



*\*Conceptual Rendering*

NEWTON, MA

**1158 BEACON ST**

**±1,644 - 3,288 AVAILABLE FOR LEASE**



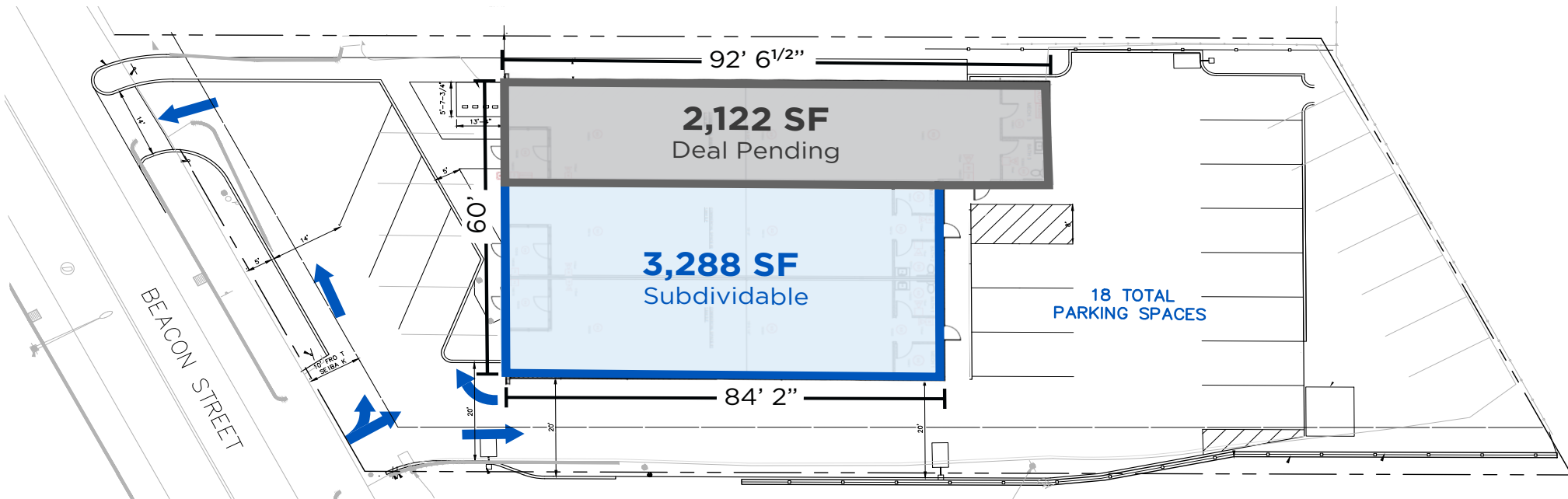
### PROPERTY HIGHLIGHTS

- Retail Redevelopment with up to 3,288 SF Available for Lease
- Subdividable up to Three Spaces
- Parking: 18 spaces
- Area Retail:



