



FOR LEASE

LANDMARK LOCATION IN DEDHAM SQUARE

1730 +/- SF RETAIL/PROFESSIONAL/MEDICAL FREE STANDING SPACE AVAILABLE

402 WASHINGTON ST., Dedham, MA



FEATURES:

- FORMER NEEDHAM BANK SITE BEING RENOVATED FOR RETAIL/MEDICAL/PROFESSIONAL USER
- DIRECTLY ADJACENT TO CVS IN THE HEART OF DEDHAM SQUARE
- 1730 SF +/- BUILDING ON 1ST FLOOR
- 800 SF BASEMENT WITH BATHROOMS FOR ADDITIONAL WORKSPACE INCLUDED
- PARKING: 21 SPACES ONSITE WITH ADDITIONAL MUNICIPAL AND ON STREET PARKING
- MINUTES TO RT. 128/I-95, RT 1 AND VFW PARKWAY

DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

POPULATION

6,650

70,249

247,535

MEDIAN HH INCOME

\$131,875

\$109,433

\$110,953

CONTACT:

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AMERICAN COMMERCIAL REAL ESTATE
50 LEDGEVIEW WAY #2415, WRENTHAM, MASSACHUSETTS 02093
TEL: (508) 735-6378 | FAX: (508) 861-0537 | www.acreco.com



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DEDHAM AREA RETAIL CORRIDOR



**Dedham Square
Zoom**

- DEDHAM SQUARE IS HOME TO THE TOWN OFFICES, DISTRICT COURTHOUSE, POLICE, FIRE AND SAFETY, REGIONAL/LOCAL RETAILERS, RESTAURANTS AND SERVICES.
- SURROUNDING DEDHAM SQUARE IS: DEDHAM HIGH SCHOOL, ELEMENTARY SCHOOL, LEGACY PLACE, DEDHAM PLAZA, DEDHAM MALL, THE REGIONS LARGEST COLLECTION OF MAJOR RETAIL CHAINS... WITHIN MINUTES.
- WHOLE FOODS, STOP AND SHOP, STAR MARKET ALL WITHIN 1 MILE.
- OVER 6,500 SINGLE FAMILY HOMES AND 3,400 ONE AND TWO BEDROOM APARTMENTS

CONTACT:

