

# THE BRADFORD

485 COMMON STREET | BELMONT, MA 02478

AVAILABLE 454 SF - 19,405 SF

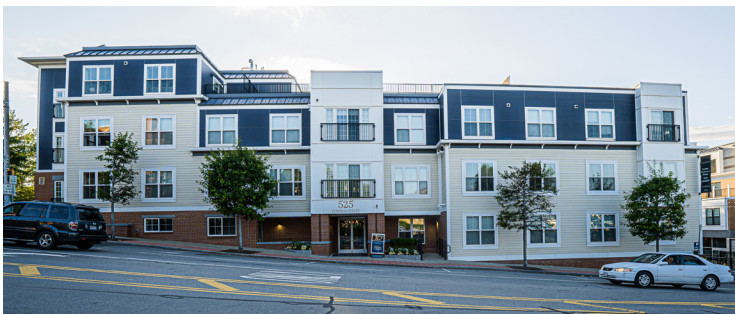
## AREA TENANTS



STAPLES

CVS

Tatte  
BAKERY & CAFE



## PROPERTY INFORMATION

- 184,000 SF, three-building, all-inclusive live-work-play community
- 115 luxury residential units
- 34,121 sf total retail available with minimum of 454 sf and a maximum contiguous of 19,405 sf
- Each retail space has the potential for outdoor patio seating
- Parking available on site (dedicated garage) and on street
- Ample bike parking

## AVAILABLE SPACE

- Available 454 sf - 19,405 sf

## AREA DEMOGRAPHICS

| 2024 DEMOGRAPHICS | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 30,733    | 255,492   | 693,110   |
| MEDIAN HH INC     | \$153,248 | \$137,310 | \$135,943 |
| AVERAGE HH INC    | \$209,101 | \$187,287 | \$187,051 |



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## FOR MORE INFORMATION CONTACT:

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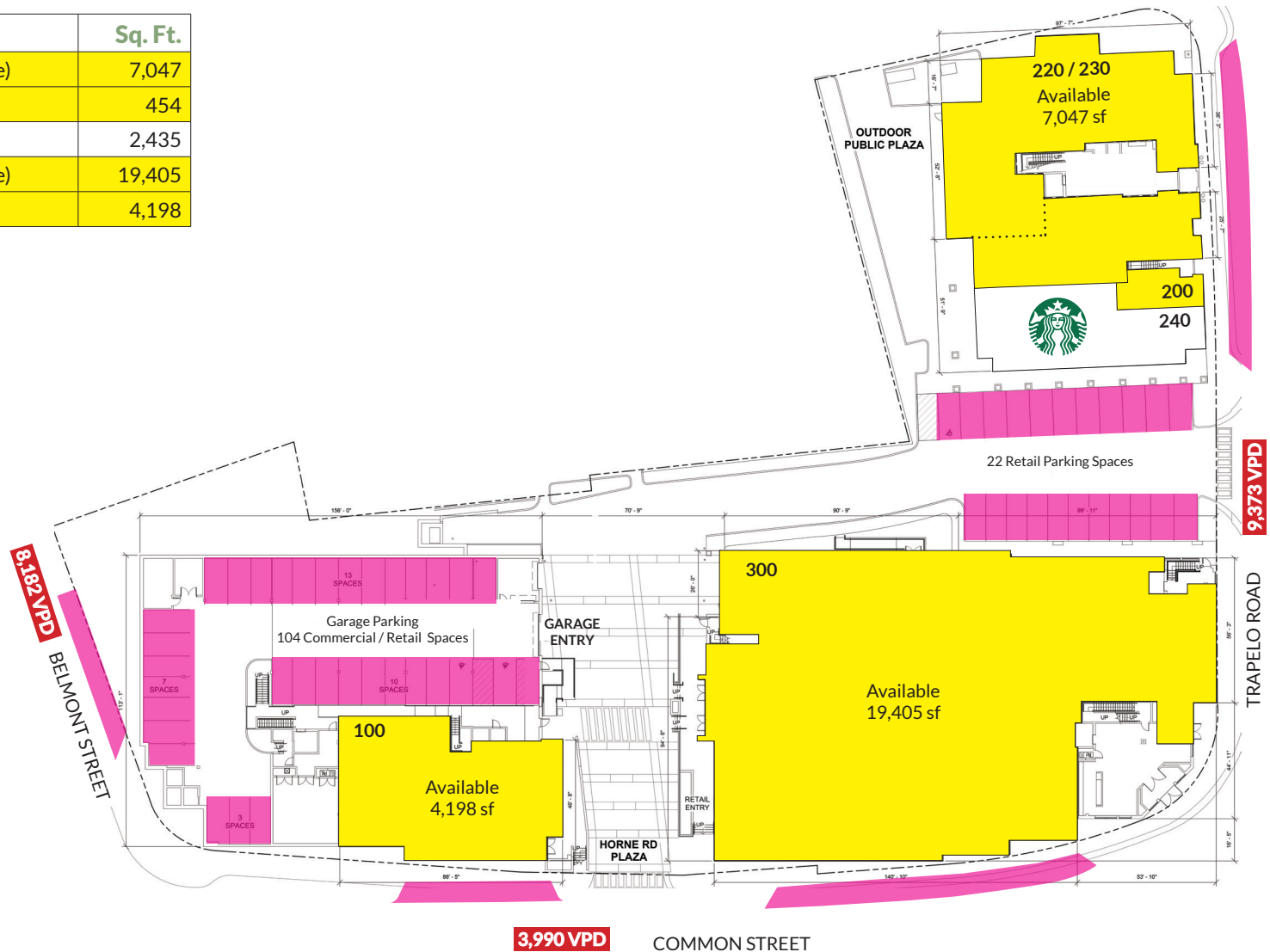
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## TENANTS / AVAILABILITY

