

FOR LEASE

Retail Space

**68-70 Highland Ave.
Needham, MA 02494**



Godino & Company, Inc.

Please Contact:

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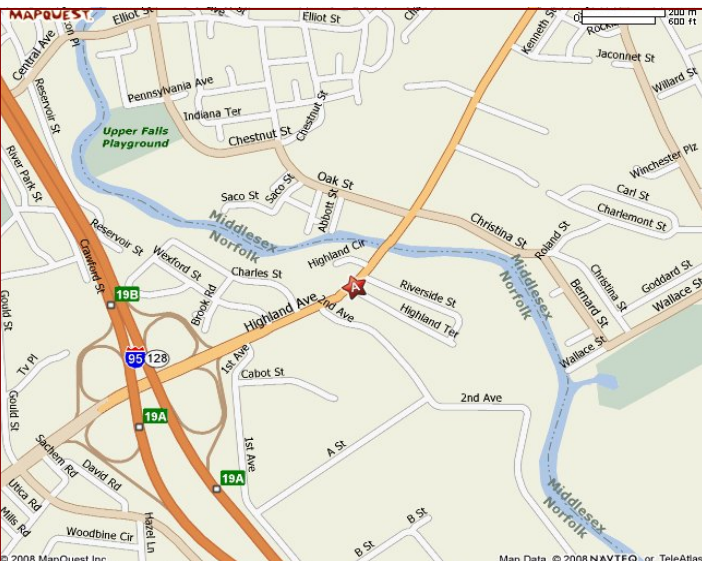
Property Information

**68-70 Highland Avenue
Needham, MA 02494**

- **Former:** Cambridge Sound Works
- **Retail Space:** 4,806 s.f. & full basement
- **Parking:** 24 spaces.
- **Available:** Immediate
- **Rental Rate:** \$ 47 s.f. NNN
- **Real Estate Taxes:** \$ 2.35 s.f.
- **Traffic Count per day:**
Highland Ave-25,000
Rte. 95/128 (.02 mi)-133,000
- Next to Gateway Shops
- **Join Area Retailers:** Panera Bread, Jos. A. Banks, Mattress Giant, Staples, Petco & TD Bank North.
- **The Retail Corridor:** Filene's Basement, Marshall's, Modell's, Linens 'N Things.

Demographics:

<u>Radius</u>	<u>Pop.</u>	<u>Avg HH Income</u>
1 mile	9,274	\$114,388
3 miles	87,738	\$142,334
5 miles	295,482	\$109,169



For additional information please contact:

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