

416

BOYLSTON  
STREET



***HIGH END RETAIL SPACE FOR LEASE***  
**416 BOYLSTON STREET | BACK BAY | BOSTON, MA**



# The Availability.

## 416 BOYLSTON STREET

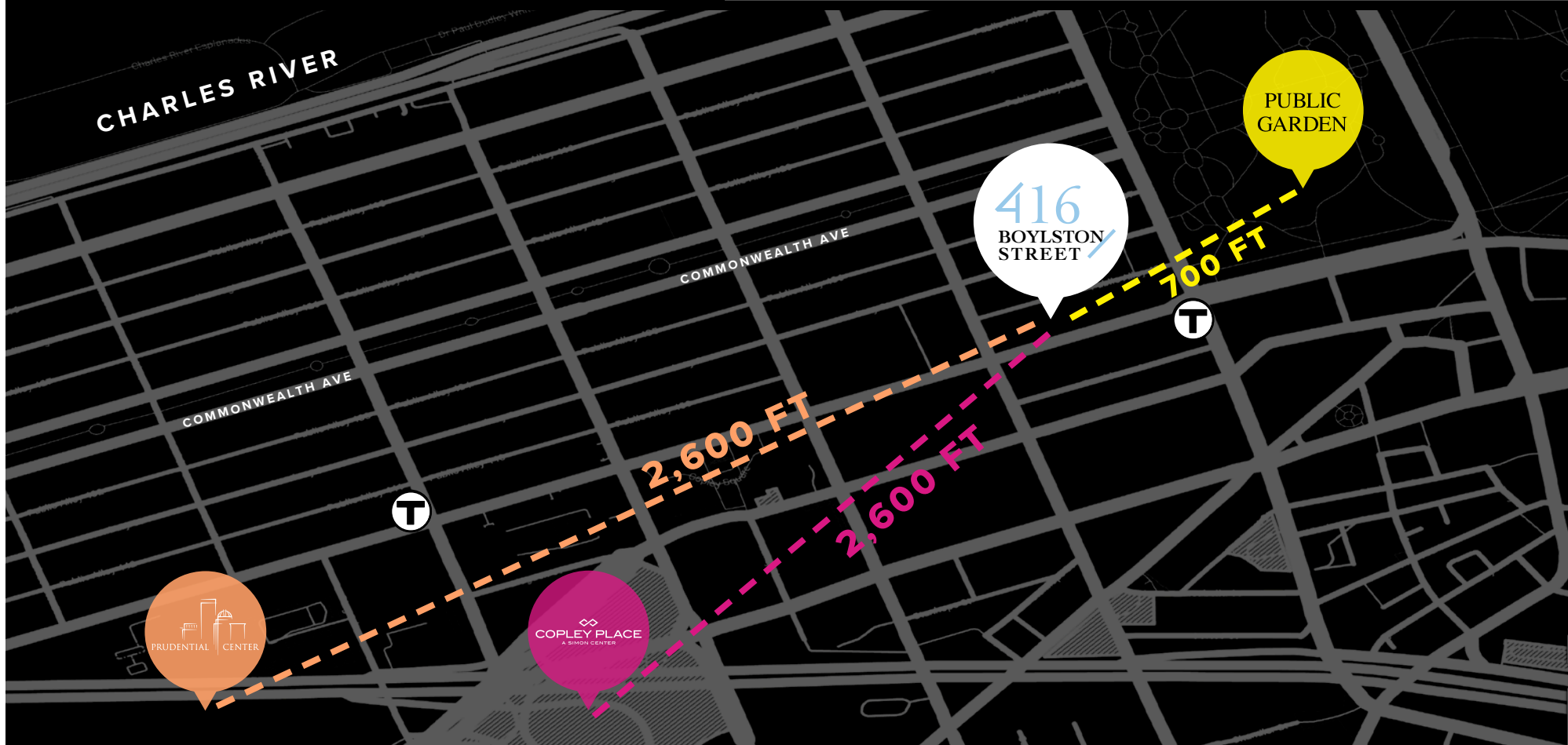
BACK BAY | BOSTON, MA

- STREET LEVEL RETAIL: 4,198 RSF
- CONNECTING LOWER LEVEL STORAGE: 1,050 RSF
- MEZZANINE: 500 RSF
- AVAILABLE: IMMEDIATELY

