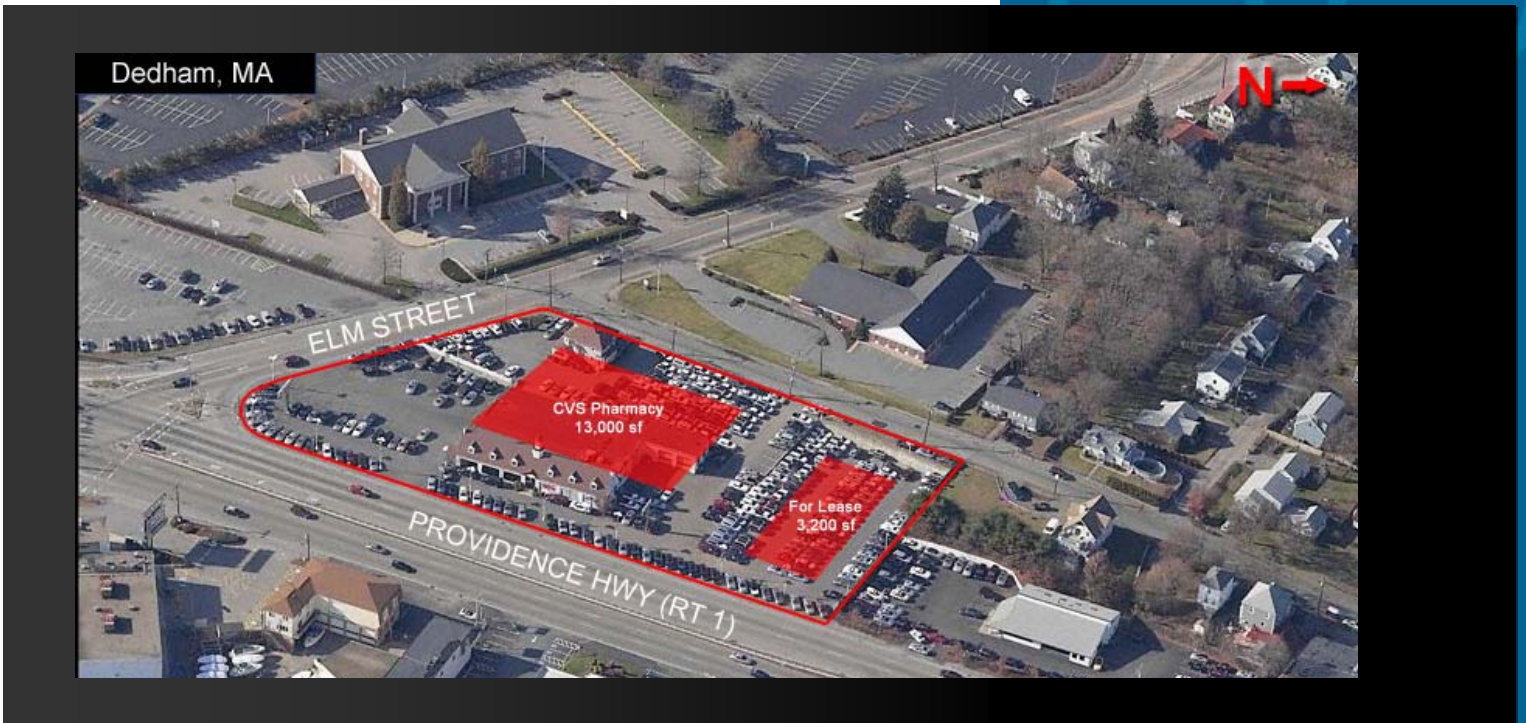


945 PROVIDENCE HWY

Route 1 | Dedham, MA

New Leasing Opportunity



Property Details

Description	Former location of Clay Nissan on the corner of Elm Street and Route 1 in Dedham, MA. Property is master leased long-term to CVS Pharmacy. CVS will be constructing a prototypical 13,000 sf store with an additional pad-site for ground lease. Preliminary plan shows a conceptual 3,200 sf retail building. Property is located directly across the street from new 675,000 sf high-end lifestyle center Legacy Place currently under development.
Land Size	2.27 Acres
Proposed Pad	3,200 SF - Retail Building
Parking	95 +/- shared
Traffic Count	40,500 vpd (2004)

Area Demographics

	1 Mile	3 Mile	5 Mile
Daytime Population	9,609	78,596	225,942
No. of Households	3,959	36,265	92,561
Avg. HH Income (\$)	92,655	82,987	94,802

Exclusive Listing Brokers:

MARK S. BROWNE
mbrowne@berensonbrowne.com
T 617.248.4204

HANK W. BLAKE
hblake@berensonbrowne.com
T 617.248.4261
C 617.842.9200

Berenson Browne Advisors, LLC
One Exeter Plaza, 8th Floor
Boston, Massachusetts 02116

BerensonBrowne.com

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