

RETAIL PROPERTY FOR LEASE

# 285 BELMONT ST

285-285 A BELMONT STREET,  
BELMONT, MA 02478



**Albert Bouchie**

Managing Director

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**GIBSON**  
*Commercial*

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## Property Description

An exceptional leasing opportunity at 285 Belmont Street, Belmont, MA. This prime commercial property offers a versatile space suitable for a range of businesses. The space is available up to 5,479 SqFt, or can be subdivided into two units. Unit 285 is 2,942 SqFt at street level with Unit 285A featuring 2,537 SqFt located on the lower level. With its strategic location and high visibility, it presents an ideal setting for retail, dining, or office use. The modern architecture, ample parking, and proximity to major transportation routes make it a standout choice for businesses seeking to make an impact. Prospective tenants will appreciate the building's attractive facade and the customizable interior, perfect for creating a unique and inviting space. Don't miss the chance to establish your business in this thriving commercial hub. Price available upon request.

## Location Description

Discover the vibrant surroundings of the Metro West market in Belmont, MA. Located just a short drive from Cambridge and Boston, the area offers unparalleled convenience and accessibility. Enjoy a diverse mix of dining options, trendy cafes, and boutique shops, perfect for taking a break or hosting client meetings. Nearby attractions such as the 400-acre Beaver Brook Reservation and the McLean Hospital offer serene natural landscapes and recreational activities. With easy access to major highways and public transportation, the location provides an ideal balance of urban amenities and tranquil surroundings, making it an attractive setting for a modern Office / Office Building.

## Site Description

Two units of retail-office space totaling approximately 4500 SqFt. Upper Level Unit 285A is 2537 SqFt, Lower Level Unit 285 is 2942.

## Exterior Description

2-3 Office retail suites on Corner Lot with parking in rear of property.

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## Property Highlights

- - 5,479 of leased space available on 2 levels
- -Divisible into 2 Units
- -Modern architecture and attractive facade
- - Versatile space suitable for retail, dining, or office use
- - High visibility in a prime commercial location
- - Ample parking available for tenants and visitors
- - Proximity to major transportation routes
- - Customizable interior for a unique business environment
- - Well-maintained and professionally managed property
- - Prominent signage opportunities for tenants

## Offering Summary

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,500 - 5,479 SF
Building Size:	8,394 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	990	2,964	14,246
Total Population	2,409	7,376	33,841