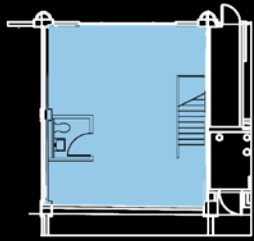
## TRADE AREA OF POTENTIAL MARKET

	10 Minute Walk	15 Minute Walk	30 Minute Walk
HH Median Income	\$136,489	\$141,913	\$121,466
Population	2,268	12,346	73,955
Median Age (Years)	50	35	36

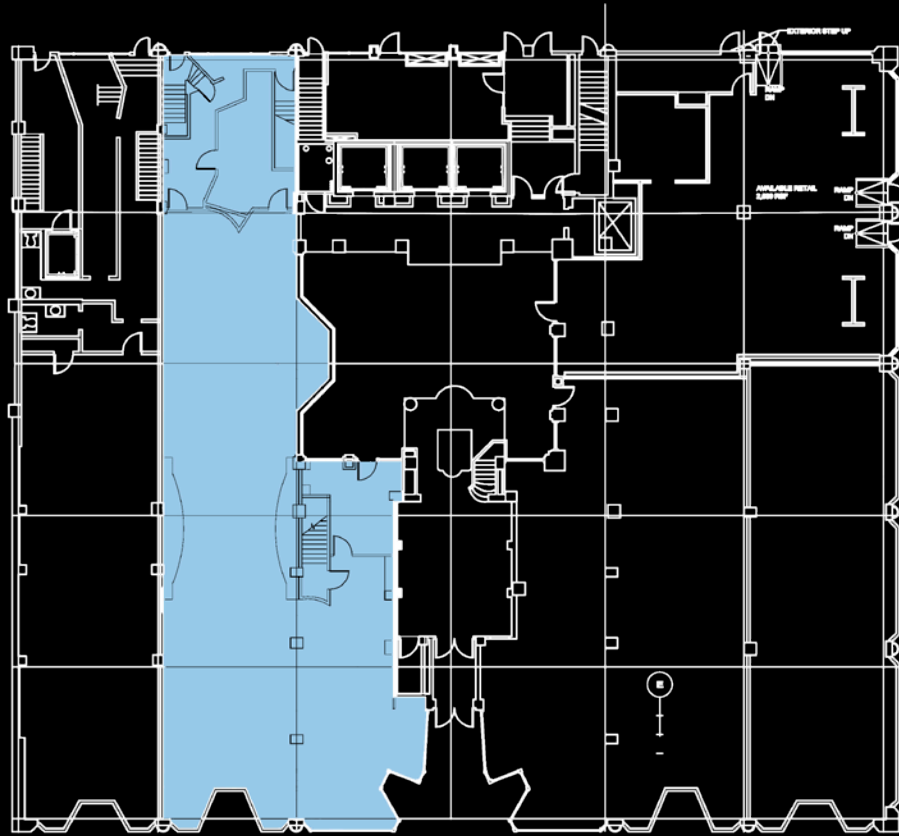
8,709 CARS PER DAY ON BOYLSTON STREET



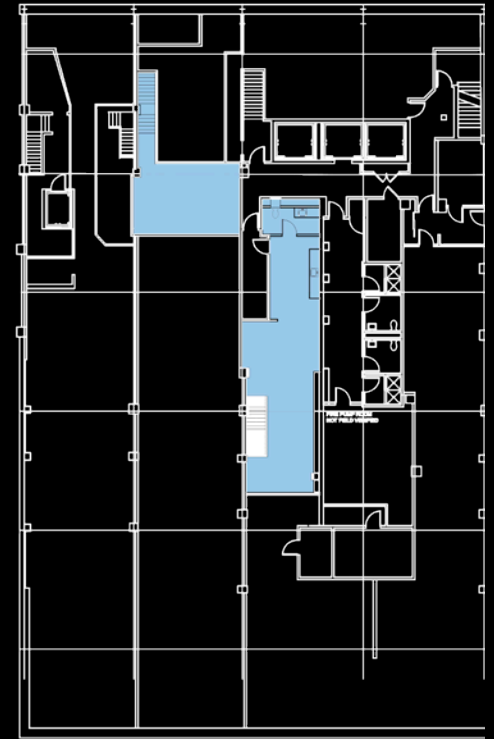
# The Floor Plans.



**MEZZANINE**



**FIRST & STREET LEVEL**

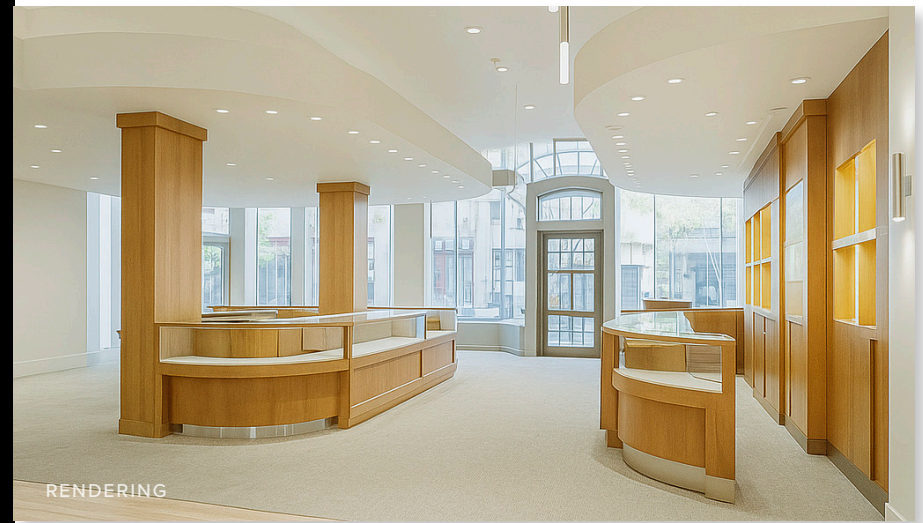


**BASEMENT**

# The Neighborhood.



THE BERKELEY BUILDING at 420 Boylston Street is an award-winning Historic Restoration owned and managed by A.W. Perry. 416 Boylston is a prime retail location at the corner of Berkeley and Boylston Streets. Experience immediate access to the B, C, D, and E Green Line at Arlington Station, Copley Square, The Boston Public Garden, Newbury Street, Commuter Rail at Back Bay Station and I-90.





# Possible Uses.



# The Numbers.

**STRONG MIX OF LOCAL, REGIONAL, & TOURIST CUSTOMERS**



**3**

**T STATIONS  
WITHIN  
.4 MILES**



**124**

**AVERAGE  
DWELL TIME  
(MINUTES)**



**175,800**

**DAILY  
VISITS**



**\$177,685**

**MEDIAN HOUSEHOLD  
INCOME  
(6-MIN WALK)**



**99**

**NEIGHBORHOOD  
WALK SCORE**



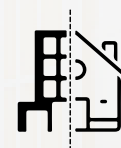
**494,800**

**UNIQUE VISITS  
IN 2023**



**1.98**

**VISIT FREQUENCY  
(PER PERSON)**



**498**

**HOUSEHOLDS IN  
TRADE AREA  
(6-MIN WALK)**



# 416

## BOYLSTON STREET

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