



# WELLESLEY SQUARE RESTAURANT OPPORTUNITY

3,842 SF | 45 CHURCH STREET | WELLESLEY, MA



## PREMIER CO-TENANCY UNMATCHED SPENDING POWER

Wellesley Square offers a curated mix of high-end national and local retail and restaurant operators that creates an excellent customer experience. With Wellesley consistently ranking among the wealthiest municipalities in Massachusetts, 48-50 Central Street offers unparalleled access to some of New England's strongest discretionary spending. This vibrant commercial hub offers excellent walkability and connectivity, which allows residents to actively support their luxury, boutique, and experiential retail expenditures with ease. Its unique mix of both established brands and beloved local institutions creates strong synergy and a destination appeal.



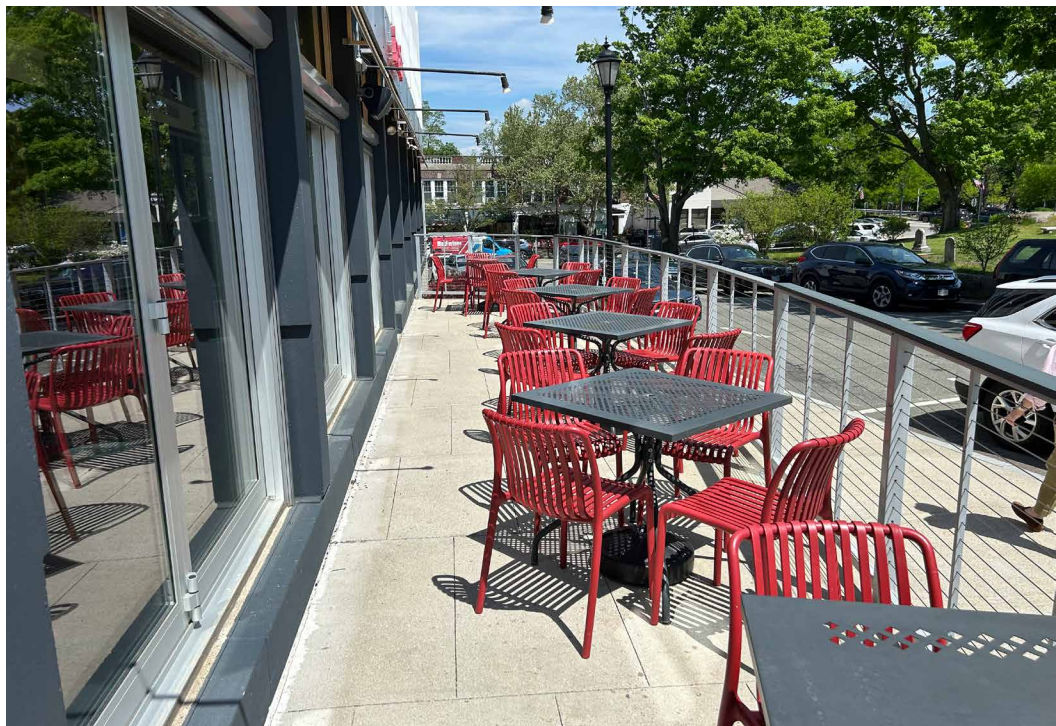
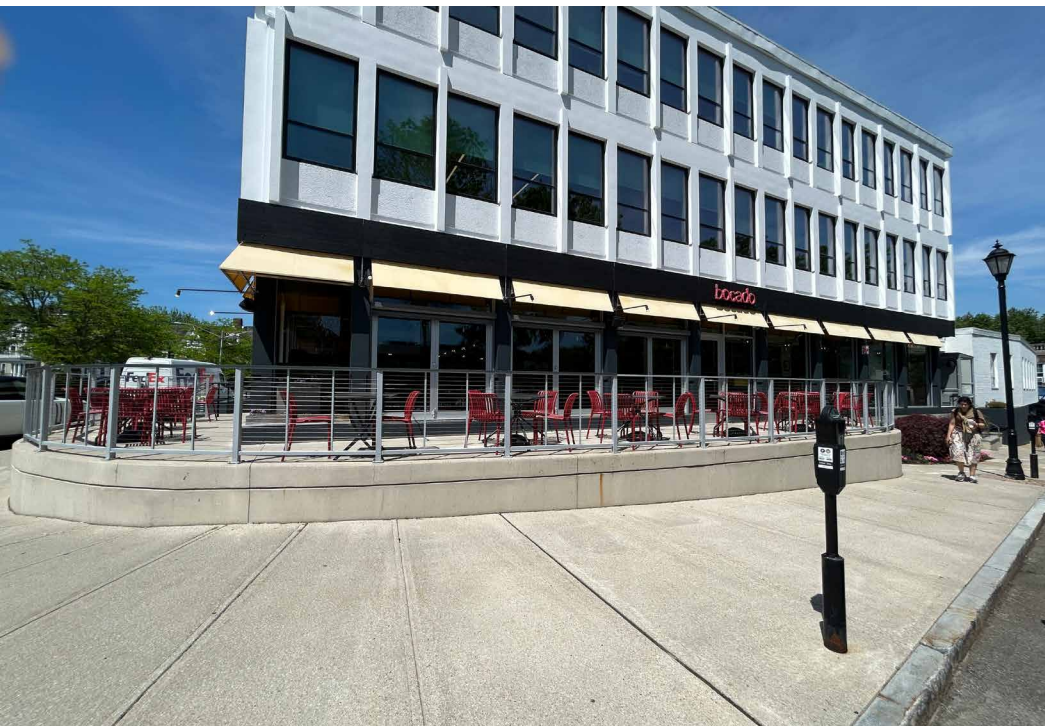


