

# 815 Boylston Street

Chestnut Hill, MA 02467

# FOR LEASE

2,111 SF & 1,089 SF



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

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## PROPERTY HIGHLIGHTS

Prominent location between Chestnut Hill and Brookline Village

Minutes away from The Shops at Chestnut Hill, Chestnut Hill Square, and The Street - three of the most visited shopping centers within five miles, according to Placer.ai

Outstanding visibility on highly traveled Boylston Street which averages 48,033 cars daily

Off-street parking

Zoned L-0.5: Local business

Variety of potential uses, including food

| 2024 Demographics  | 1 Mile    | 2 Mile    | 3 Mile    |
|--------------------|-----------|-----------|-----------|
| POPULATION         | 18,740    | 130,751   | 296,955   |
| DAYTIME POPULATION | 6,283     | 39,819    | 130,341   |
| NUMBER OF HH       | 8,586     | 56,383    | 119,503   |
| AVERAGE HH INCOME  | \$227,855 | \$181,698 | \$171,602 |

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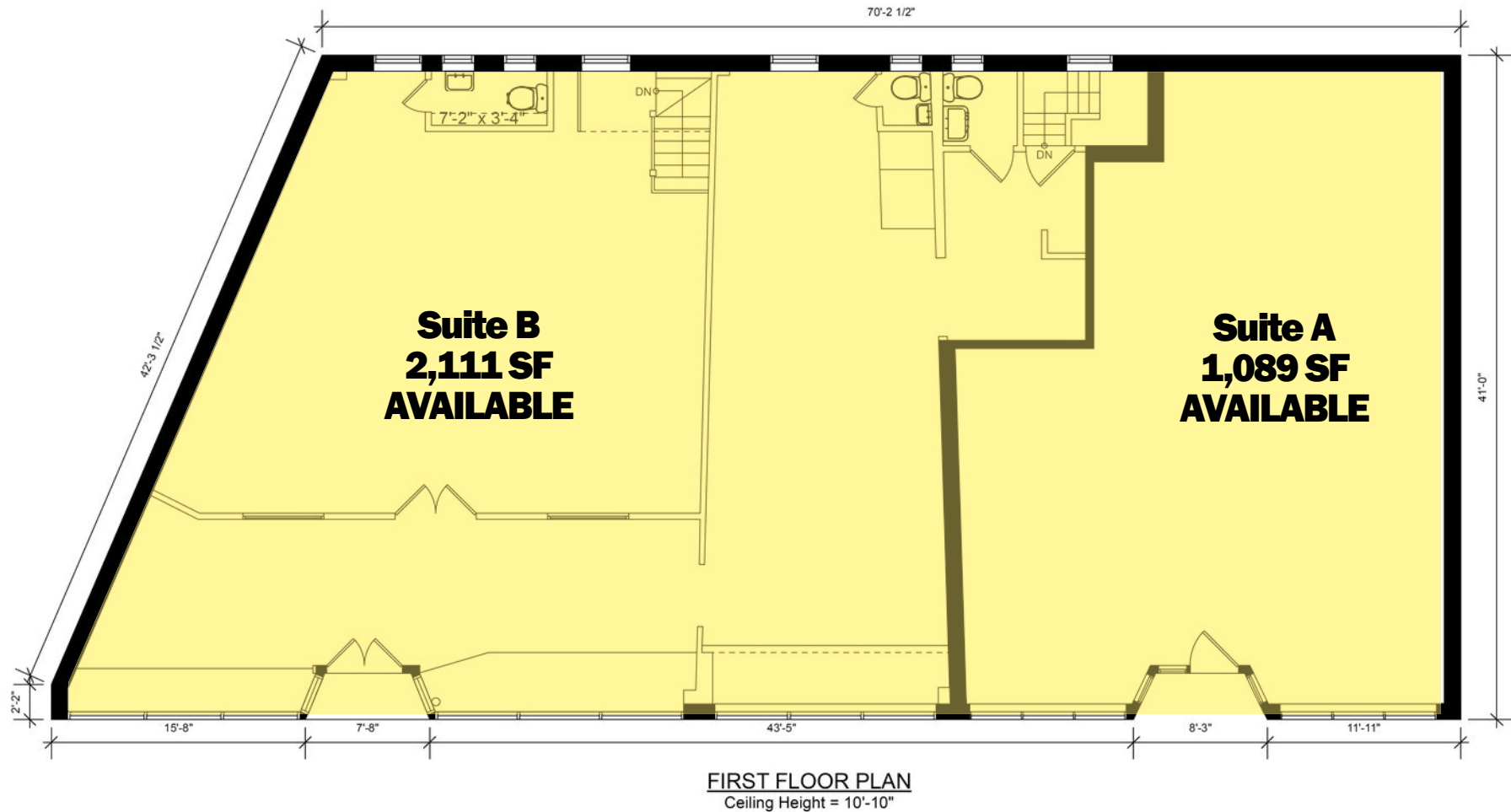
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**Boylston Street 48,033 ADT**

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