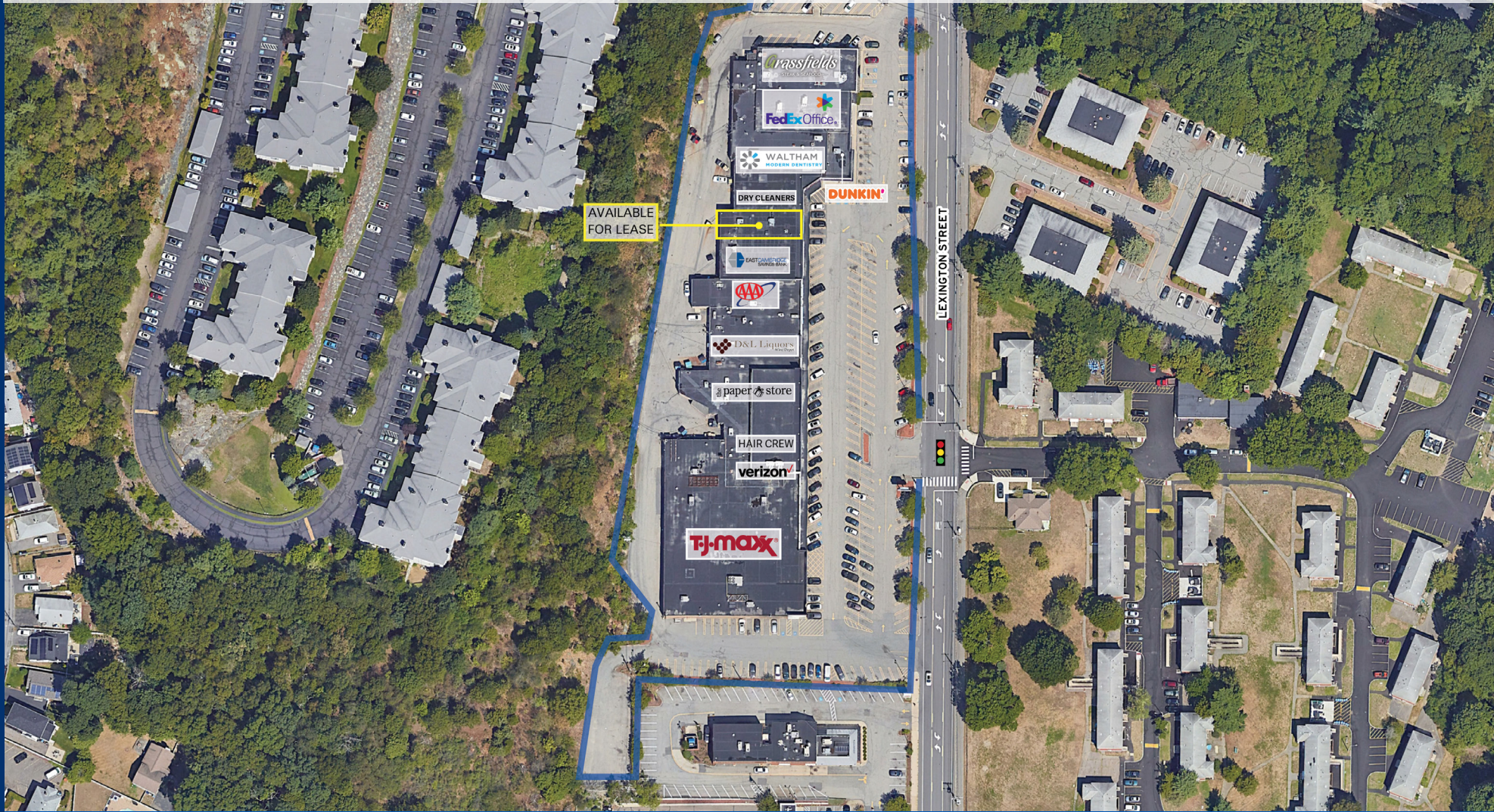


2,563 SF AVAILABLE
(FORMER MODERN DENTISTRY)



WALTHAM, MA

WAL-LEX PLAZA

AVAILABLE FIRST QUARTER 2025: RETAIL MEDICAL FITNESS SERVICES



AERIAL



WAL-LEX PLAZA TENANTS

- 1 TJ MAXX
- 2 VERIZON
- 3 HAIR CREW
- 4 THE PAPER STORE
- 5 D&L LIQUORS
- 6 THE U.S. POST OFFICE
- 7 AAA
- 8 EAST CAMBRIDGE SAVINGS BANK
- 9 AVAILABLE FOR LEASE 2,563 SF
- 10 DRY CLEANERS
- 11 WALTHAM MODERN DENTISTRY
- 12 DUNKIN DONUTS
- 13 FEDEX OFFICE
- 14 GRASSFIELDS

SITE

WAL-LEX PLAZA

the paper store TJ-maxx

Grassfields UNITED STATES POSTAL SERVICE

FedEx Office WALTHAM MODERN DENTISTRY

DION'S fine wine - spirits - craft beer DUNKIN'