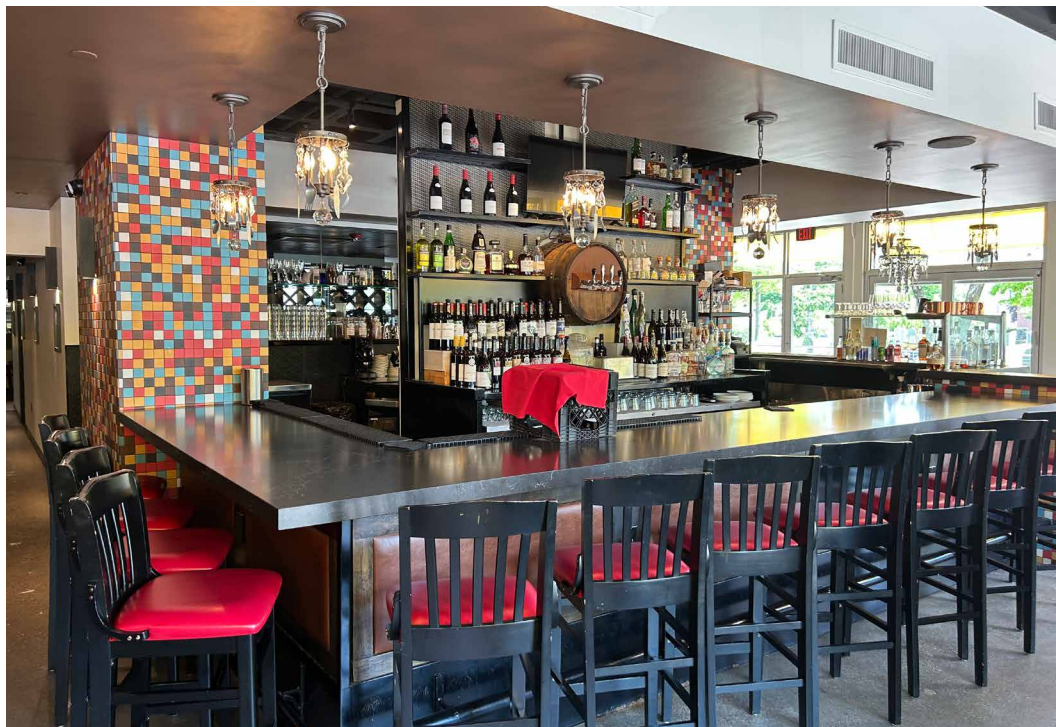
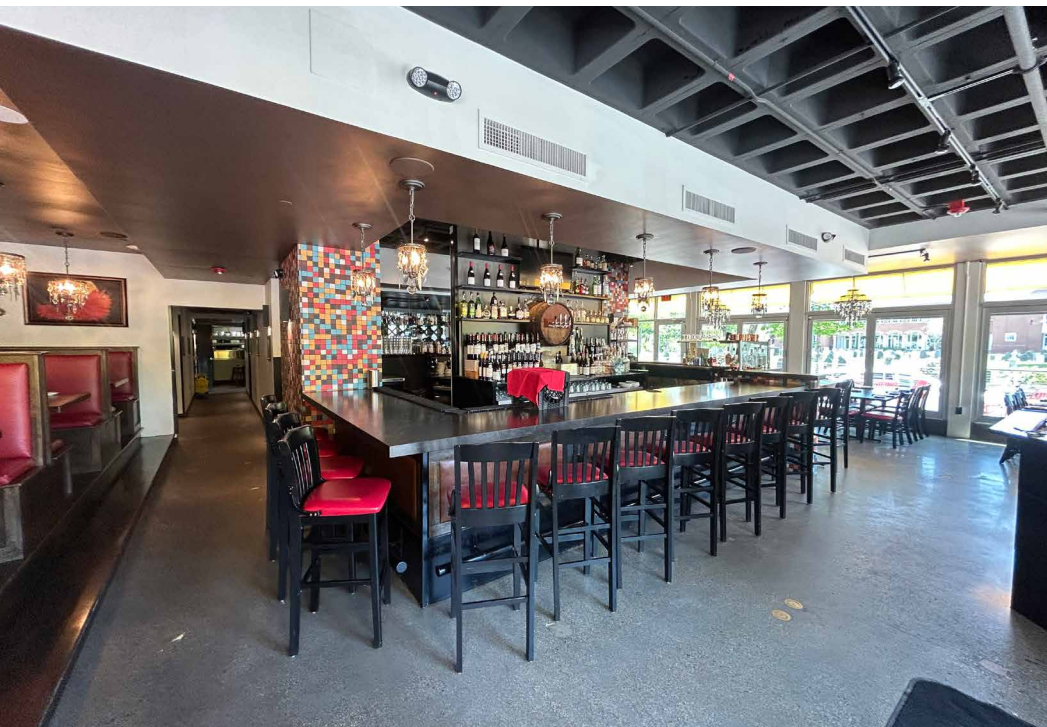
degree  
WELLNESS