| #       | TENANT                   | Sq. Ft. |
|---------|--------------------------|---------|
| 220/230 | Available (Subdividable) | 7,047   |
| 200     | Available                | 454     |
| 240     | Starbucks                | 2,435   |
| 300     | Available (Subdividable) | 19,405  |
| 100     | Available                | 4,198   |

 Parking



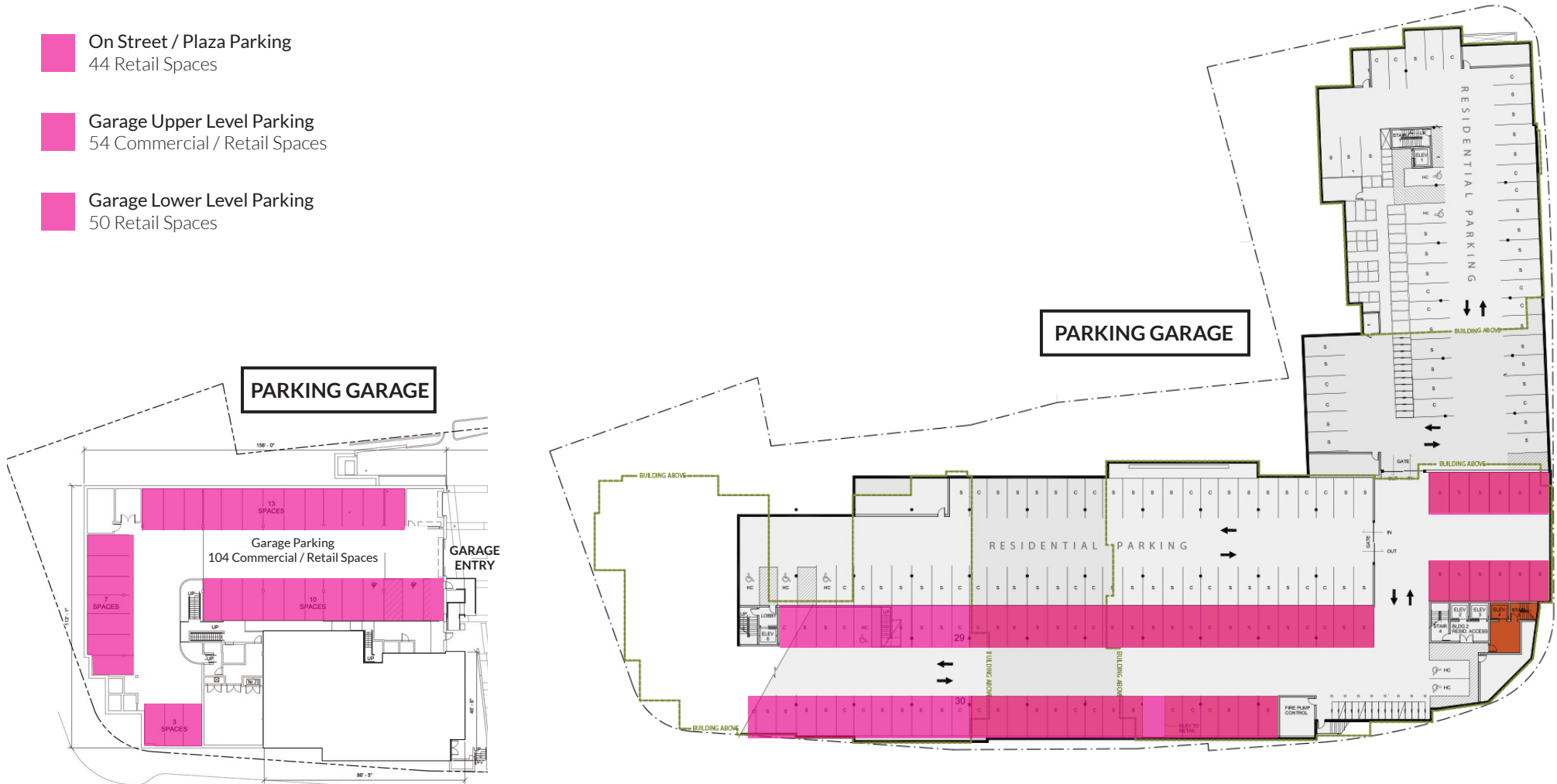
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## PARKING PLAN