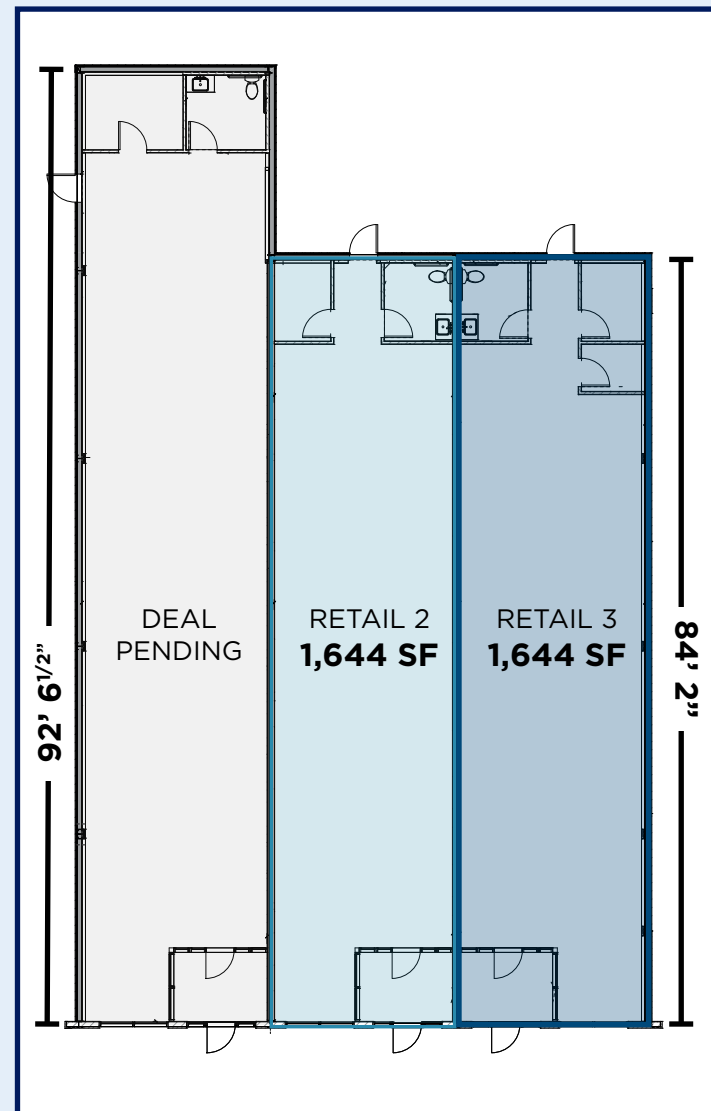
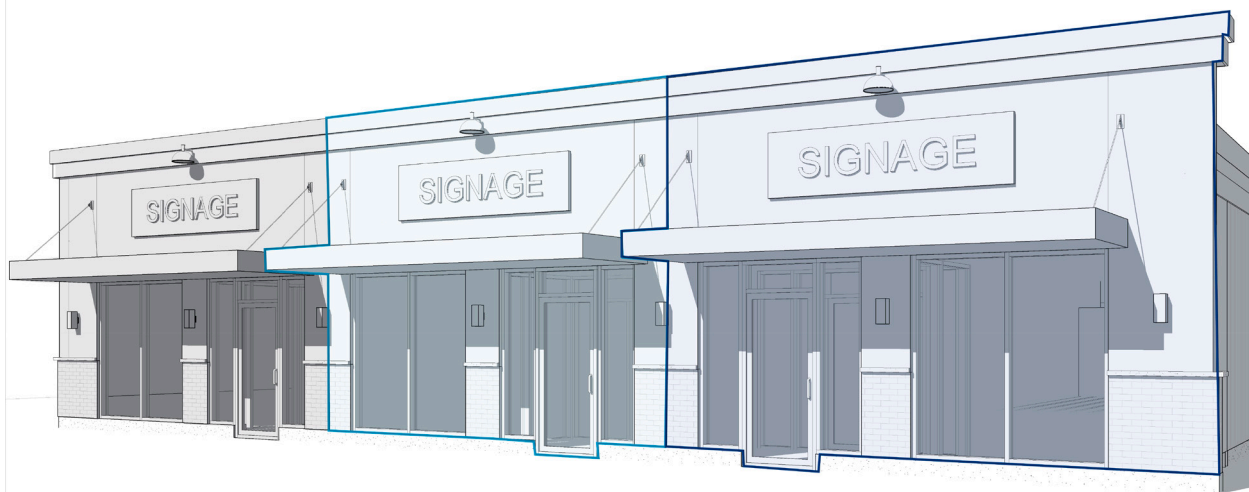
### 2024 DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	4 MILES
TOTAL POPULATION	14,169	60,949	149,018	289,737
DAYTIME POPULATION	14,436	72,167	165,207	298,140
MEDIAN HH INCOME	\$200,001	\$192,432	\$147,348	\$124,945



THE SPACES

1158 BEACON ST • ± 1,644 - 3,288 SF AVAILABLE



*\*Conceptual Demising Plan*



ZOOM  
AERIAL

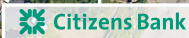
1158 BEACON ST • ± 1,644 - 3,288 SF AVAILABLE