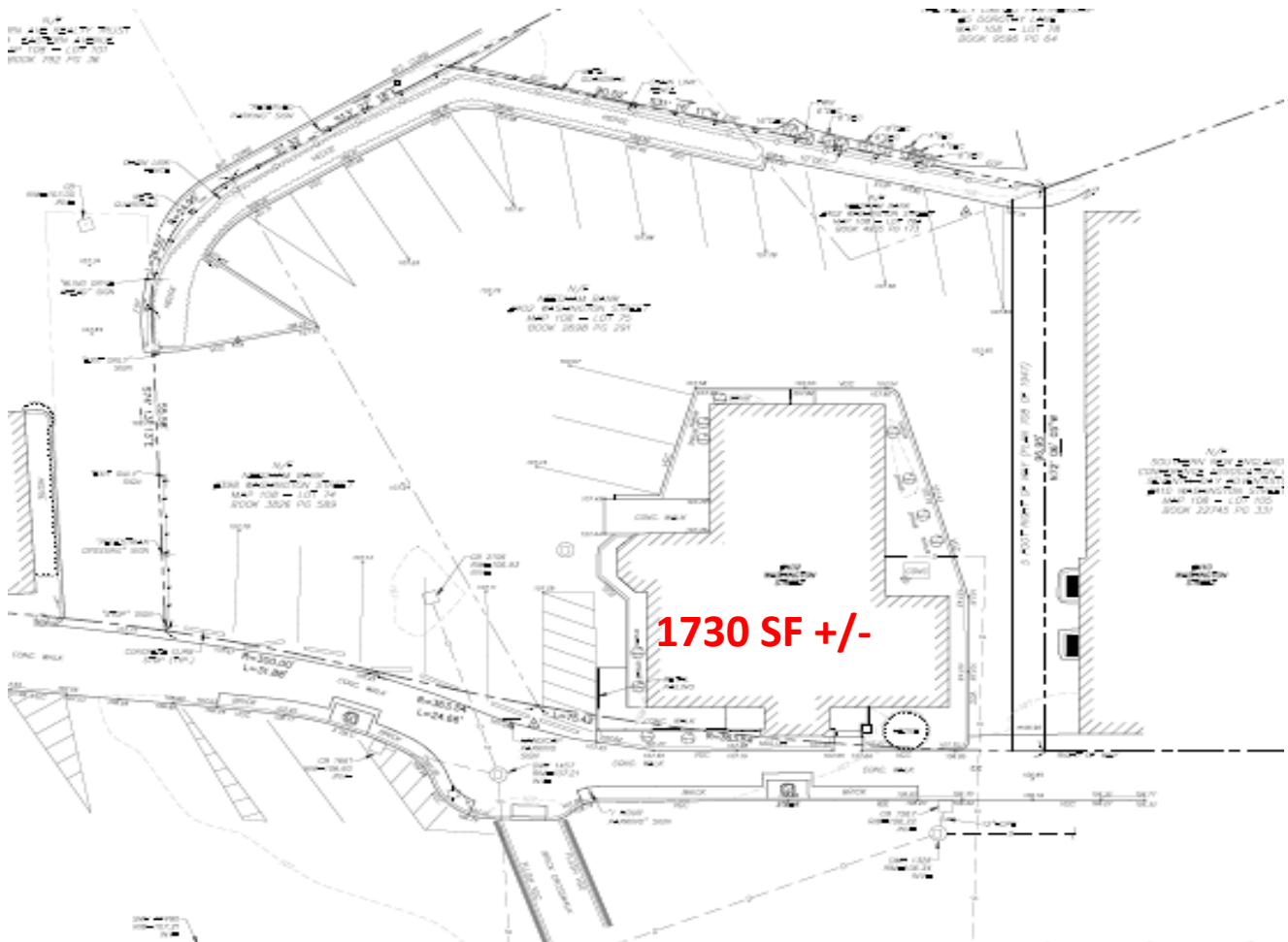
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FOR LEASE

3176 SF RETAIL/MEDICAL/PROFESSIONAL BUILDING SITE PLAN



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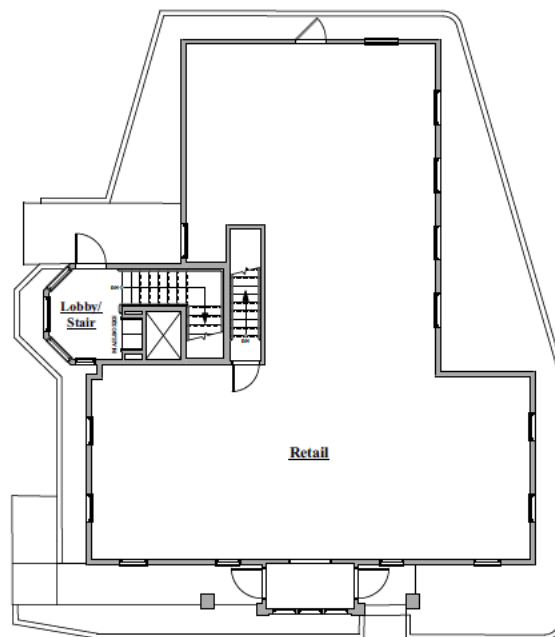
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FOR LEASE

1730 SF RETAIL/MEDICAL/PROFESSIONAL FIRST FLOOR PLAN



2 | **Ground Floor Plan**
A-1.1 | 1/8" = 1'-0"

- STAIRWAY TO UPSTAIRS CAN BE REMOVED FOR A SINGLE FLOOR TENANT
- 800 SF OFFICES IN BASEMENT FINISHED WITH BATHROOMS INCLUDED
- UPSTAIRS CAN BE ADDITIONAL OFFICES

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