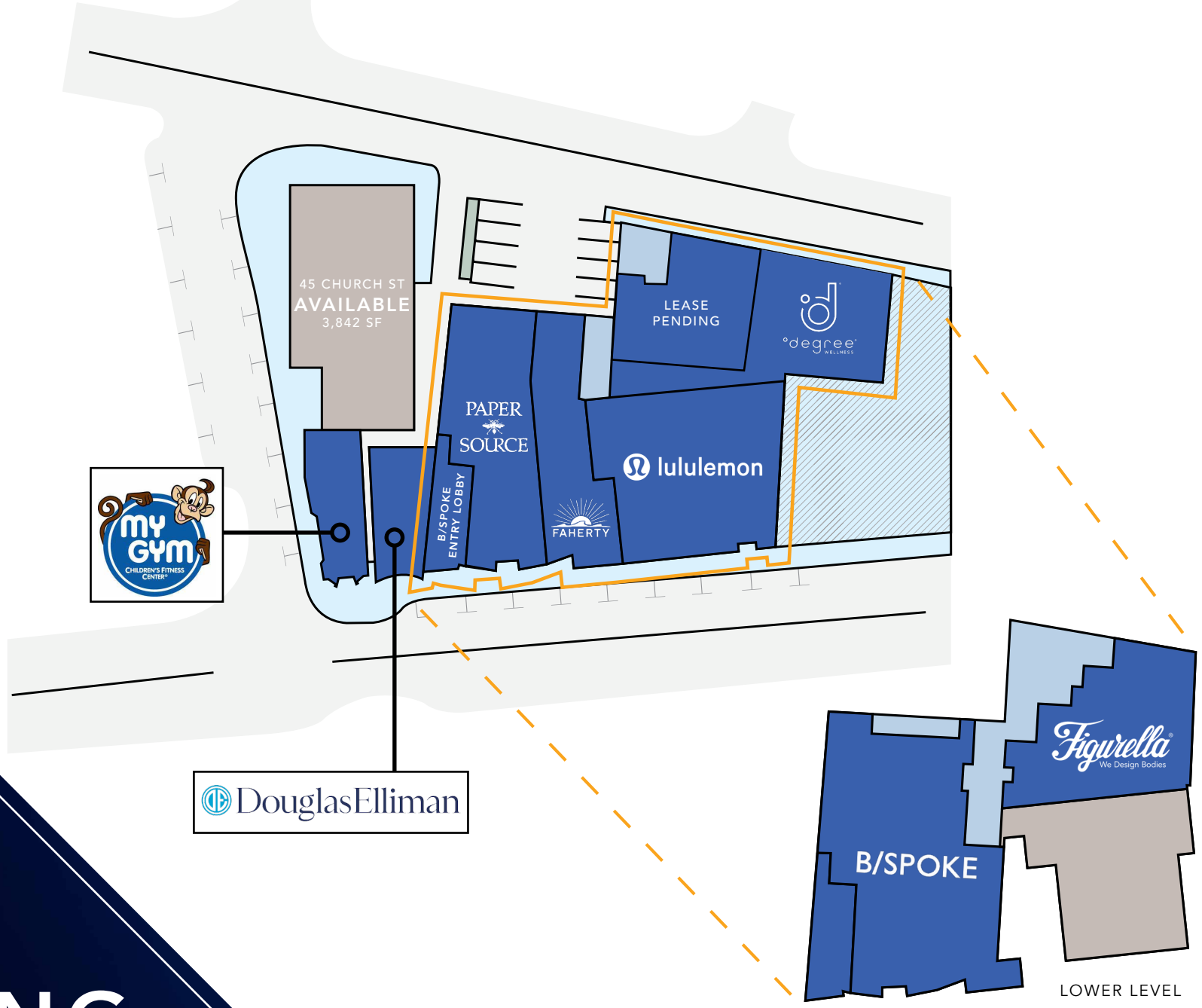
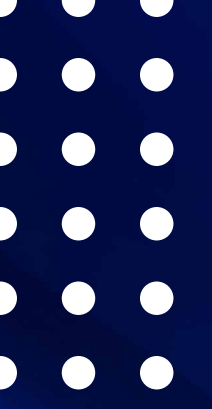
LEASE PENDING - SMALL GROUP FITNESS

