

THE BRADFORD

485 COMMON STREET | BELMONT, MA 02478

AVAILABLE 454 SF - 17,996 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 17,996 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 - 17,996 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



www.CharterRealty.com

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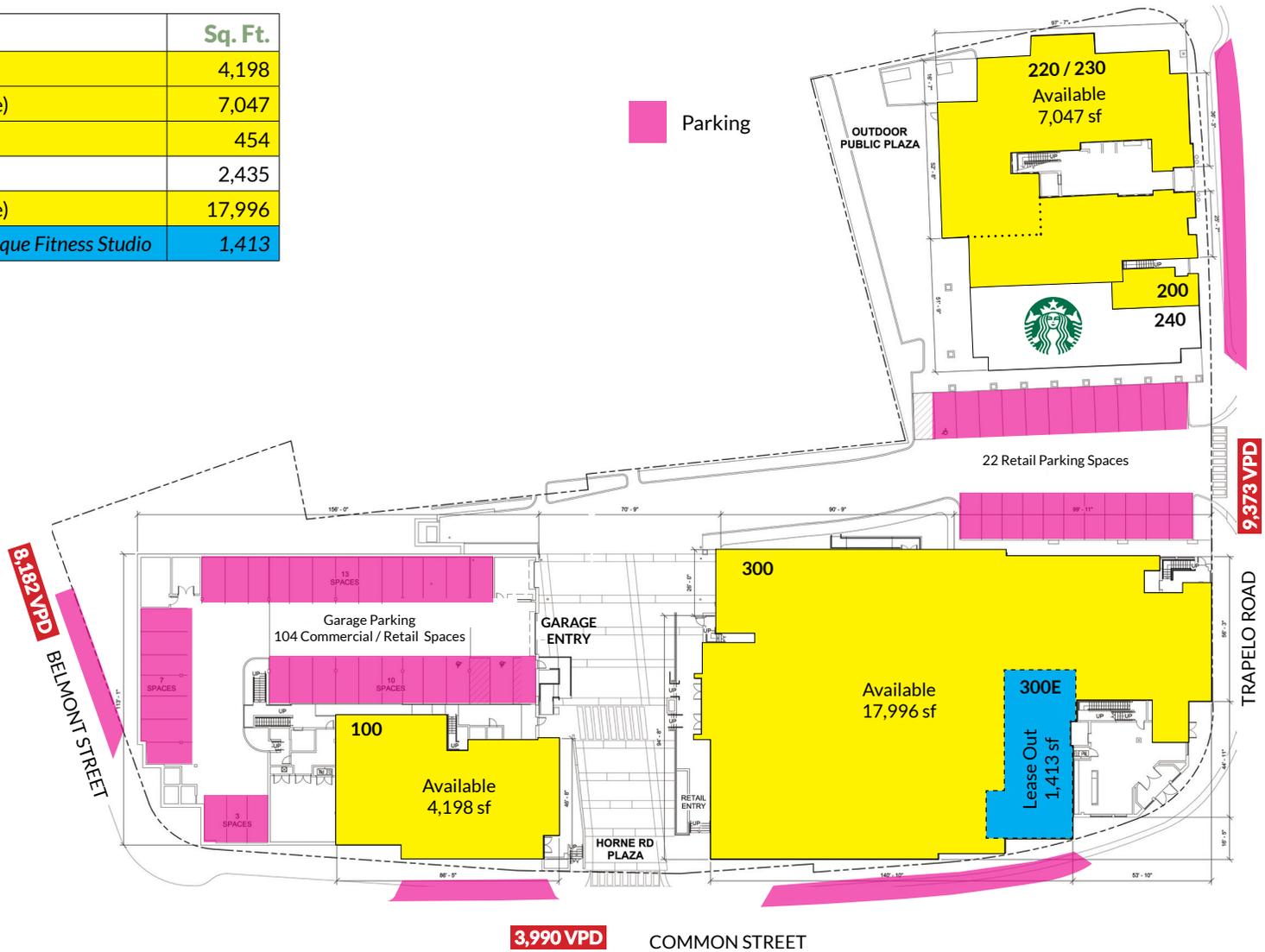
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
100	Available	4,198
220/230	Available (Subdividable)	7,047
200	Available	454
240	Starbucks	2,435
300	Available (Subdividable)	17,996
	300E - Lease Out - Boutique Fitness Studio	1,413