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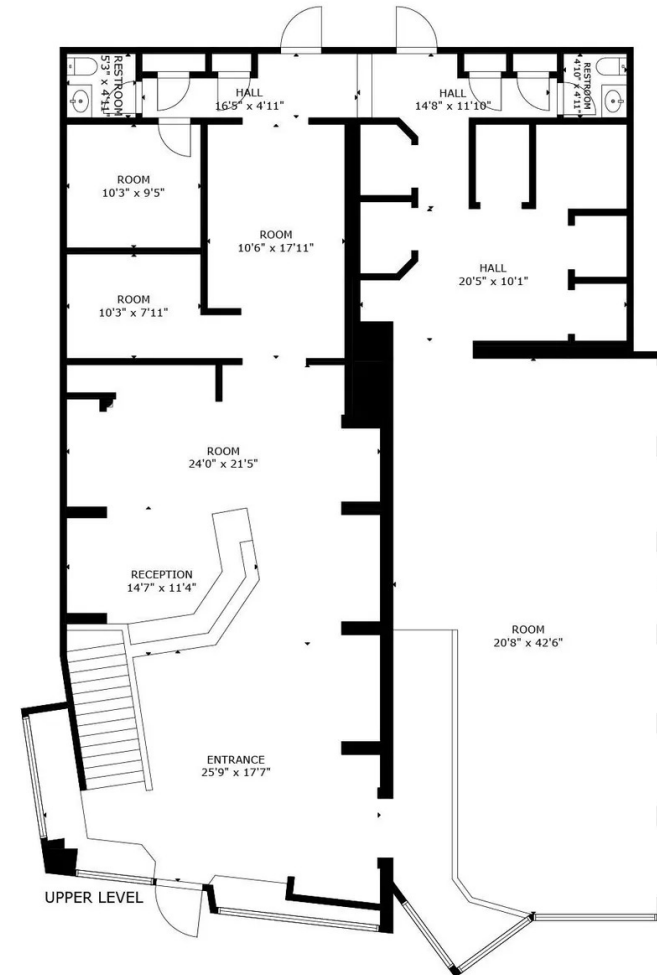
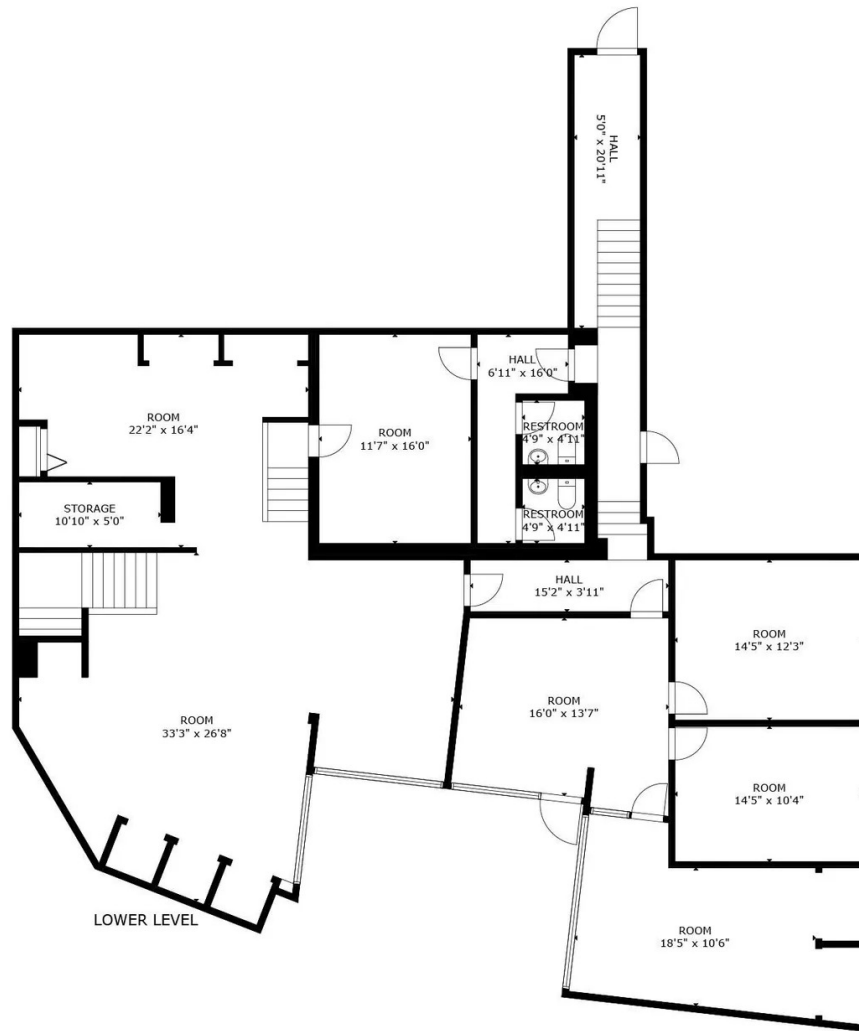
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Belmont, Massachusetts

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY AND SHOULD BE INDEPENDENTLY VERIFIED.