PROJECT DETAILS

840 - 878 LEXINGTON STREET • ± 2,563 SF AVAILABLE • RETAIL

PROPERTY HIGHLIGHTS

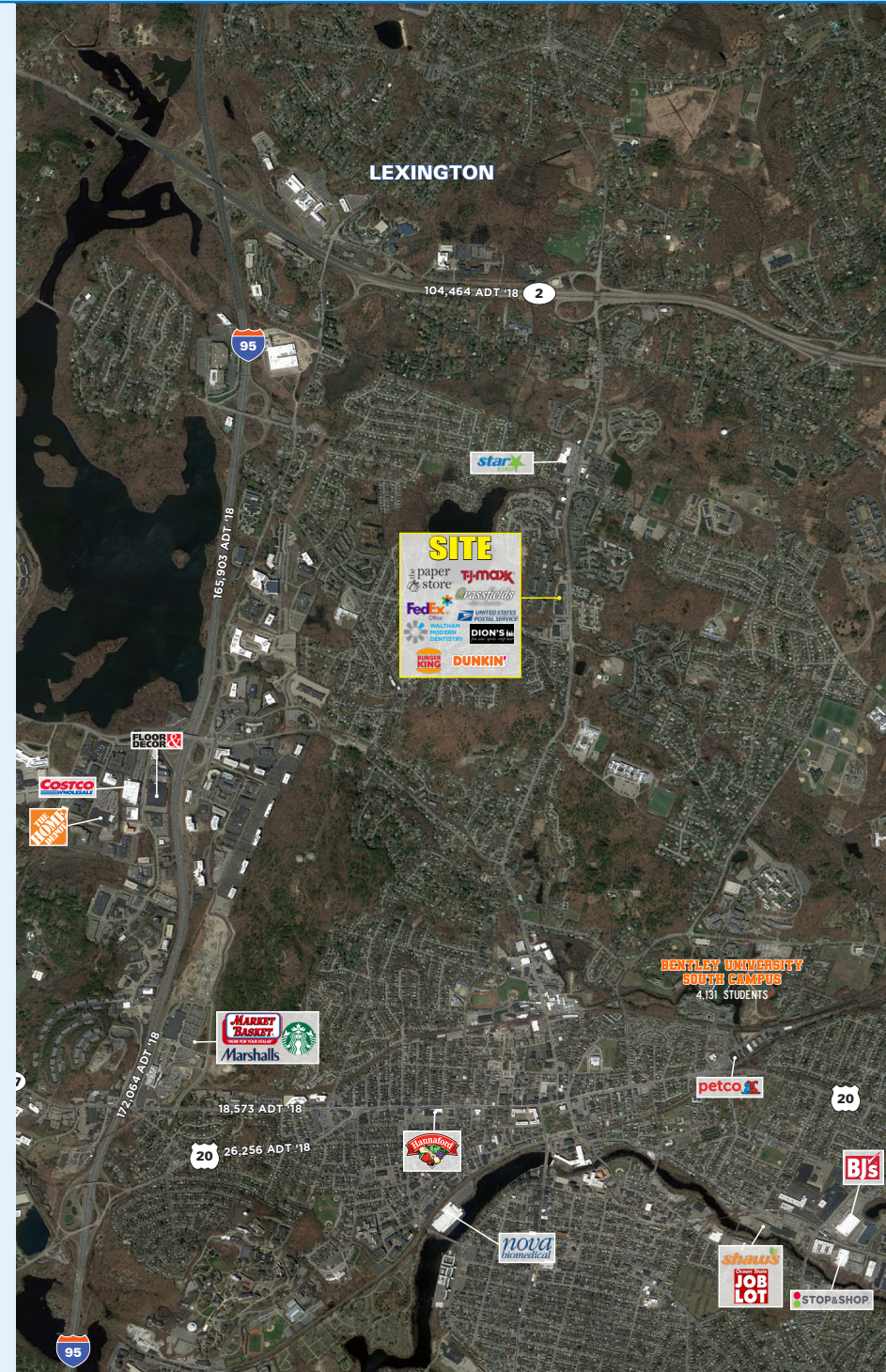
- Anchors: TJ Maxx, Grassfields and The Paper Store
- 3- mile demos: 106,108 ppl with median incomes exceeding \$120,000.00
- Parking ratio over 4 per 1000 SF
- Located on Lexington Street with a signalized entrance

OFFERING SUMMARY

LEASE RATE Negotiable

AVAILABLE SF 2,563 SF

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,481	40,894	112,530
TOTAL HOUSEHOLDS	15,086	106,108	286,584
MEDIAN HH INCOME	\$129,638	\$120,506	\$134,561



CHASE

BOSTON
Home Style Meats
MARKET

PHYSICIAN ONE
URGENT CARE
Starbucks
GameStop

Bank of America



WALTHAM, MA

840-876 LEXINGTON ST

+2,563 SF AVAILABLE | RETAIL

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REALTY
RESOURCES

CHAINLINKS
RETAIL ADVISORS

SITE
WAL-LEX PLAZA

Crassfields
DUNKIN'
the paper store
FedEx Office.

UNITED STATES
POSTAL SERVICE
T.J. MAXX®
WALTHAM
MODERN DENTISTRY

DION'S
fine wine - spirits - craft beer

11,410 ADT
Lexington Street