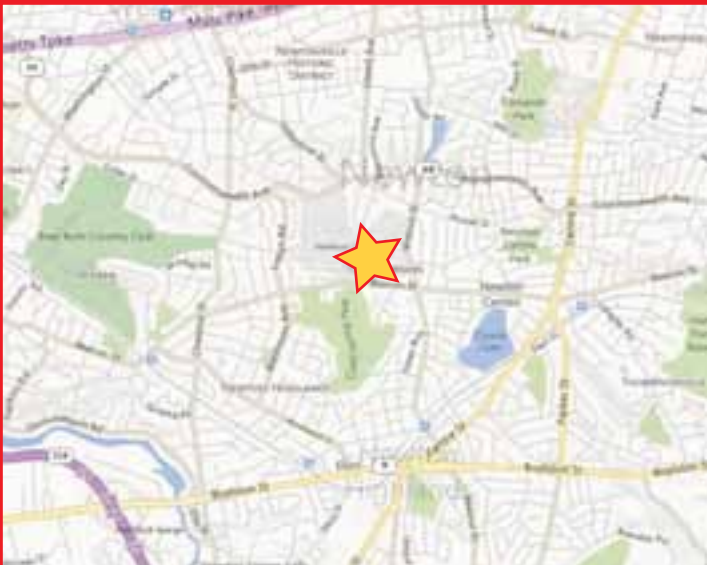
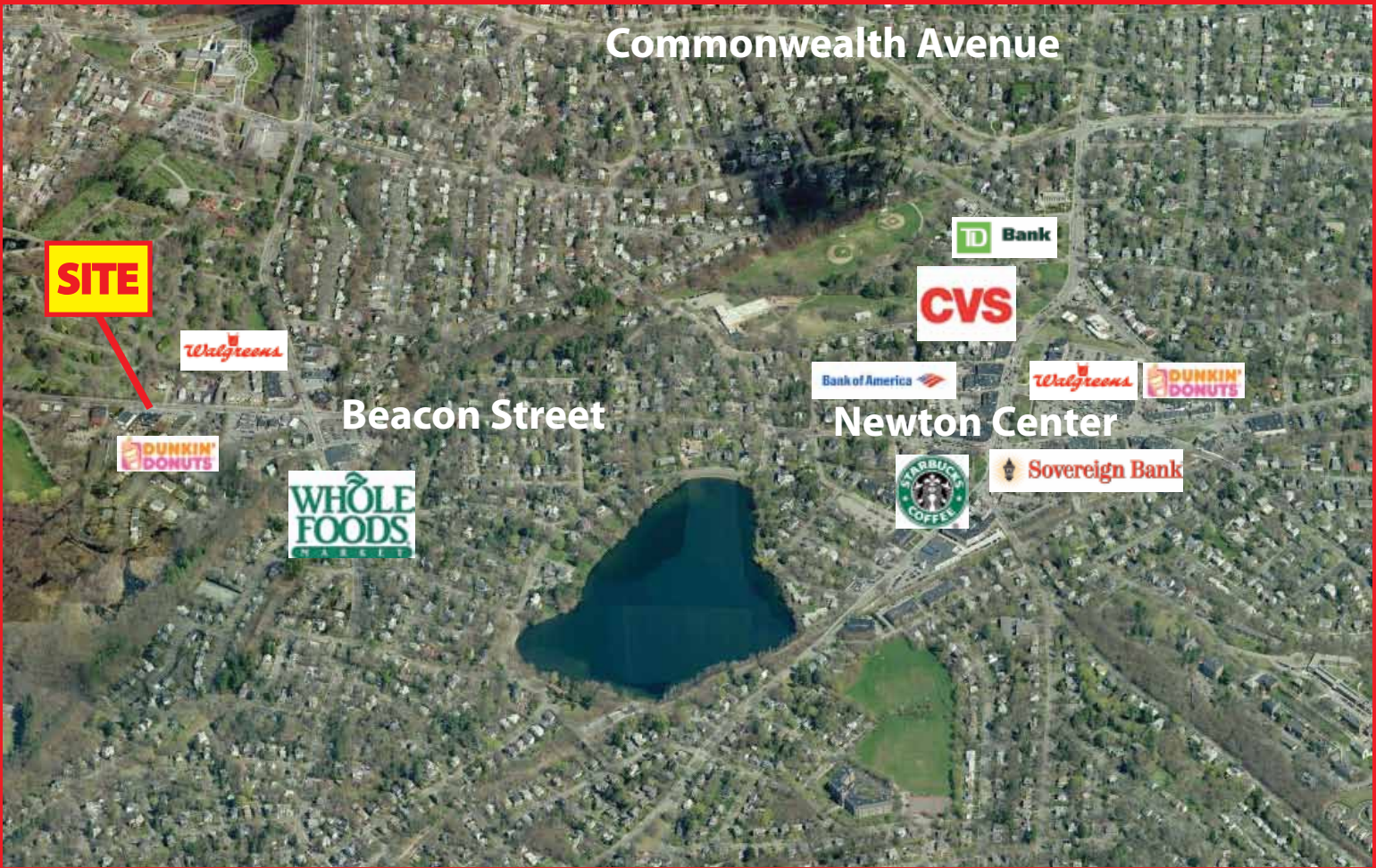


# RETAIL-RESTAURANT SPACE FOR LEASE

Former Location of South Pacific Restaurant - 1152 Beacon St. Newton, MA



## AVAILABLE SPACE OVERVIEW

<b>End Cap Unit:</b>	4,224 SF
Price per SF:	\$37 NNN
ADT Count (Beacon St.):	24,616 ADT

## TRADE AREA DEMOGRAPHICS

Radius	Population	Med. HH Income
1 mile	13,268	\$159,179
3 miles	143,141	\$ 95,771
5 miles	411,507	\$ 82,710

### For additional information contact:

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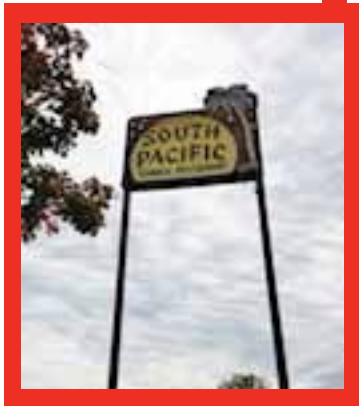
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1st U S Realty is pleased to offer the former location of the iconic South Pacific Restaurant for lease. This end cap space is immediately adjacent to a popular Dunkin Donuts and enjoys the benefits of highly visible pylon signage on busy Beacon St. with nearby retailers including Whole Foods and Walgreens in this densely populated, affluent neighborhood.

This adaptive space is ideal for many uses such as a restaurant or medical office. Parking in front of the building as well as a large parking area directly behind. Beacon St. in Newton is a major travel route in close proximity to and running parallel with Route 9. Easy access to Interstate 95 and minutes from Newton Center.



All information furnished is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof and information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Inquiring parties should make judgments and decisions based solely on their own due diligence.

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