- Available
- Lease Out
- Occupied



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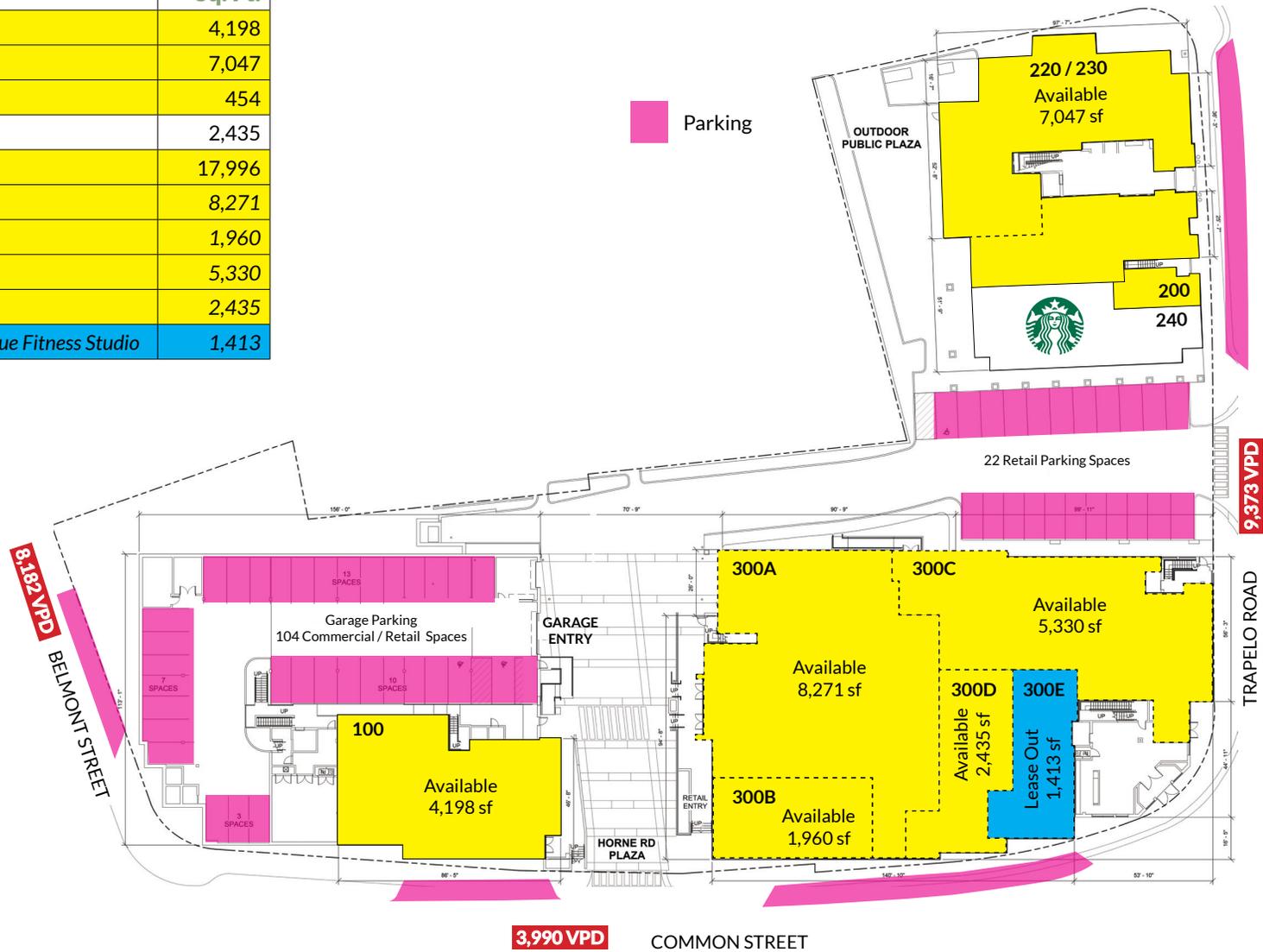
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SPACE 300 SUBDIVISION PLAN

