



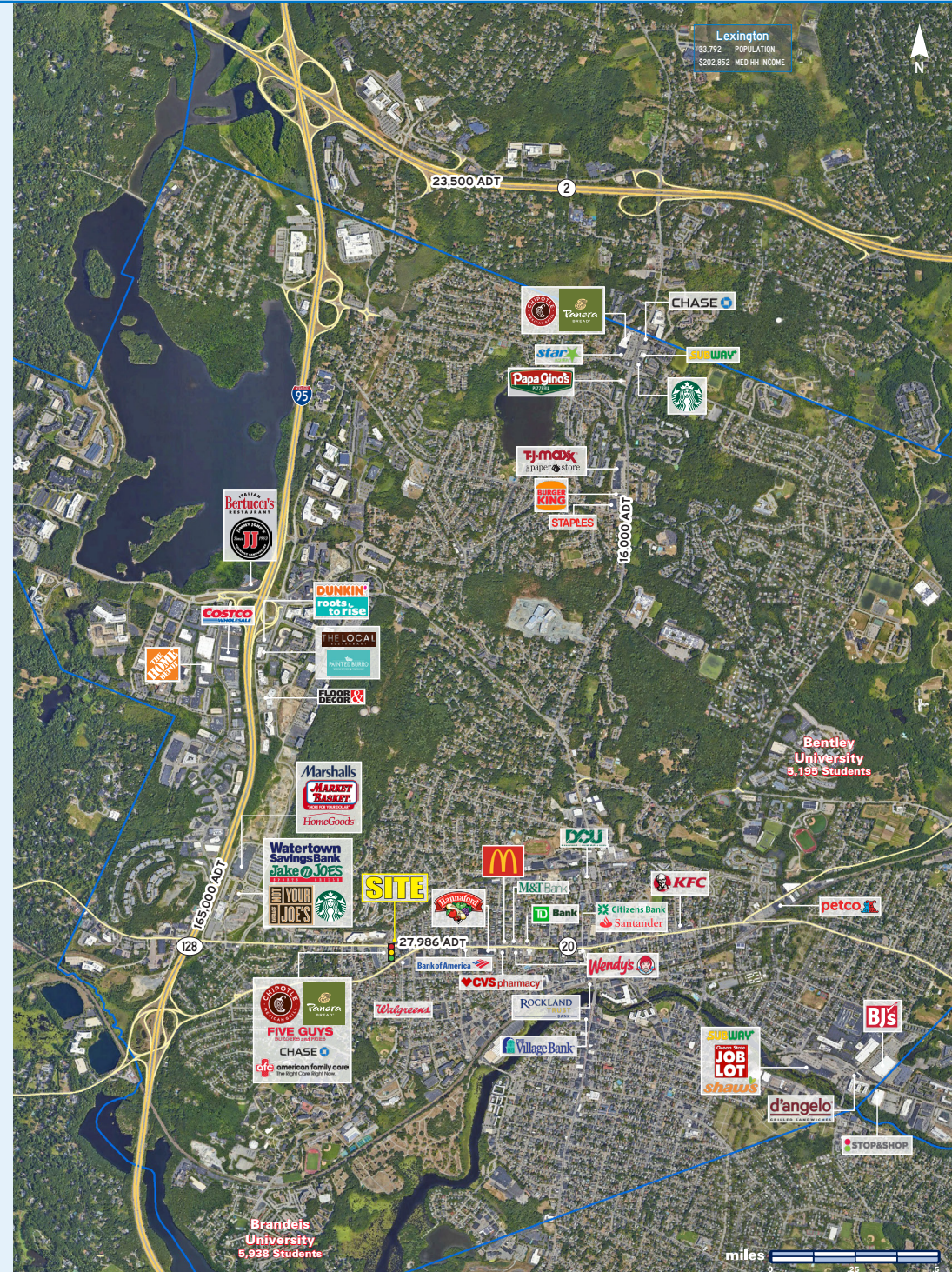
## PROJECT DETAILS

995 MAIN STREET • UP TO 4,000 SF FOR LEASE

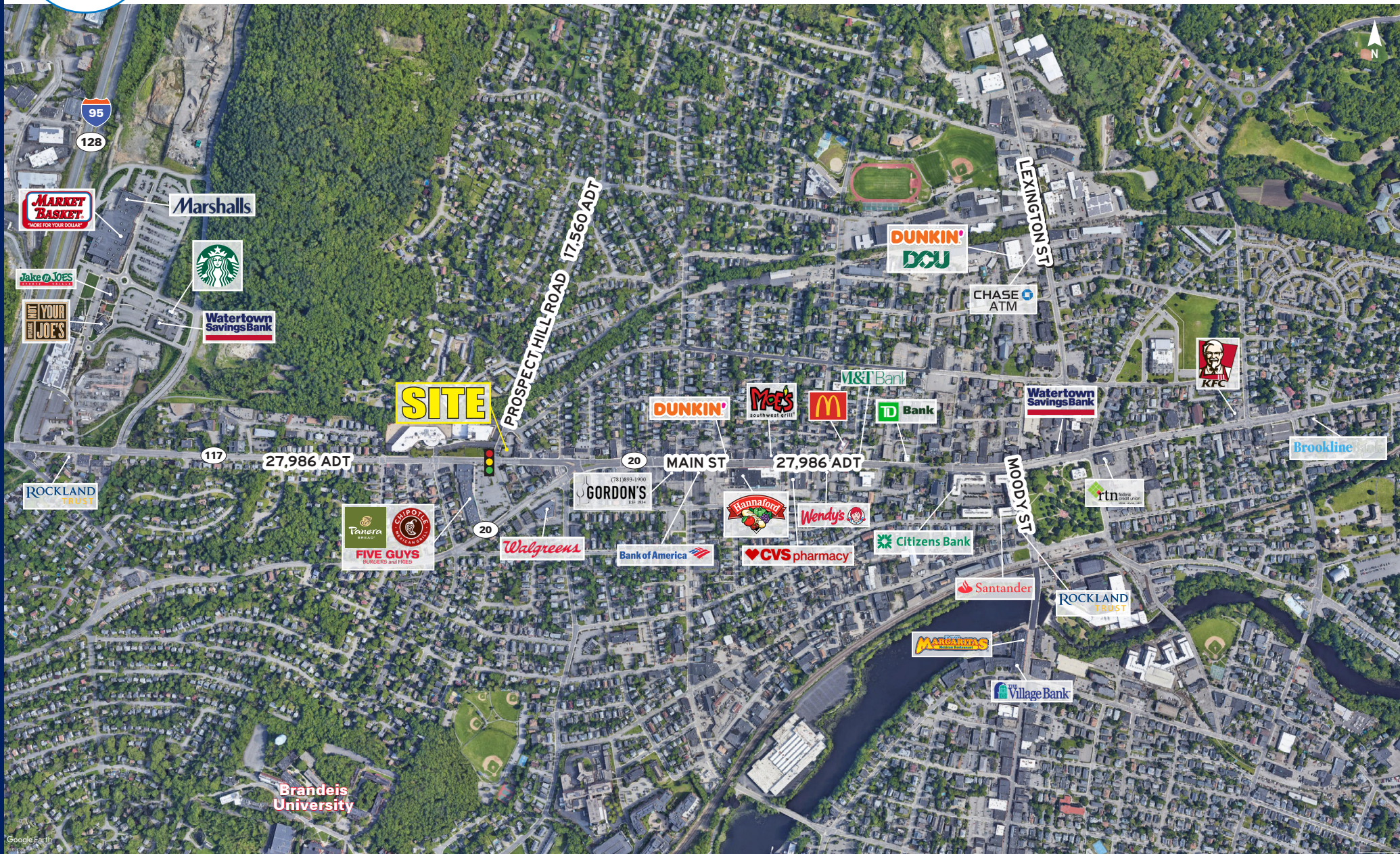
### PROPERTY HIGHLIGHTS

- Positioned at the signalized intersection of Main Street (Route 117) and Prospect Hill Road
- Up to 4,000 SF available for Lease (Ground Lease or Built-To-Suit)
- Up to 4,864 SF for a financial institution
- Proposed Delivery: Q3, 2026
- Pylon Signage
- 24 Parking Spaces
- Nearby retailers include Hannaford's, Walgreens, CVS, Market Basket, HomeGoods, Marshalls, Starbucks, Chipotle, Chase Bank, AFC Urgent Care, and Panera Bread.

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	19,971	101,984	247,771
DAYTIME POPULATION	33,049	138,514	301,724
MEDIAN HH INCOME	\$101,133	\$136,034	\$163,099
HOUSEHOLDS	9,506	42,716	100,976



