

RETAIL SPACE
FOR LEASE

1050 SF



NORTH BEACON STREET, WATERTOWN, MA 02472

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PROPERTY SUMMARY

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

This 1,050-square-foot street-level space offers a turnkey opportunity for a beauty salon or personal care business. The first floor features an open, rectangular layout with large storefront windows and excellent natural light, creating an inviting, high-visibility retail presence. The finished lower level adds valuable flexibility, with two private treatment rooms and extensive storage. The space comes fully equipped with permanent fixtures, including two combination wash stations and a reception desk, plus optional styling stations, a manicure table, and additional furnishings tenants may choose to keep or have removed. With move-in-ready infrastructure already in place, the space is ideal for a beauty or wellness operator.

OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (MG)
Available SF:	1,050 SF

PROPERTY HIGHLIGHTS

- Standalone building
- Highly visible location
- Street level storefront
- Large display windows
- Existing salon improvements
- Finished lower level with treatment rooms
- Flexible furnishings available
- Competitive monthly rent
- Potential one-month free rent incentive
- Close proximity to Cambridge and Somerville
- Turnkey opportunity for many beauty and wellness concepts

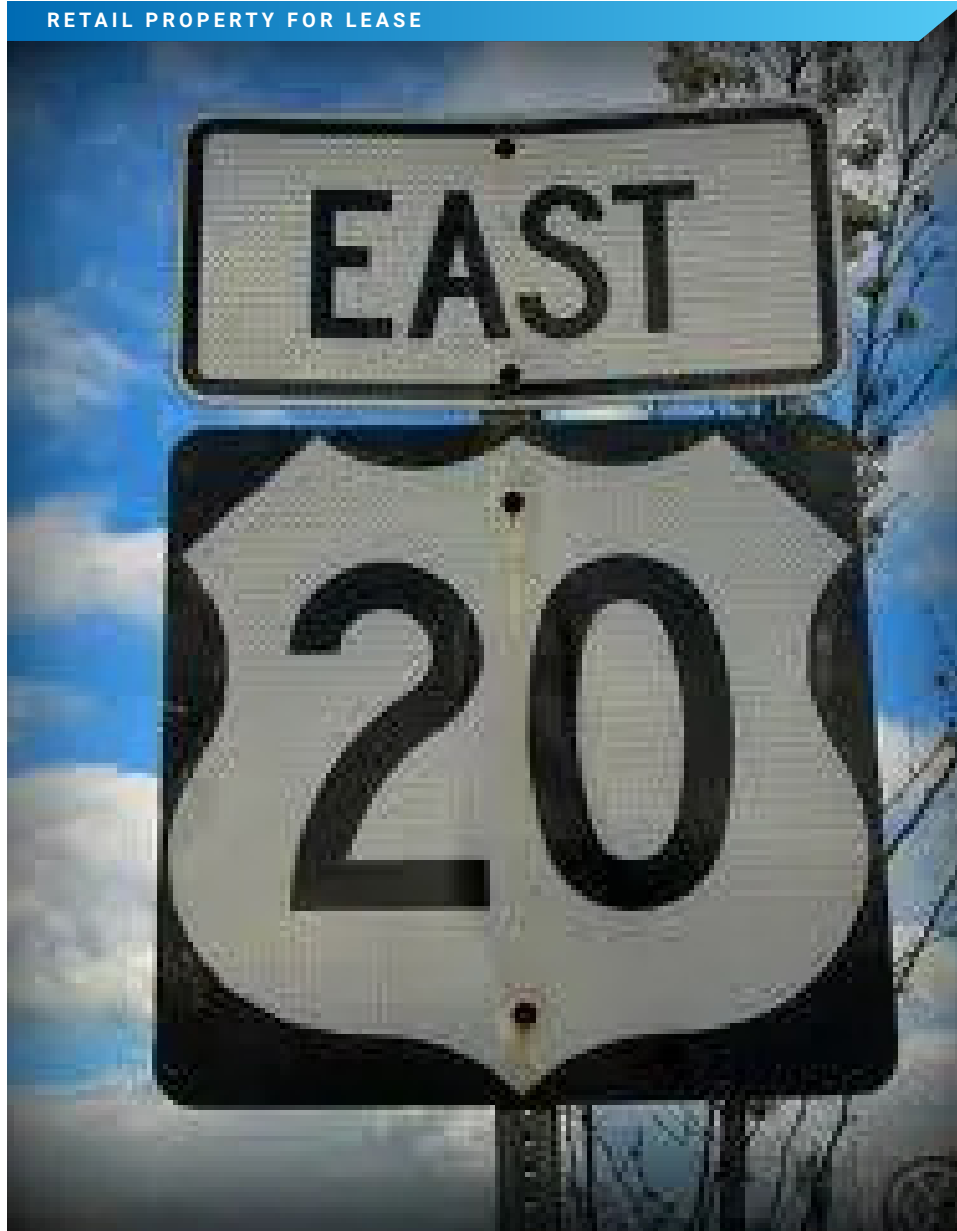
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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY FOR LEASE