# FOUR CORNERS, NEWTON, MA



**SITE**  
1158  
BEACON ST

Beacon St



Walnut St

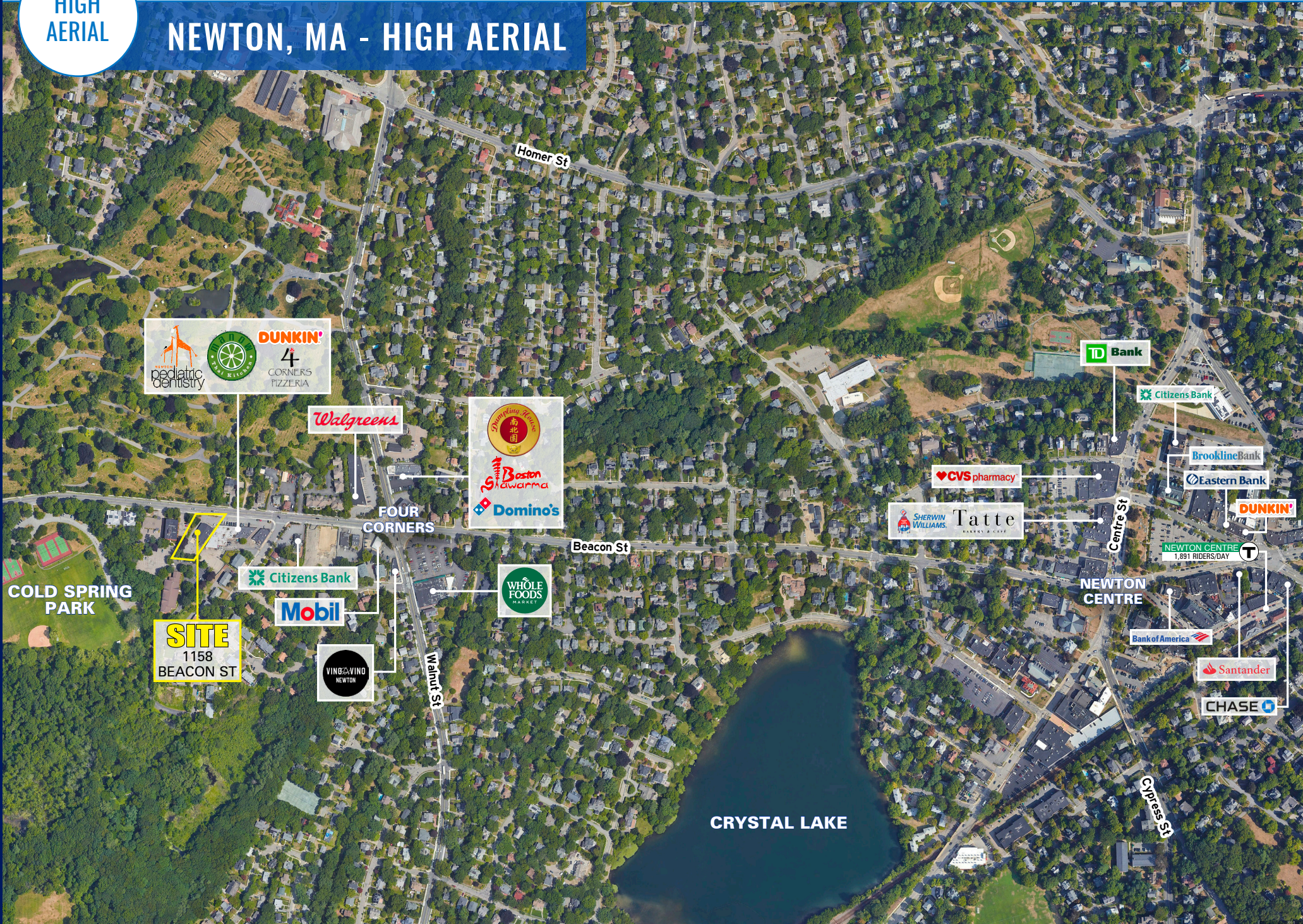




HIGH  
AERIAL

1158 BEACON ST • ± 1,644 - 3,288 SF AVAILABLE

# NEWTON, MA - HIGH AERIAL







NEWTON, MA

# 1158 BEACON ST

±1,644 - 3,288 SF AVAILABLE | RETAIL

**ADAM CIREL**

617.239.3621

ACIREL@ATLANTICRETAIL.COM

**SOPHIE MORRILL**

617.369.5926

SMORRILL@ATLANTICRETAIL.COM



**ALBANY**

**ATLANTA**

**BOSTON**

THE PRUDENTIAL CENTER  
BOSTON, MA 02199

617.239.3600

**CHARLOTTE**

**LOS ANGELES**

**NEW YORK CITY**

**ORLANDO**

**PITTSBURGH**

**WEST PALM BEACH**

**WWW.ATLANTICRETAIL.COM**

LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES

INSTAGRAM.COM/ATLANTIC\_RETAIL/

**CHAINLINKS**  
RETAIL ADVISORS