

901  
SPEEN STREET  
NATICK, MA  
921



3,775 SF RETAIL SPACE FOR LEASE

**NAI** Glickman Kovago & Jacobs

# Offering

LEASE RATE: \$30.00 SF/YR NNN

## Property Summary

TOTAL BUILDING SIZE: 215,426 SF

SPACE SIZE 3,775 SF

LOT SIZE: 13.2 ACRES

YEAR BUILT: 1978

FLOORS: ONE (1)

PARKING SPACES: 750

ZONING: CII

TRAFFIC COUNTS (SPEEN ST) 32,871 AADT



## PROPERTY DESCRIPTION

A photograph showing the interior of a salon. A large, black-framed mirror is mounted on a light-colored wall, reflecting a brown leather salon chair and a wooden floor. The room is well-lit with recessed ceiling lights. The overall aesthetic is modern and clean.

A beautiful 3,775 SF retail space is available for lease. Situated in the middle of a high performing shopping center, this space includes a full-service salon with 10 salon chairs, 3 wash bowls, a color room, and a break room with a washer and dryer.

Additionally, the space features a spa with 6 spa rooms, a lounge, and 2 bathrooms with lockers.

Positioned in the heart of Natick, the location offers endless possibilities for business and shopping. Conveniently located in the Cloverleaf Mall across the street from the Natick Mall, this property is part of a bustling shopping plaza with notable tenants including Aldi, Total Wine, Guitar Center, Ethan Allen, and Burlington Coat Factory.

# SALON HIGHLIGHTS



## FULL-SERVICE SALON:



TEN (10) SALON CHAIRS



THREE (3) WASH BOWLS



COLOR ROOM

BREAK ROOM WITH WASHER | DRYER

## SPA:



SIX (6) SPA ROOMS

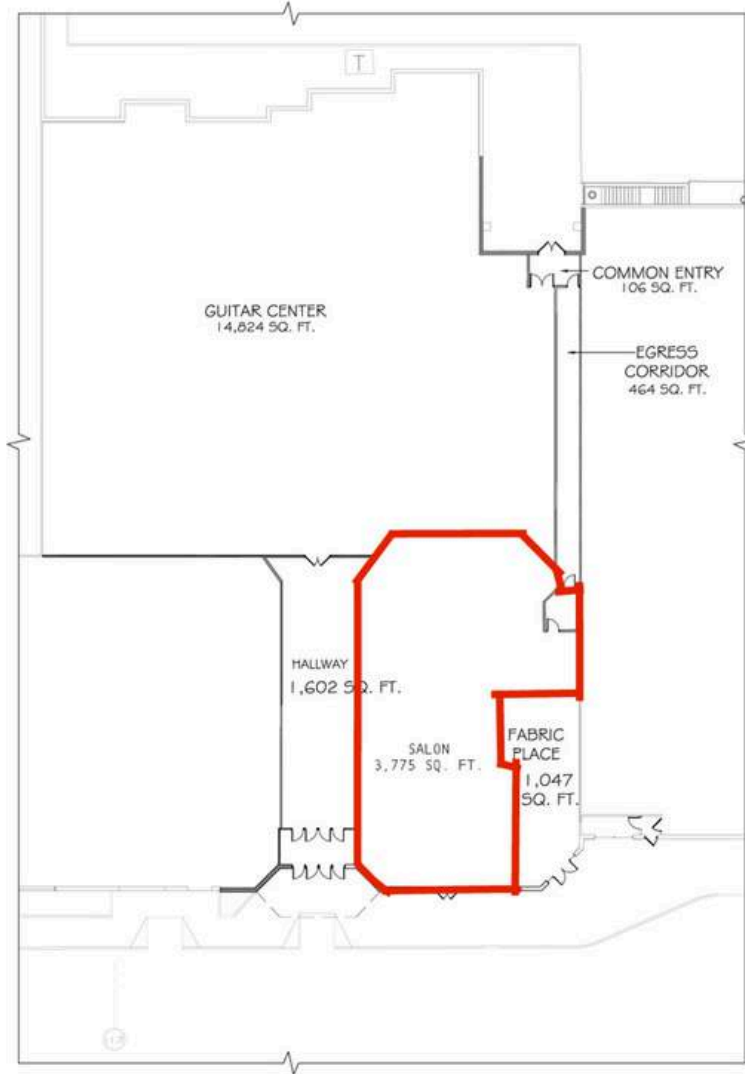
LOUNGE



TWO (2) BATHROOMS WITH LOCKERS

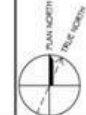
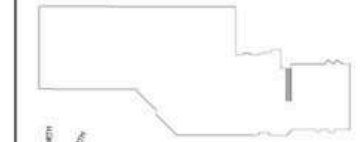