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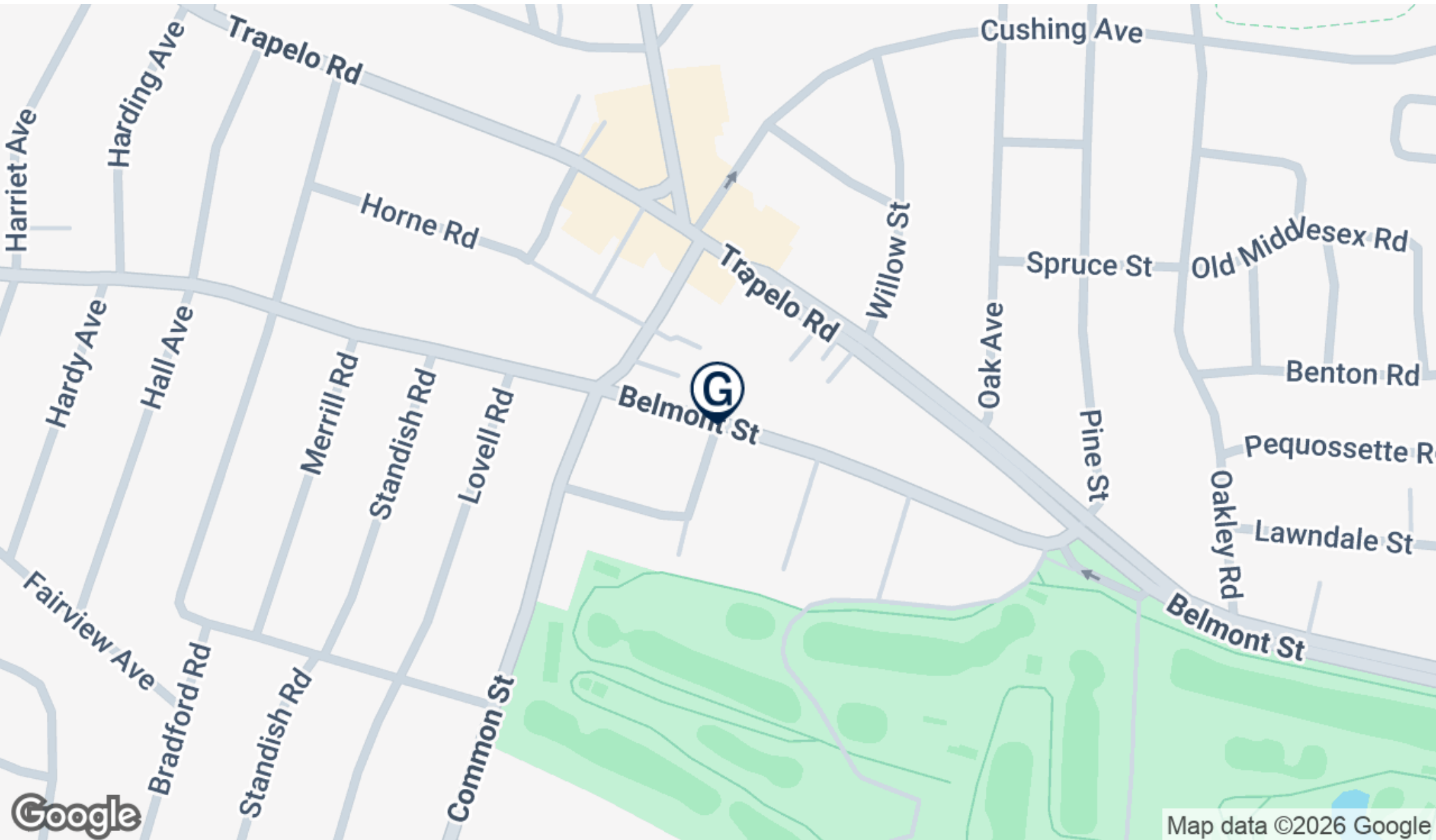
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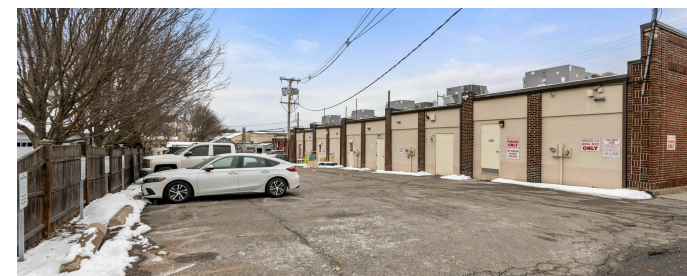
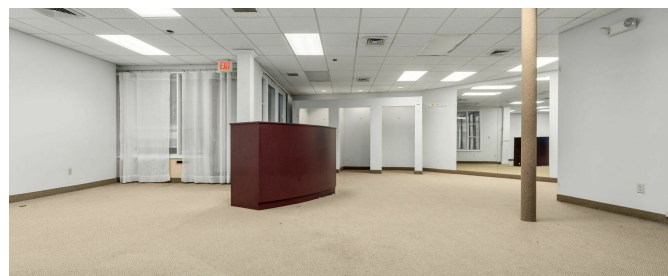
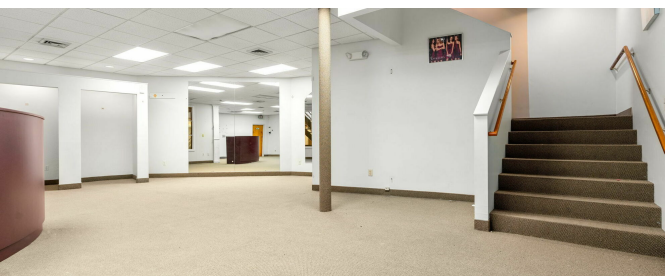
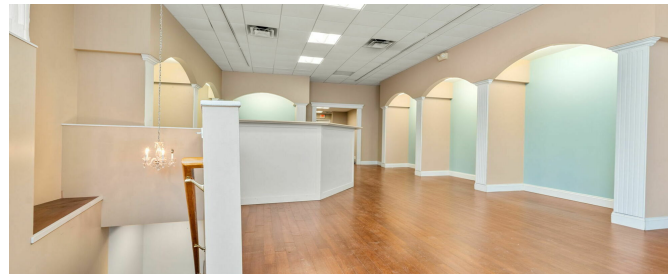
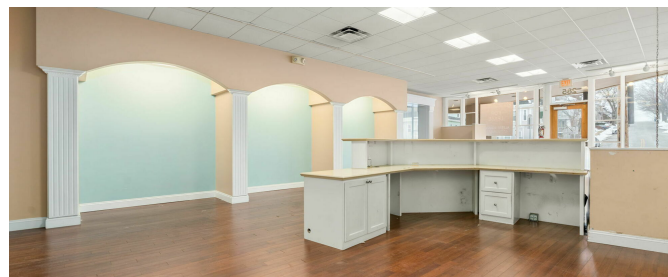
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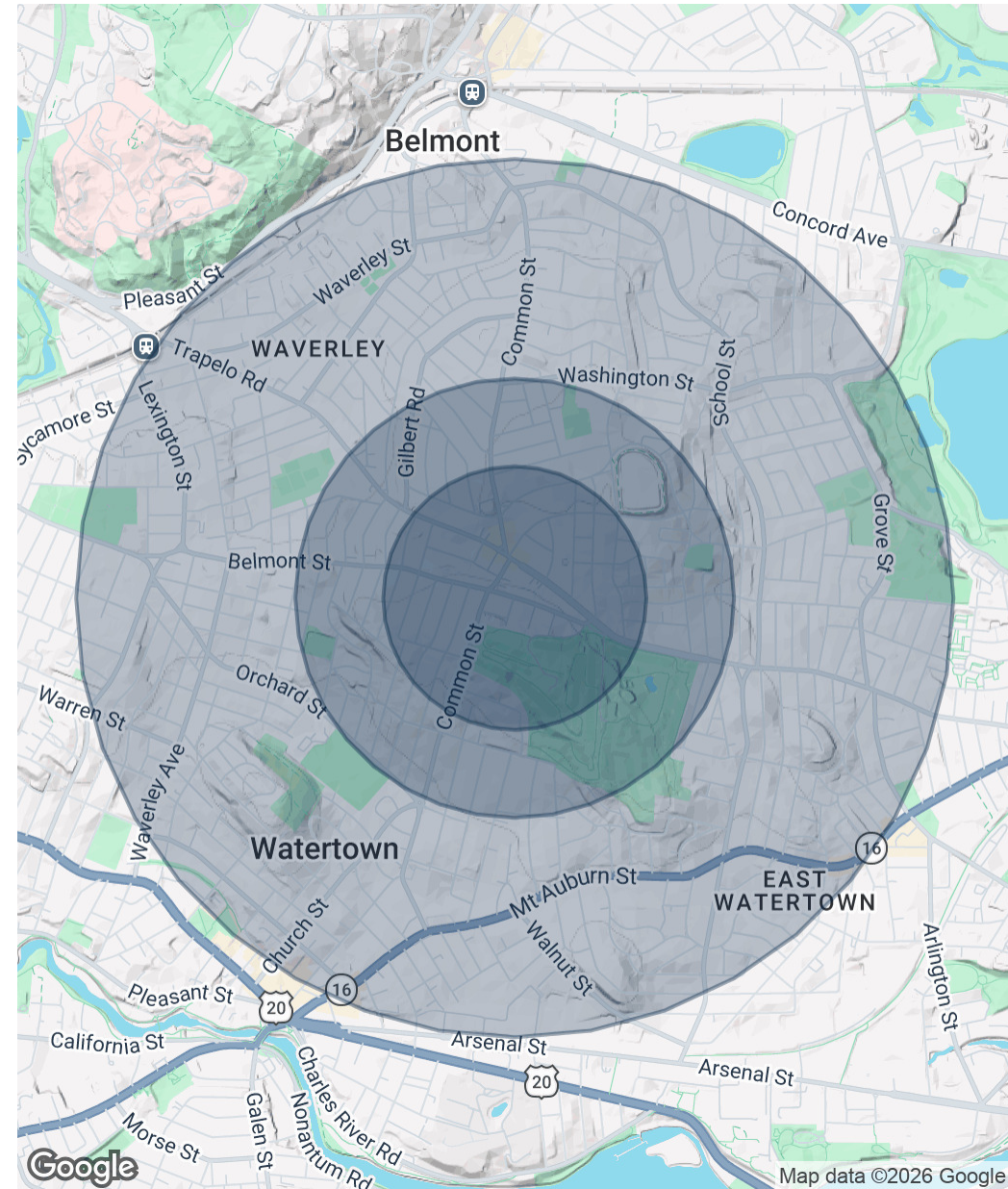
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,409	7,376	33,841
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	990	2,964	14,246
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$227,733	\$225,461	\$195,045
Average House Value	\$1,129,294	\$1,116,308	\$1,034,016

2020 American Community Survey (ACS)



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