- On Street / Plaza Parking  
44 Retail Spaces
- Garage Upper Level Parking  
54 Commercial / Retail Spaces
- Garage Lower Level Parking  
50 Retail Spaces





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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **30,733**

Households: **12,909**

Daytime Population: **12,601**

Median Age: **40.6**



Average Household Income: **\$209,101**

Median Household Income: **\$153,248**

### 3 MILE RADIUS:



Total Population: **255,492**

Households: **107,043**

Daytime Population: **178,154**

Median Age: **36.6**



Average Household Income: **\$187,287**

Median Household Income: **\$137,310**

### 5 MILE RADIUS:



Total Population: **693,110**

Households: **286,348**

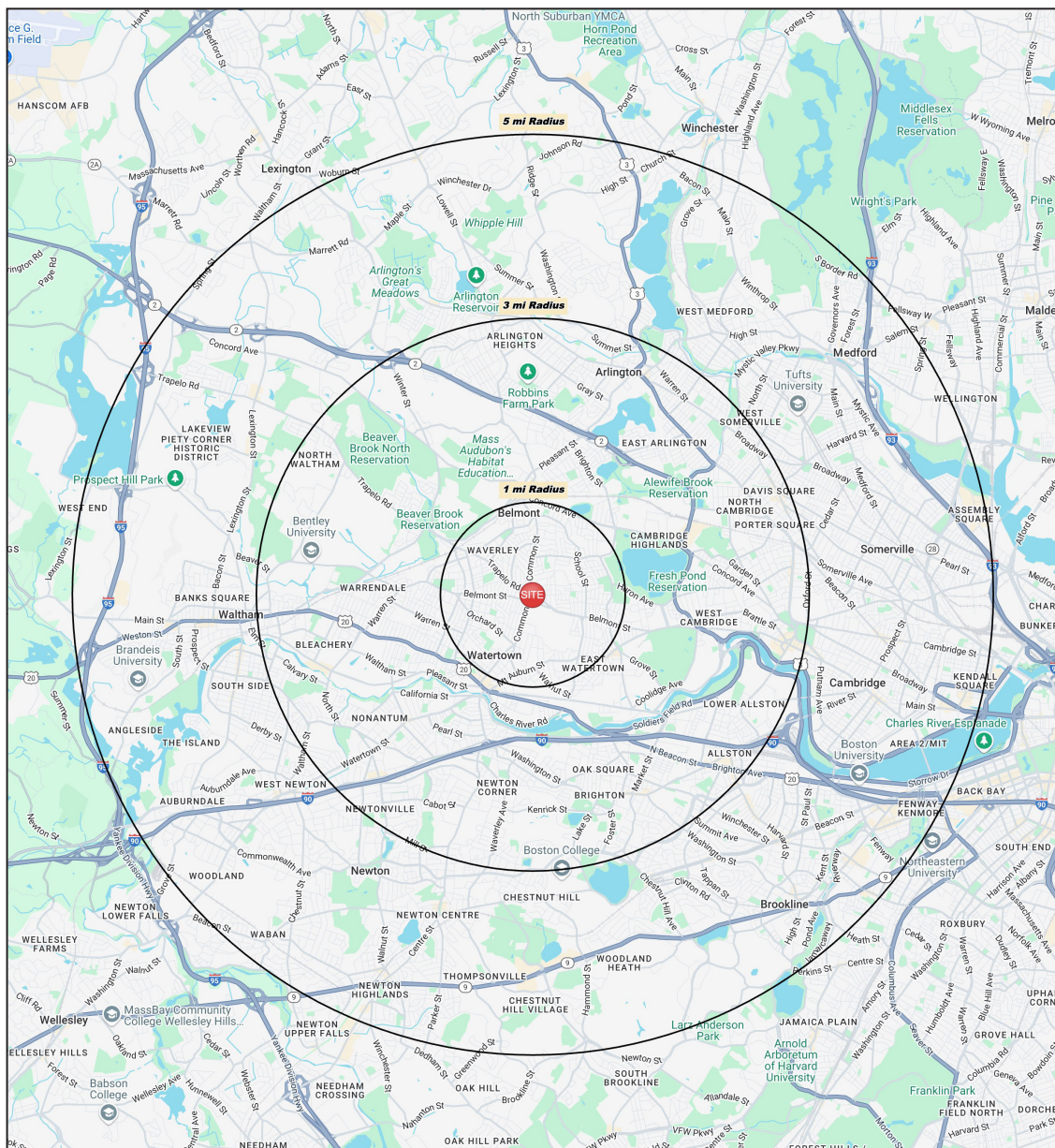
Daytime Population: **540,068**

Median Age: **35.2**



Average Household Income: **\$187,051**

Median Household Income: **\$135,943**