# FLOOR PLAN



**A1 SQUARE FOOTAGE PLAN**  
 1/4"=1'-0" 0 4' 8' 16'

**KEY PLAN (NOT TO SCALE)**



**H&A** HABEEB & ASSOCIATES  
 ARCHITECTS, INC.  
 100 COMMERCIAL STREET  
 SUITE 200  
 NATICK, MA 01909  
 TEL: 508.548.1100  
 FAX: 508.548.1101

**CLOVERLEAF MALL**  
 SPEEN STREET  
 NATICK, MA

MARK	DATE	DESCRIPTION

PROJECT NO: 1003.016  
 DATE: 12-01-15  
 SCALE: AS NOTED  
 DRAWN: JS  
 CHECKED BY: DM

FLOOR PLAN

**A-102**

# LOCATION: CLOVERLEAF SHOPS + APARTMENTS

**National and regional of tenants of Cloverleaf Shops include:**

**Total Wine**  
& MORE

**Guitar Center**

**HARBOR FREIGHT**

**Redi**

**Burlington**

**BOOT BARN**

**Fabric Place**

**ETHAN ALLEN**

**Located within the plaza is the luxurious Cloverleaf Apartments:**

- 183 Units
- Swimming Pool
- Media Room
- Fitness Center
- In-unit washer and dryer
- Off-street parking

## LOCATION: NATICK MALL

321 Speen Street is located directly across from the Natick Mall, a super regional mall with over one (1) million SF of leasable space, the largest in New England.

- **Location:** Next to Route 9 and I-90 (Mass Pike), providing direct access from Boston to Worcester.
- **Accessibility:** Attracts visitors from all over Massachusetts and New England.
- **Tenant Types:** Anchors, Luxury, Major Retailers.
- **Anchor Tenants:** Nordstrom, Macy's, Dave & Buster's.
- **Luxury Tenants:** Louis Vuitton, Gucci, Burberry, Salvatore Ferragamo, Tiffany & Co.
- **Major Retailers:** Nike, Forever 21, Apple, J. Crew, H&M, Uniqlo, Crate & Barrel, Level 99, Zara, North Face, Sephora, and more.

## LOCATION: NEARBY ATTRACTIONS

### **Nearby Residences:**

- Cloverleaf Apartments: 182 units (40 affordable, 142 market).
- Avalon Natick: 407 units (102 affordable, 305 market).
- Avenu: 164 high-end senior living units (17 affordable, 147 luxury).
- Nouvelle Condos: Beautiful condos next door.

### **Nearby Businesses:**

- MathWorks HQ Campus down the road.
- Orthopedics of New England nearby.



