x 225  
cjm@sumrp.com

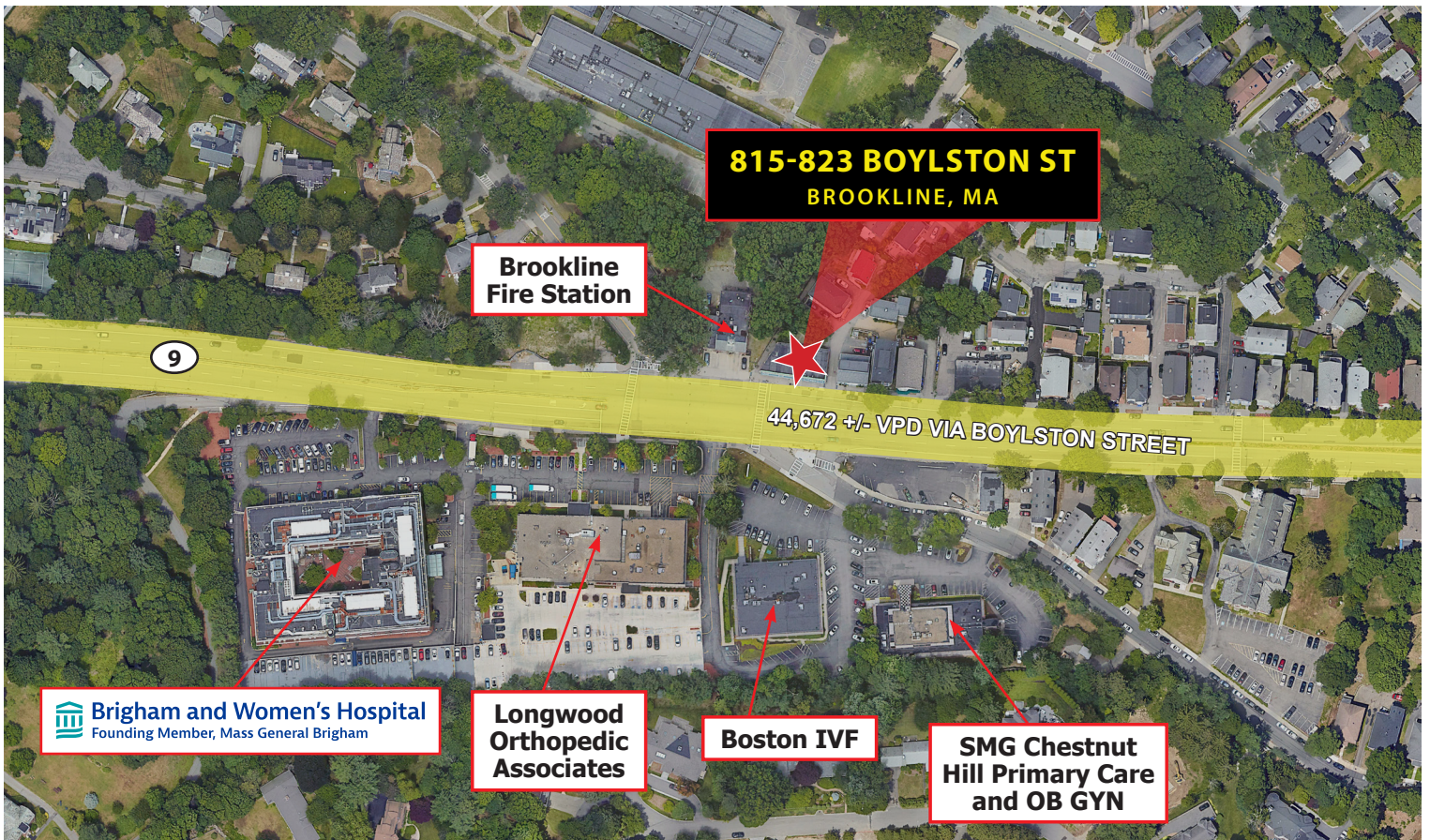
**Travis Ginsberg**  
781-862-9700 x 226  
tg@sumrp.com

**SUMMIT** REALTY PARTNERS

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