Figurella

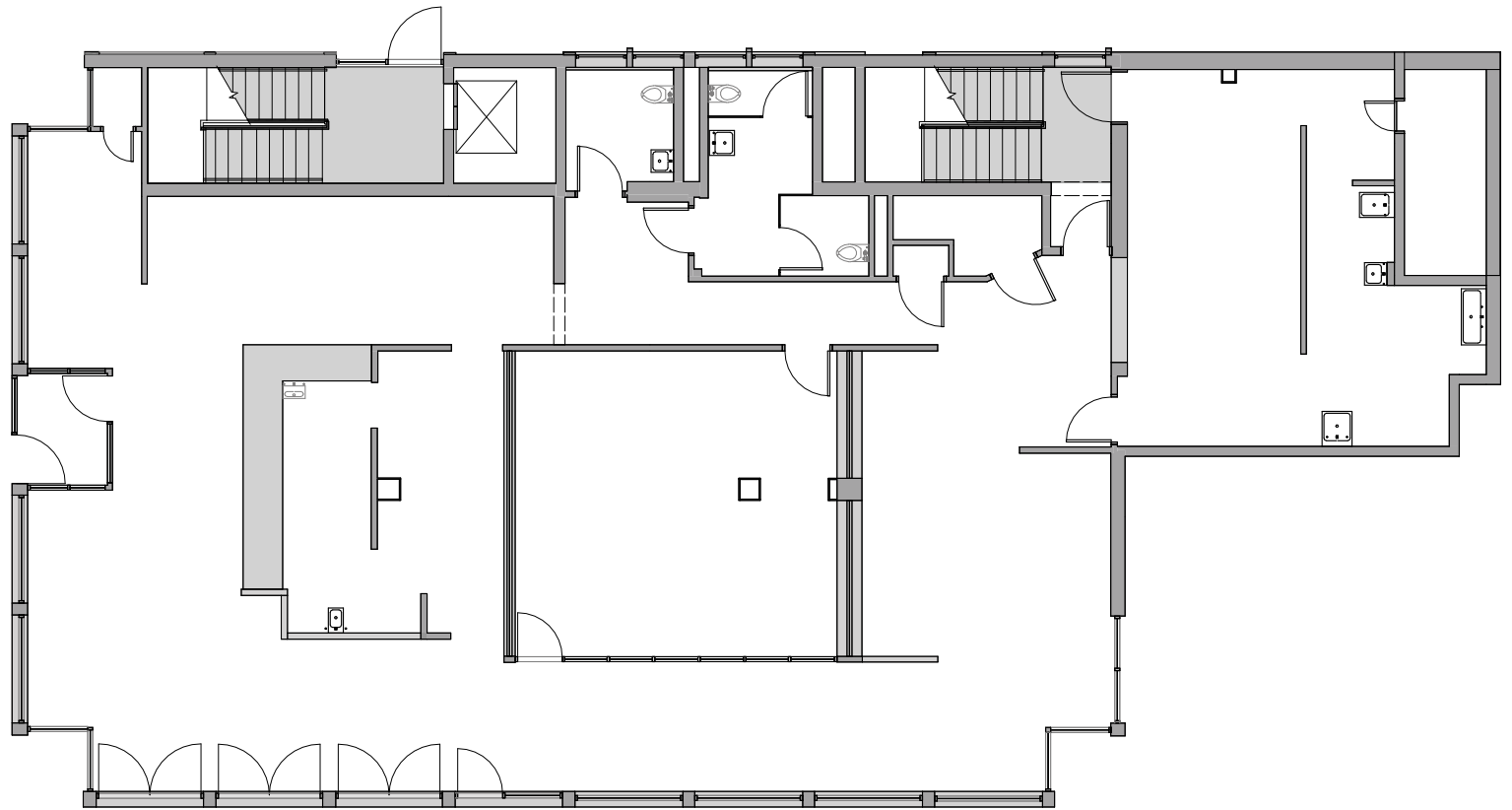








# LEASING PLAN



45 CHURCH STREET

# FLOOR PLAN



LINDEN SQUARE



WELLESLEY SQUARE



SITE







**EXCELLENT  
LOCATION  
& ACCESS**



**23 MINUTES**  
AVERAGE DRIVE TIME  
TO BOSTON



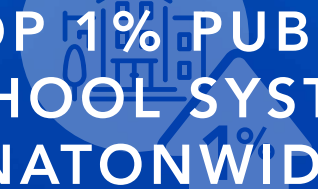
**POPULATION  
OF 30,000**



**HOME TO  
TOP COLLEGES**



**\$2,000,000**  
MEDIAN HOME VALUE



**TOP 1% PUBLIC  
SCHOOL SYSTEM  
NATIONWIDE**



**\$250,000 / YEAR**  
MEDIAN HOUSEHOLD INCOME



**\$3,200,000 SF**  
TOTAL OFFICE, LAB,  
& MEDICAL SPACE

# WELLESLEY DEMOGRAPHICS



# PARKING AERIAL



**WHITNEY GALLIVAN**

*Managing Director & Partner*

617.850.9612

wgallivan@bradvisors.com

**JOE WAGNER**

*Managing Director*

617.850.9675

jwagner@bradvisors.com

**HARRISON DEMERITT**

*Associate Director*

617.223.1486

hdemeritt@bradvisors.com

**LUKE SWEENEY**

*Retail Associate*

401.601.1145

lsweeney@bradvisors.com