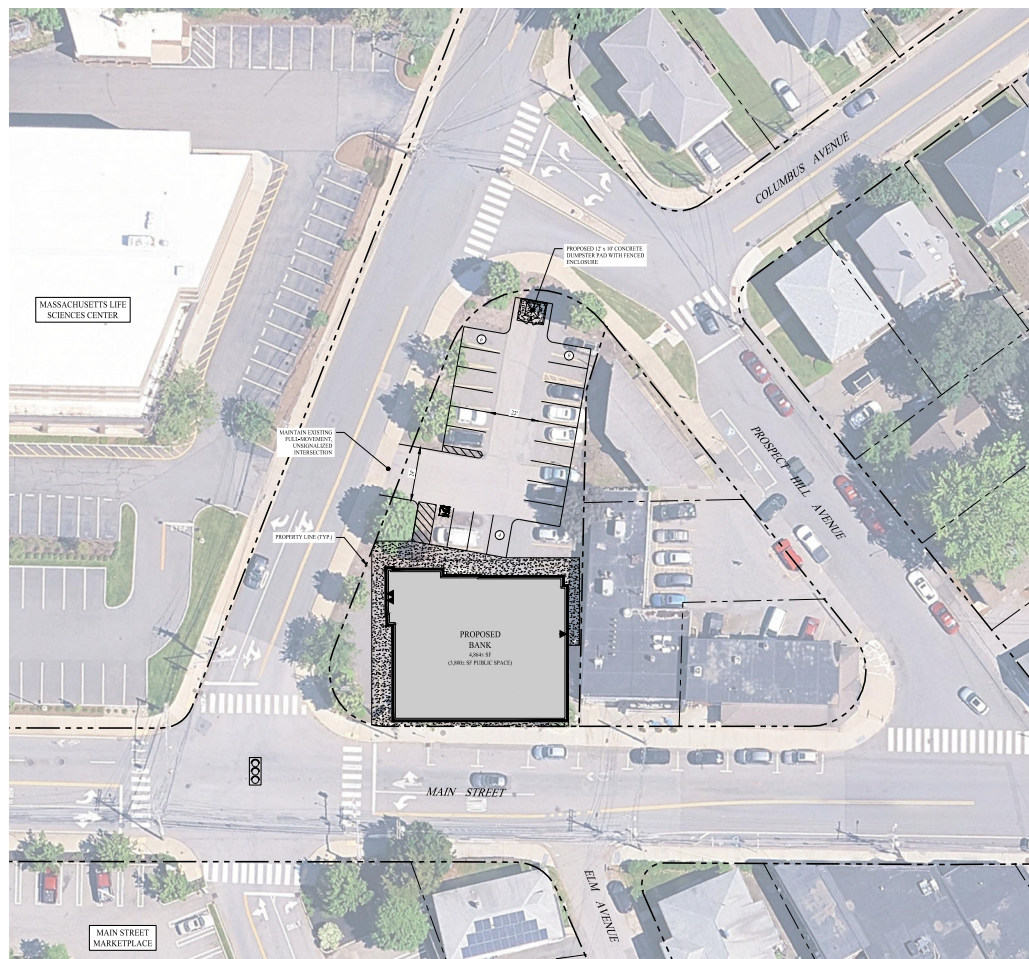
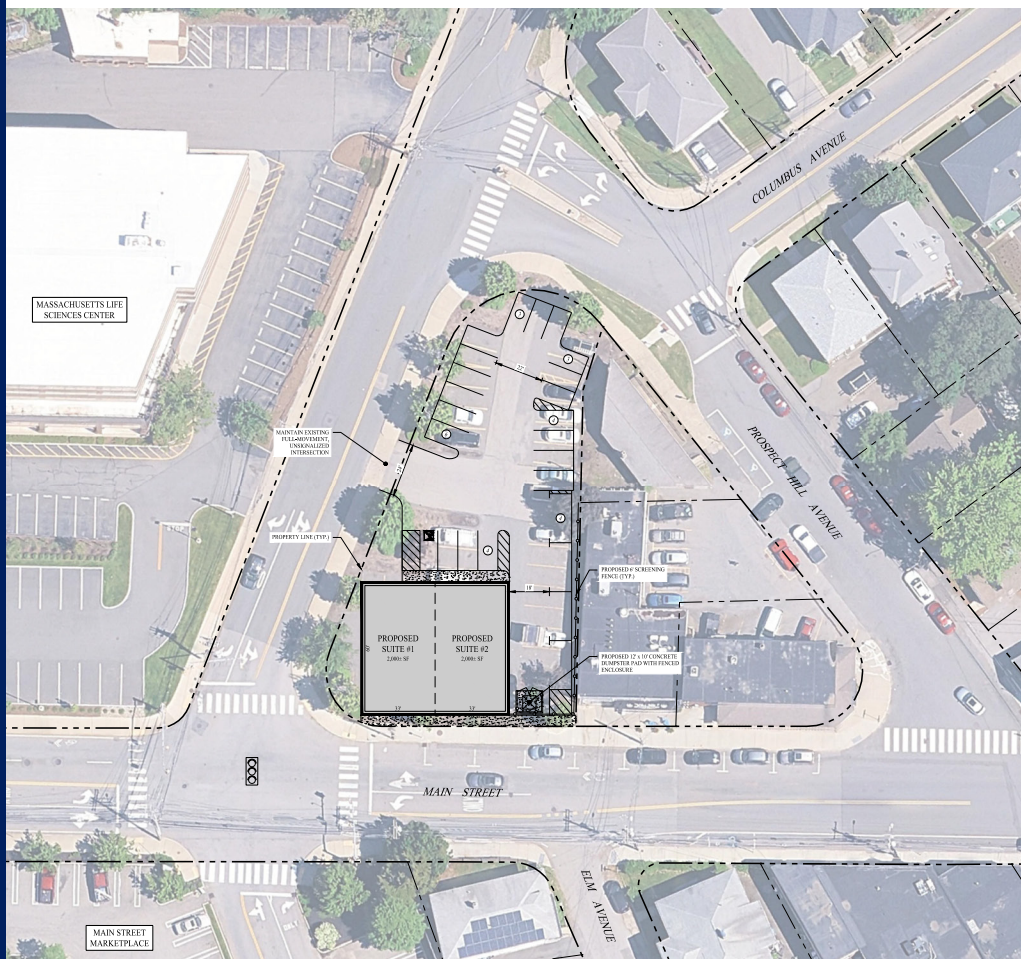






# SITE PLANS

995 MAIN STREET • UP TO 4,000 SF FOR LEASE





17,560 ADT

**SITE**



PROPOSED SUITE #1  
2,000 SF

PROPOSED SUITE #2  
2,000 SF

PROPOSED SUITE #3  
2,000 SF

PROPOSED SUITE #4  
2,000 SF

PROSPECT HILL

MAIN STREET

WALTHAM, MA

# 995 MAIN STREET

**UP TO 4,000 SF FOR LEASE**

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