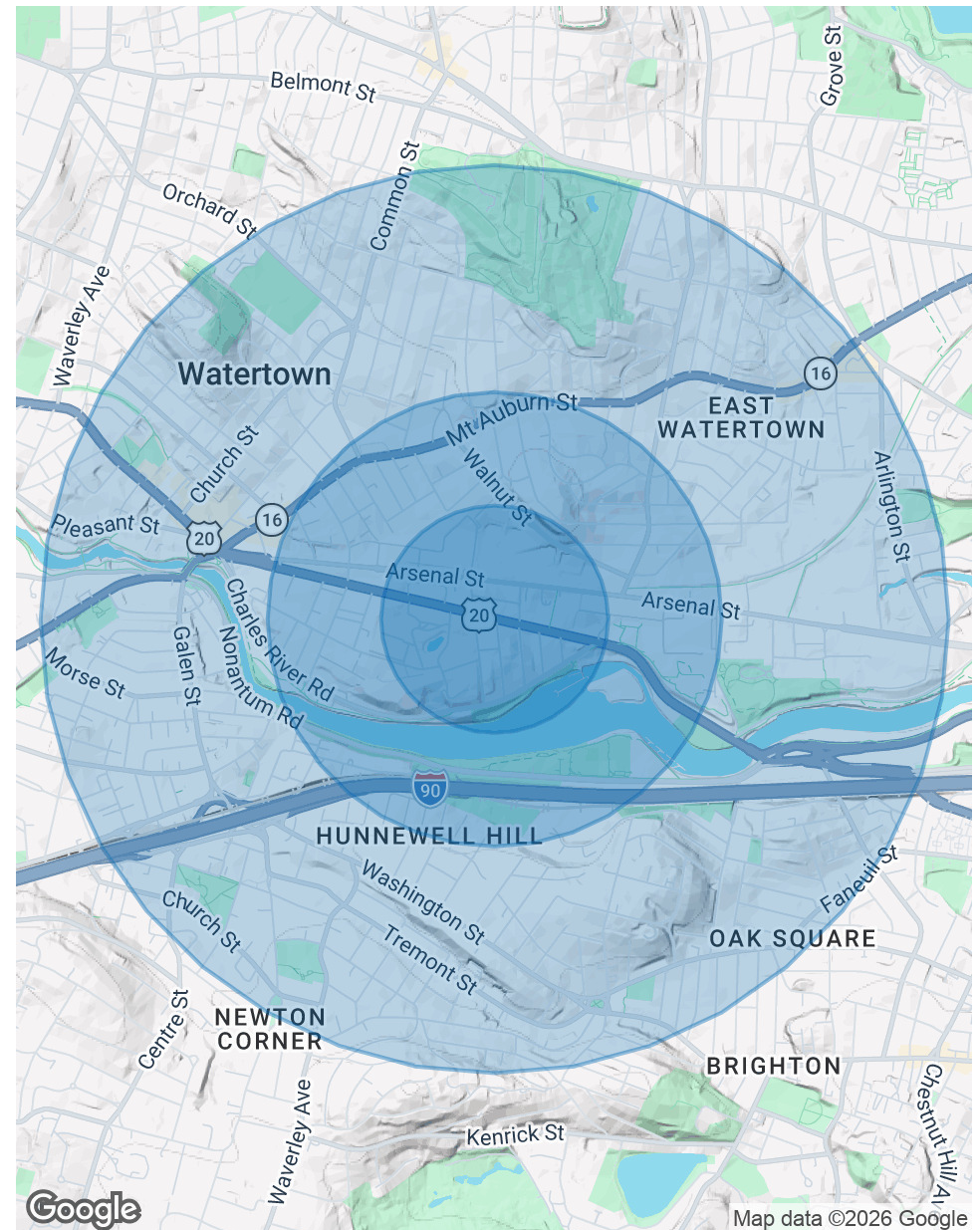
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,311	5,959	28,659
Average Age	35.3	37.4	37.6
Average Age (Male)	33.5	35.9	36.8
Average Age (Female)	39.4	40.2	39.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	676	2,891	12,725
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$157,200	\$161,960	\$163,430
Average House Value	\$818,540	\$839,247	\$859,921

2023 American Community Survey (ACS)



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