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
100	Available	4,198
220/230	Available (Subdividable)	7,047
200	Available	454
240	Starbucks	2,435
300	Available (Subdividable)	17,996
	300A - Available	8,271
	300B - Available	1,960
	300C - Available	5,330
	300D - Available	2,435
	300E - Lease Out - Boutique Fitness Studio	1,413

- Available
- Lease Out
- Occupied



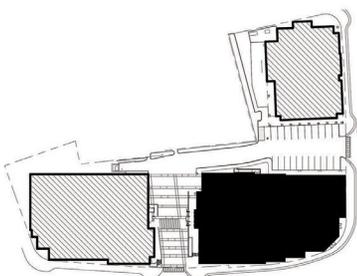
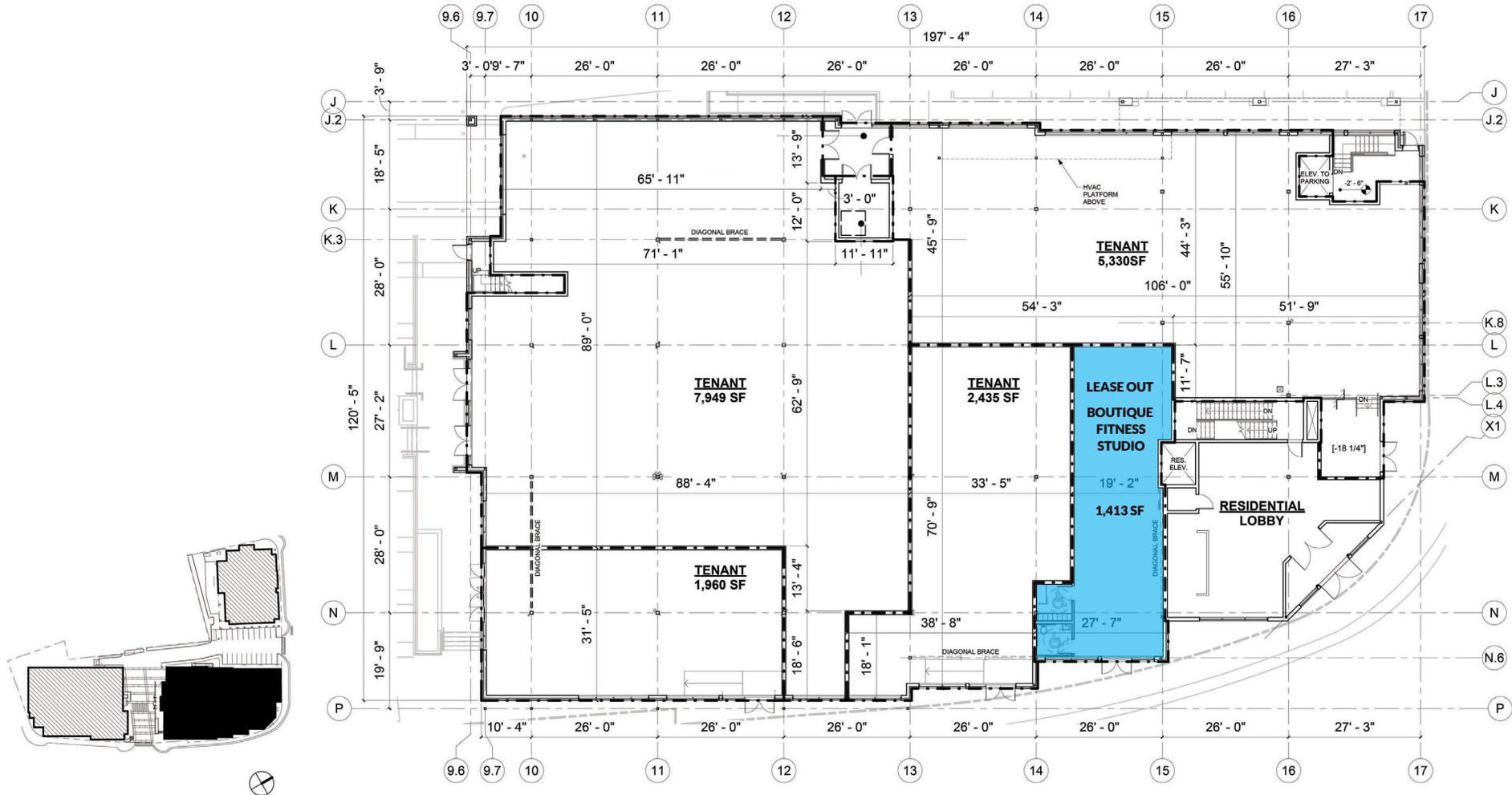
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UNIT 300 SUBDIVISION PLAN A



