

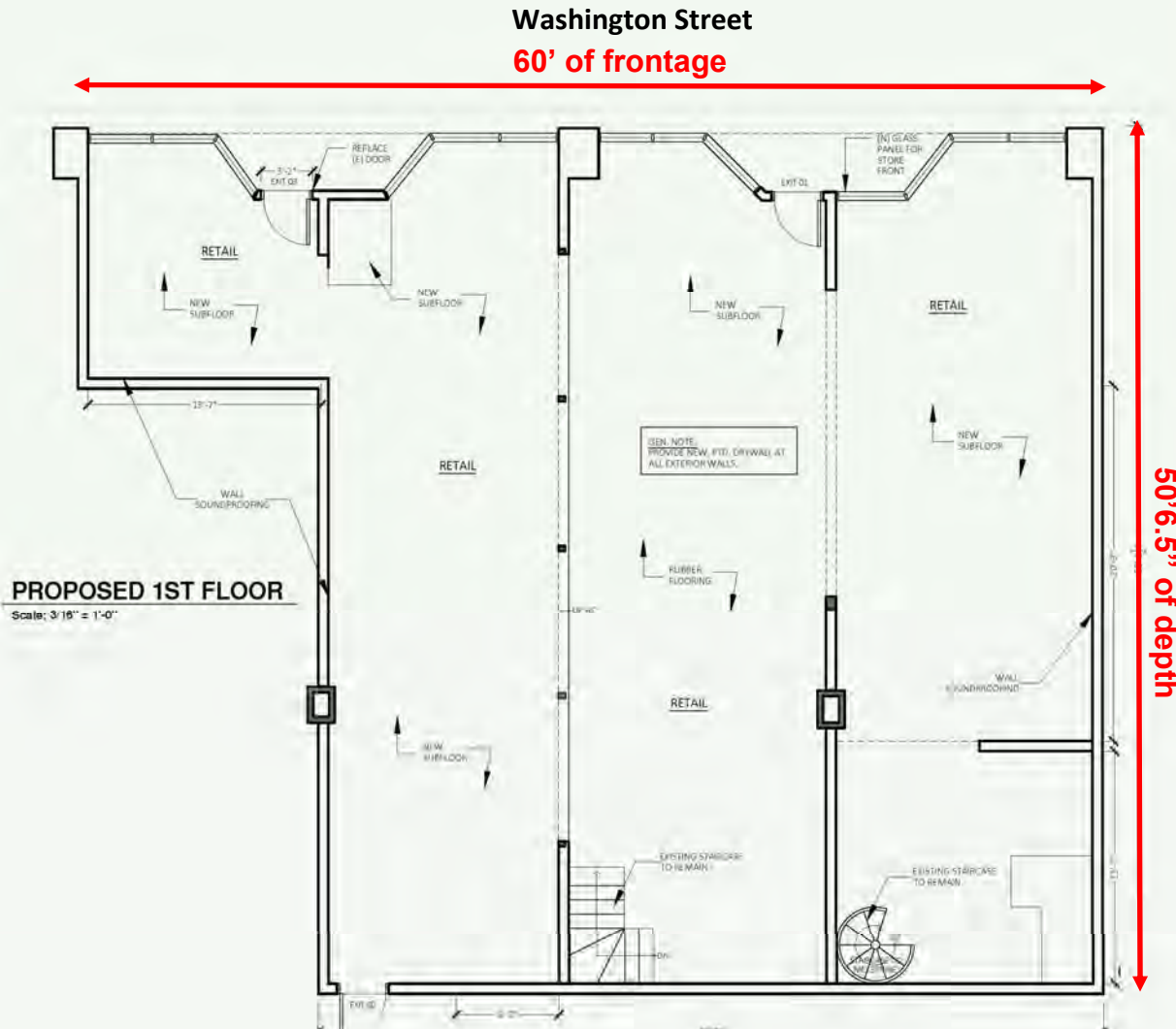
# BROOKLINE, MA

706 WASHINGTON STREET - WASHINGTON SQUARE



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### SITE OVERVIEW



#### Space

2,500+/- SF plus basement with 11'4" ceiling height and **60' of frontage** at the corner of Beacon St. & Washington St. to be delivered in vanilla shell condition.



#### Location

Prime retail location just steps from the MBTA Green Line (C-Branch) subway stop. The Green Line provides direct access to Downtown Boston and surrounding neighborhood and communities as do the multiple bus routes which service Washington Square. The property benefits from strong foot and commuter traffic, good parking along Beacon Street, and excellent generators in the Square, which is expanding a historic dining destination. Boston College, Boston University, and the Hospital District are all within 1.5 miles of the site.



#### Area

Washington Square is home to notable tenants such as Caffe Nero, bartaco, Barcelona Wine Bar, Chef Joe Cassinelli's Painted Burro, Publick House, Golden Temple (50 years and counting!), Washington Square Tavern, Mamaleh's Deli, and so many others, which makes it such a dynamic environment.



#### Demographics

Brookline is a densely populated and affluent community. Outside of New York City, one would be hard pressed to find a stronger combination of density and income anywhere on the East Coast.

### DEMOGRAPHICS

|               | 0.50-MILE | 1-MILE    | 2-MILE    | 3-MILE    |
|---------------|-----------|-----------|-----------|-----------|
| POPULATION    | 17,201    | 71,110    | 191,384   | 402,638   |
| AVG HH INCOME | \$207,445 | \$165,822 | \$155,106 | \$166,116 |
| EMPLOYEES     | 3,568     | 23,434    | 88,211    | 214,641   |

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**Corporate Realty Advisors, Inc.**

60 State Street, Suite 1400

Boston, Massachusetts 02109

781-396-5400

[www.cra-boston.com](http://www.cra-boston.com)

**John Dennis**

[jd@cra-boston.com](mailto:jd@cra-boston.com)