



422
BOYLSTON
STREET



RETAIL SPACE FOR LEASE

422 BOYLSTON STREET | BACK BAY | BOSTON, MA

The Availability.

422 BOYLSTON STREET

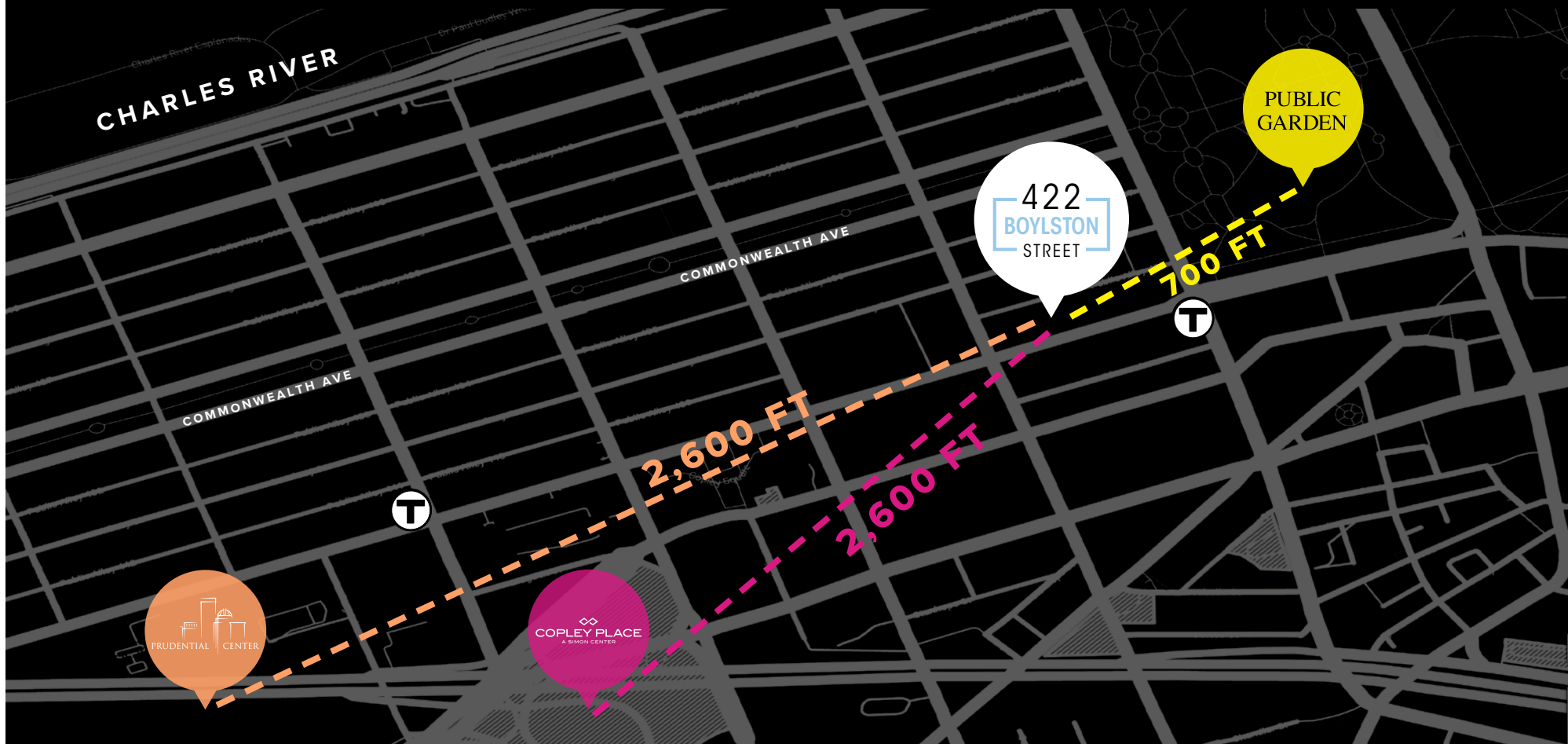
BACK BAY | BOSTON, MA

- GROUND FLOOR: 2,746 SF
- LOWER LEVEL: 2,500 SF
- 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