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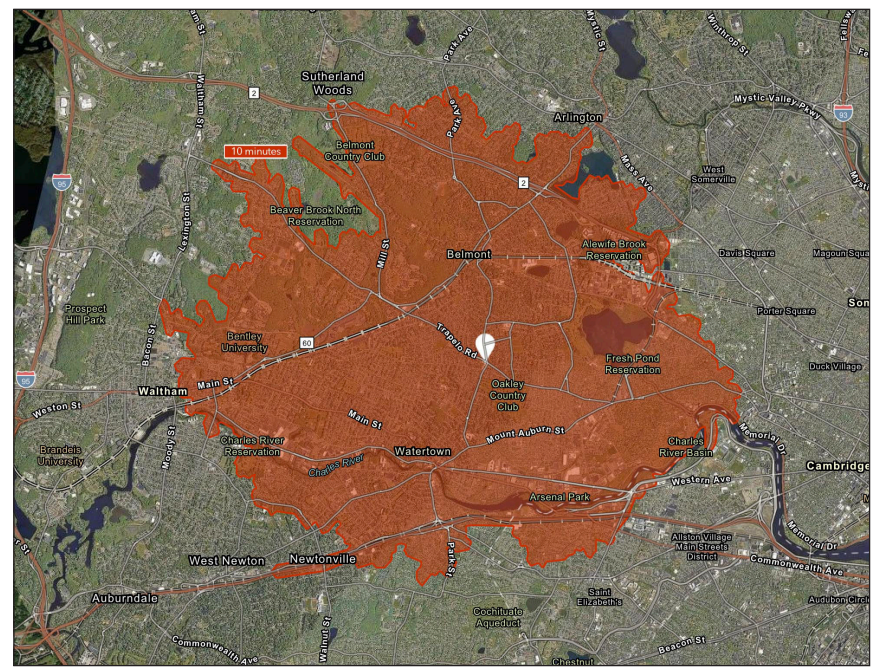
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10 MINUTE DRIVE TIME



## KEY FACTS

124,244

Population

39.3

Median Age

\$149,486

Median Household Income

126,968

Daytime Population

## TAPESTRY SEGMENTS

### Urban Chic

19,900 households

#### Socioeconomic Traits

Primarily in coastal suburbs, these affluent, educated families—often with young children—work in professional fields. Many own high-value homes, earn additional investment income, and have strong net worth and retirement savings.

#### Household Types

Married couples; singles living alone

#### Typical Housing

Single Family

### Laptops and Lattes

13,300 households

#### Socioeconomic Traits

These affluent urban professionals, often highly educated and unmarried, live in dense metros and work in high-paying fields. They typically rent in high-rises, often work remotely, and face high housing costs.

