

# — 326 Walnut St. —



**NEWTONVILLE, MA 02460**

## FOR LEASE

**RETAIL • OFFICE • RESTAURANT SPACE**



## 800SF

- Storefront retail located on Walnut Street
- Adjacent to Village Bank & Mochiko Hawaiian
- Within walking distance to Newton North High School (2,100 + students)

### PROPERTY DETAILS

- Former Natural Sense location, ideal uses are retail, skin care and clothing
- Two on-site parking spaces
- One story with partial basement storage
- Asking rent is \$46 SF NNN, NNN charges are approximately \$12 SF

**GODINO**  
& COMPANY, INC.

**TOM GODINO**  
President  
617-965-4200 x1  
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**SUSAN ELLIS**  
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## LOCATION

This property is located near the Newtonville MBTA commuter rail stop on the Framingham/Worcester line. Located near the 28 Austin Street Apartments mixed development which include 123 public parking spaces. Located within a few blocks from Newton North High School (2,100 + Students).

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## POPULATION DEMOGRAPHICS

**86,706**

POPULATION

**39.9**

MEDIAN AGE

**2.5**

AVERAGE HOUSEHOLD SIZE

**2%**

UNEMPLOYMENT RATE



## INCOME STATISTICS

**\$114,887**

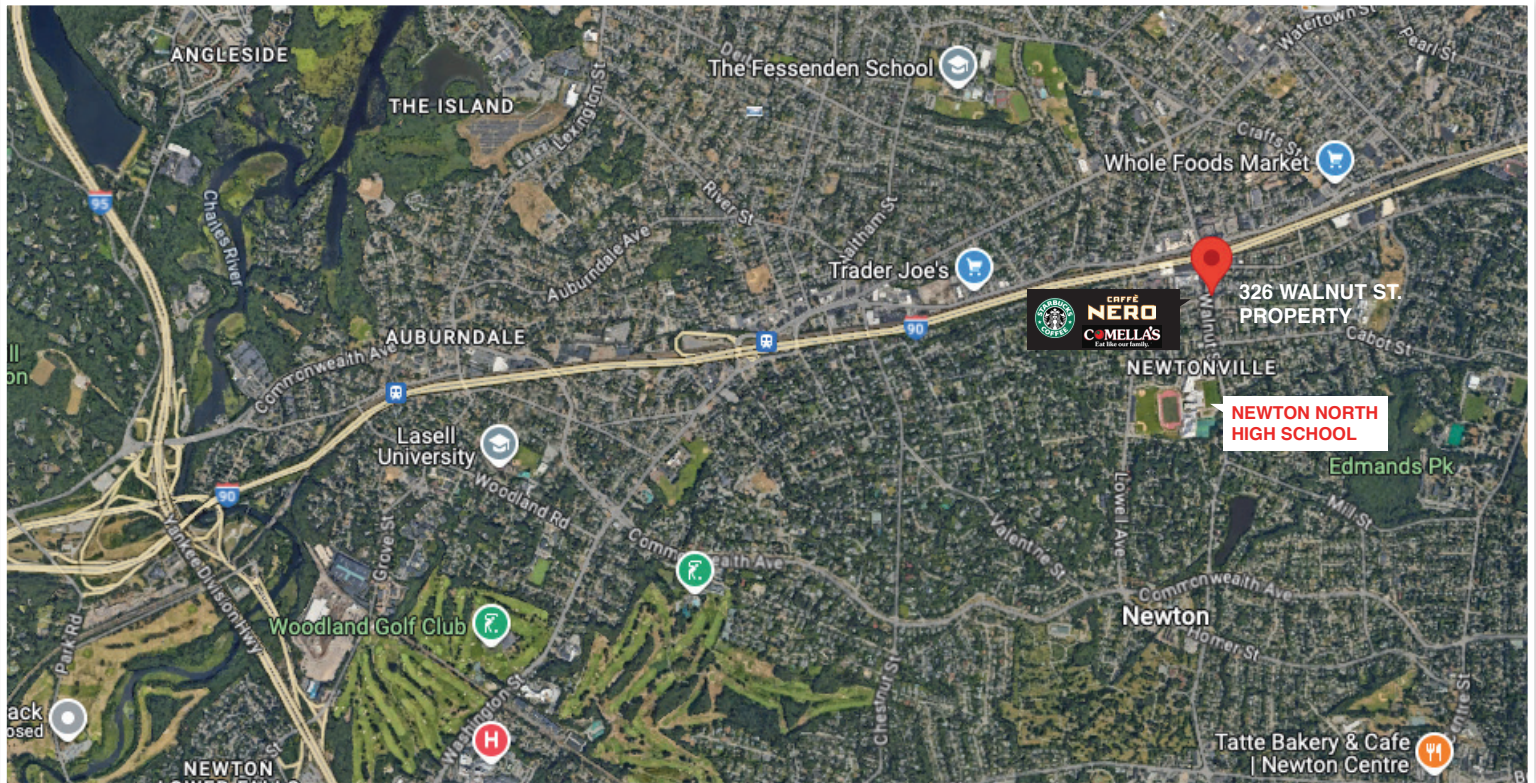
MEDIAN INCOME

**\$68,251**

PER CAPITA INCOME

**\$262,267**

MEDIAN NET WORTH



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