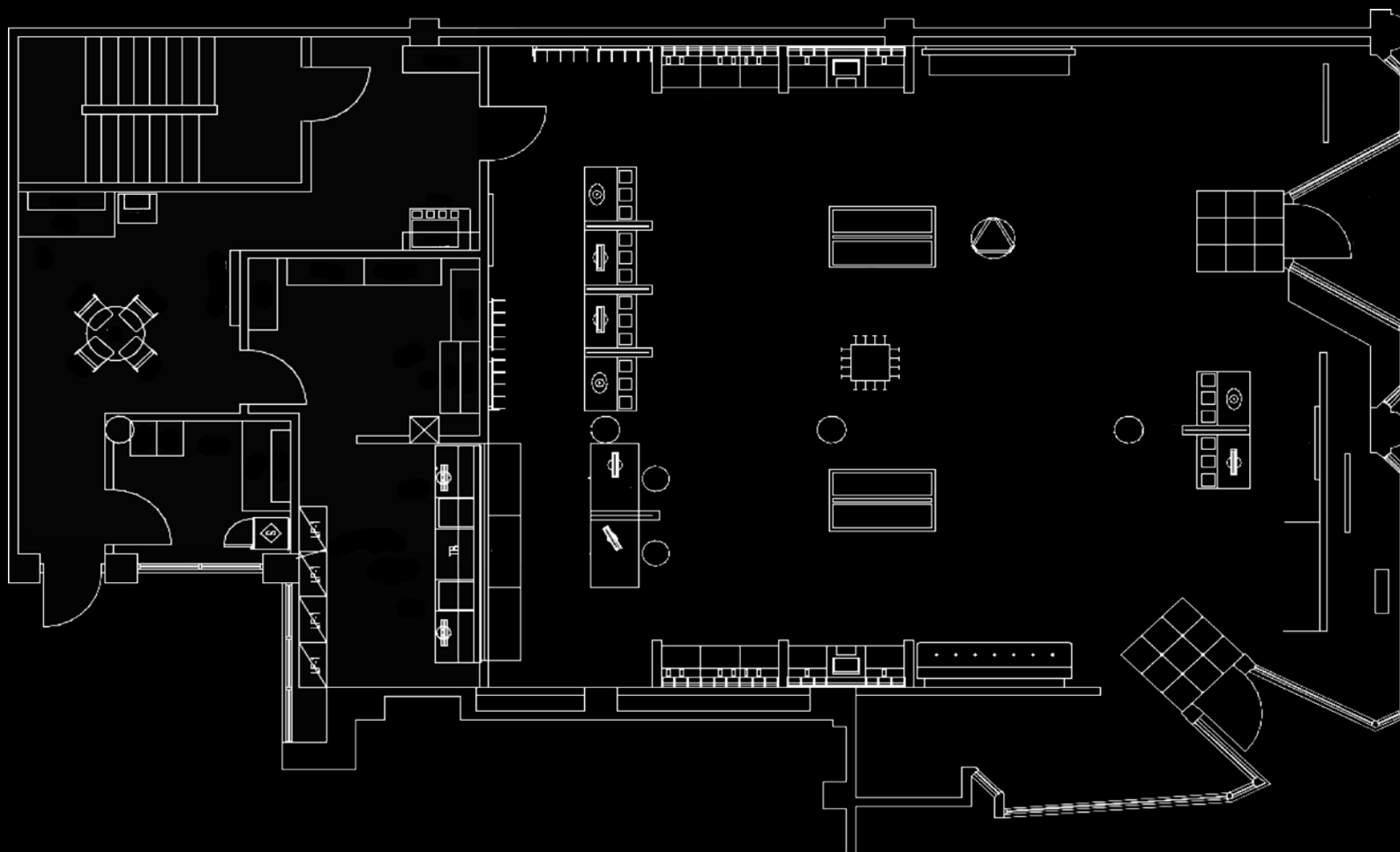
8,709 CARS PER DAY ON BOYLSTON STREET



The Floor Plan.



2,746 SF



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**



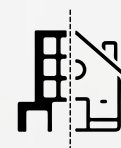
494,800

**UNIQUE VISITS
IN 2023**



1.98

**VISIT FREQUENCY
(PER PERSON)**



498

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

422 BOYLSTON STREET

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