# RETAIL MAP

Avalon Natick

## NATICK MALL



NORDSTROM

FOREVER 21



Total Wine & MORE



Redi

HARBOR FREIGHT

Burlington

KOHLER



ETHAN ALLEN

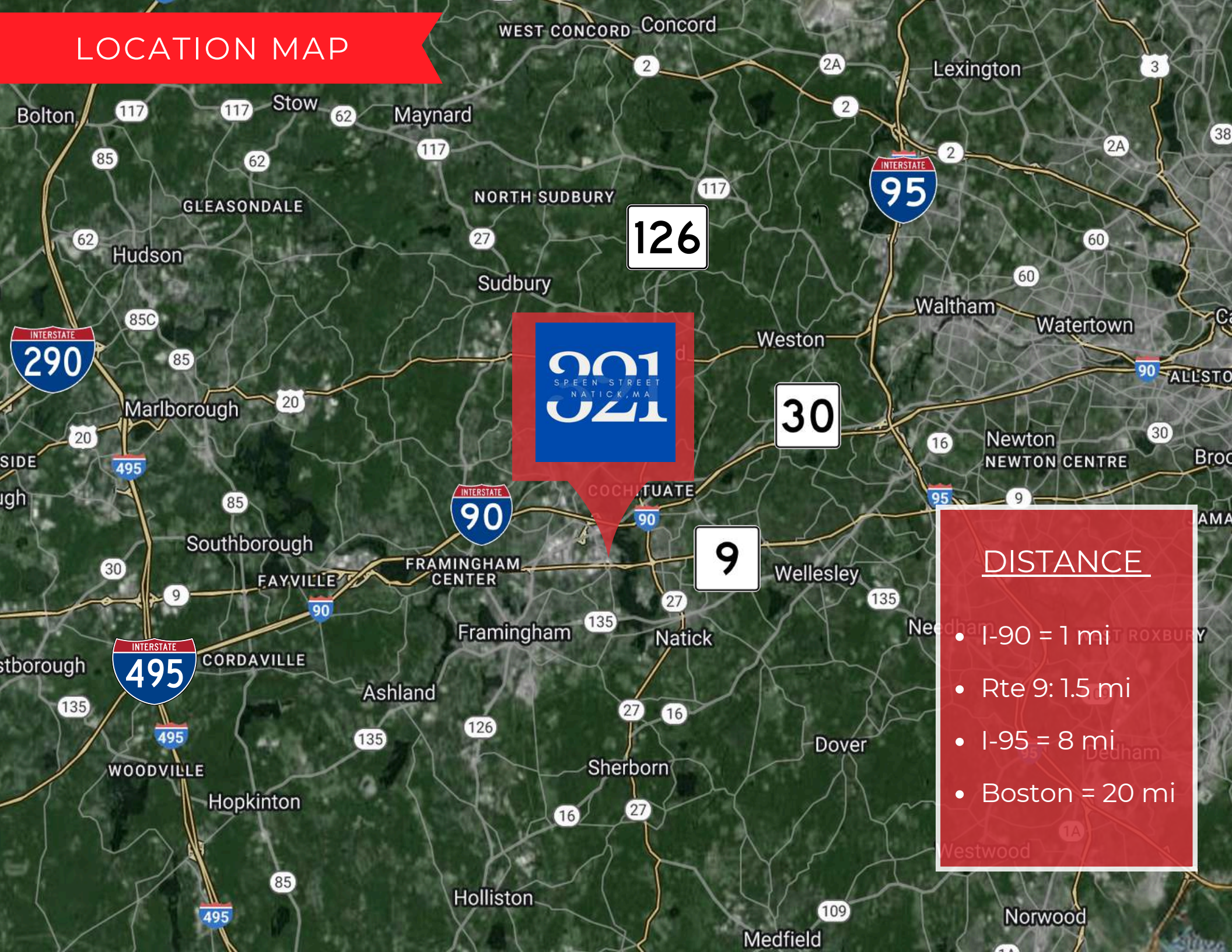


GOLDEN TRIANGLE

9



# LOCATION MAP



DISTANCE

- I-90 = 1 mi
- Rte 9: 1.5 mi
- I-95 = 8 mi
- Boston = 20 mi

# NATICK MARKET



## **RETAIL | DINING OPTIONS**

Natick, MA offers a vibrant mix of retail and dining options, including the expansive Natick Mall, which features high-end retailers and popular restaurants. The town's bustling downtown area is home to an array of unique boutiques and diverse eateries, making it an attractive destination for both shoppers and food enthusiasts.



## **ACCESSIBILITY | TRANSPORTATION**

Natick, MA boasts excellent accessibility and transportation options, with convenient access to major highways such as the Massachusetts Turnpike and Route 9. The town is also well-served by the MBTA commuter rail, providing easy connections to Boston and surrounding areas, making it an ideal location for retail businesses.



## **BUSINESS DEVELOPMENT**

Natick, MA is experiencing robust business development, driven by a supportive local government and a thriving economy. The town offers various incentives and resources for new businesses, fostering a dynamic environment that attracts both established companies and innovative startups.

# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# DEMOGRAPHICS



Population	2 Miles	5 Miles	10 Miles
<b>Total Population</b>	39,117	149,013	544,349
<b>Average Age</b>	42	41	42
<b>Average Age (Male)</b>	40	40	40
<b>Average Age (Female)</b>	43	42	43

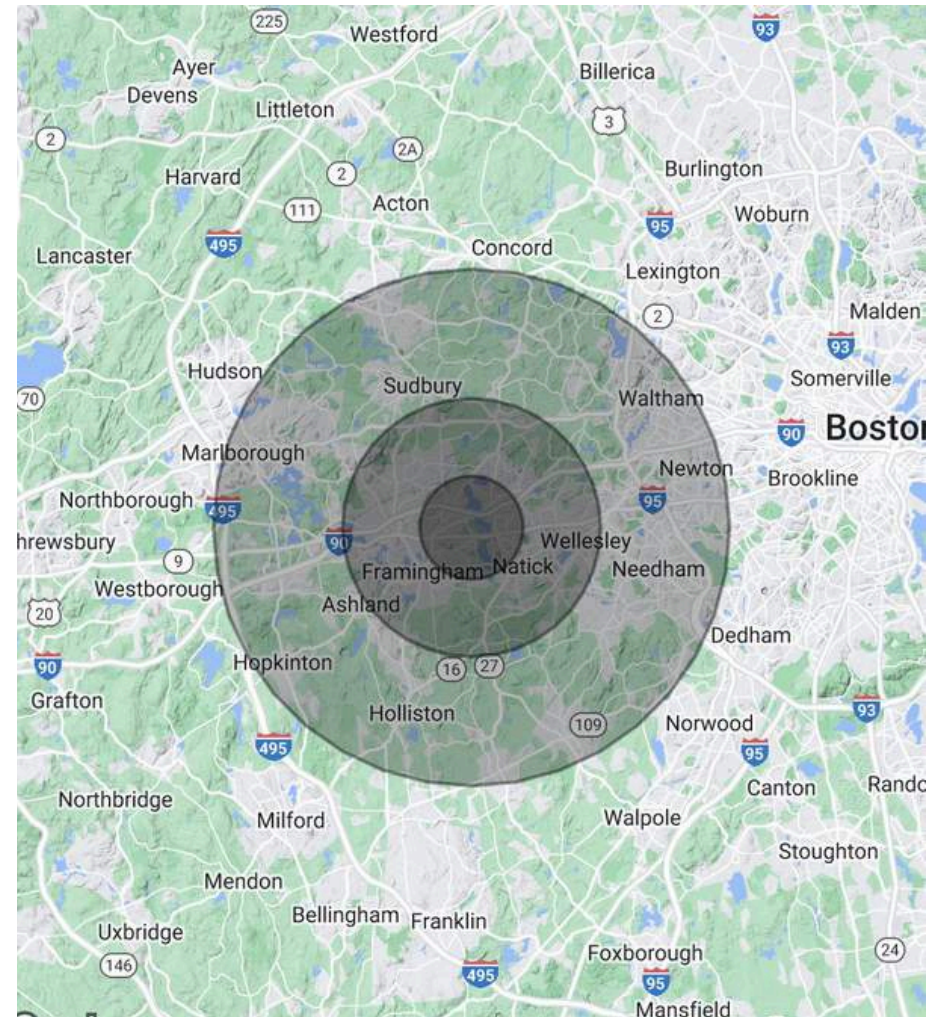
Households & Income	2 Miles	5 Miles	10 Miles
<b>Total Households</b>	15,705	55,563	203,586
<b># of Persons per HH</b>	2.5	2.7	2.7
<b>Average HH Income</b>	\$167,441	\$194,130	\$210,348
<b>Average House Value</b>	\$709,520	\$819,149	\$964,519

## Traffic Counts

**33,000** /day

*Demographics data derived from AlphaMap*

Day Time Population	2 Miles	5 Miles	10 Miles
<b>Daytime Population</b>	48,623	146,999	474,279



# CONTACT US



**MICHAEL JACOBS**  
Managing Principal

774-230-3448

[mjacobs@glickmankovago.com](mailto:mjacobs@glickmankovago.com)



**TIM WHITTREDGE**  
Senior Vice President

774-239-1900

[twhittredge@glickmankovago.com](mailto:twhittredge@glickmankovago.com)



**SPENCER WALNISTA**  
Associate Broker

508.723.2764

[swalnista@glickmankovago.com](mailto:swalnista@glickmankovago.com)

# NAI Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

[www.glickmankovago.com](http://www.glickmankovago.com)

901  
SPEEN STREET  
NATICK, MA  
321

All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.