#### Household Types

Singles living alone; married couples with no kids

#### Typical Housing

Multi-Units

### Top Tier

7,857 households

#### Socioeconomic Traits

Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.

#### Household Types

Married couples

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$2,252,227,792

## EDUCATION

Bachelor's Degree or Higher



73%

## OWNER OCCUPIED HOME VALUE

Average



\$1,184,547

## ANNUAL HOUSEHOLD SPENDING

\$7,412

Eating Out

\$4,296

Apparel & Services

\$12,385

Groceries

\$396

Computer & Hardware

\$11,630

Health Care



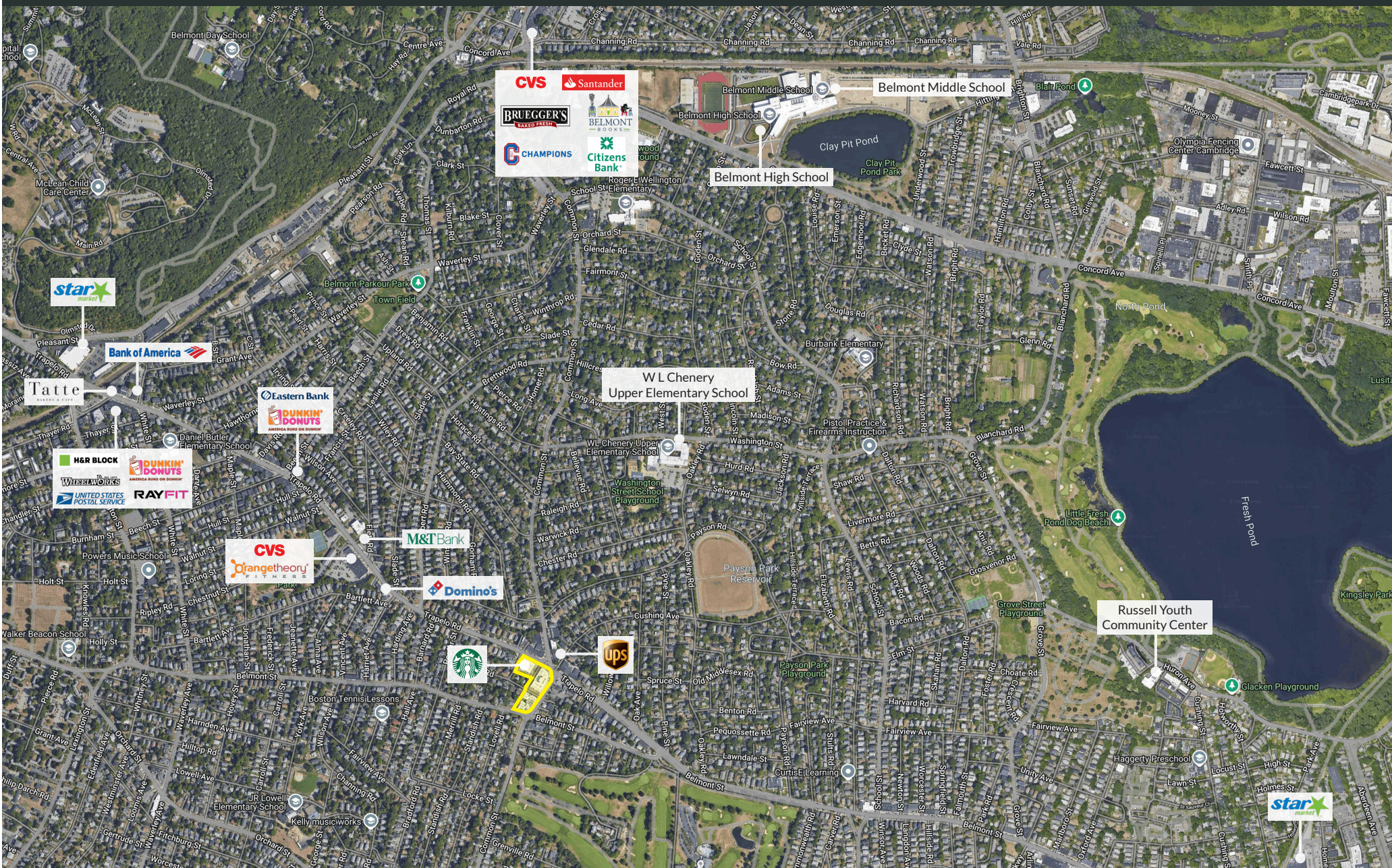
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