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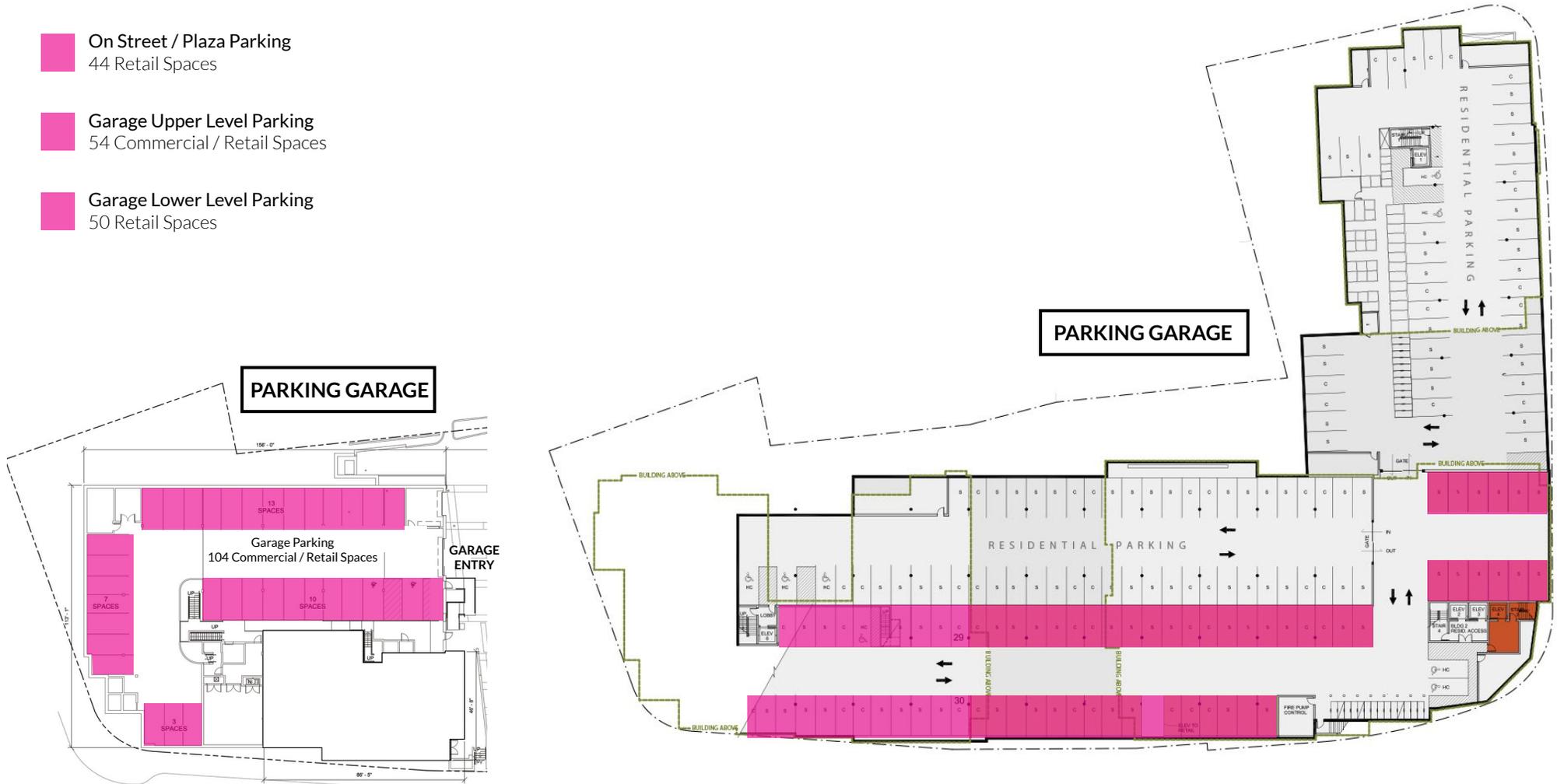
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PARKING PLAN

-  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**

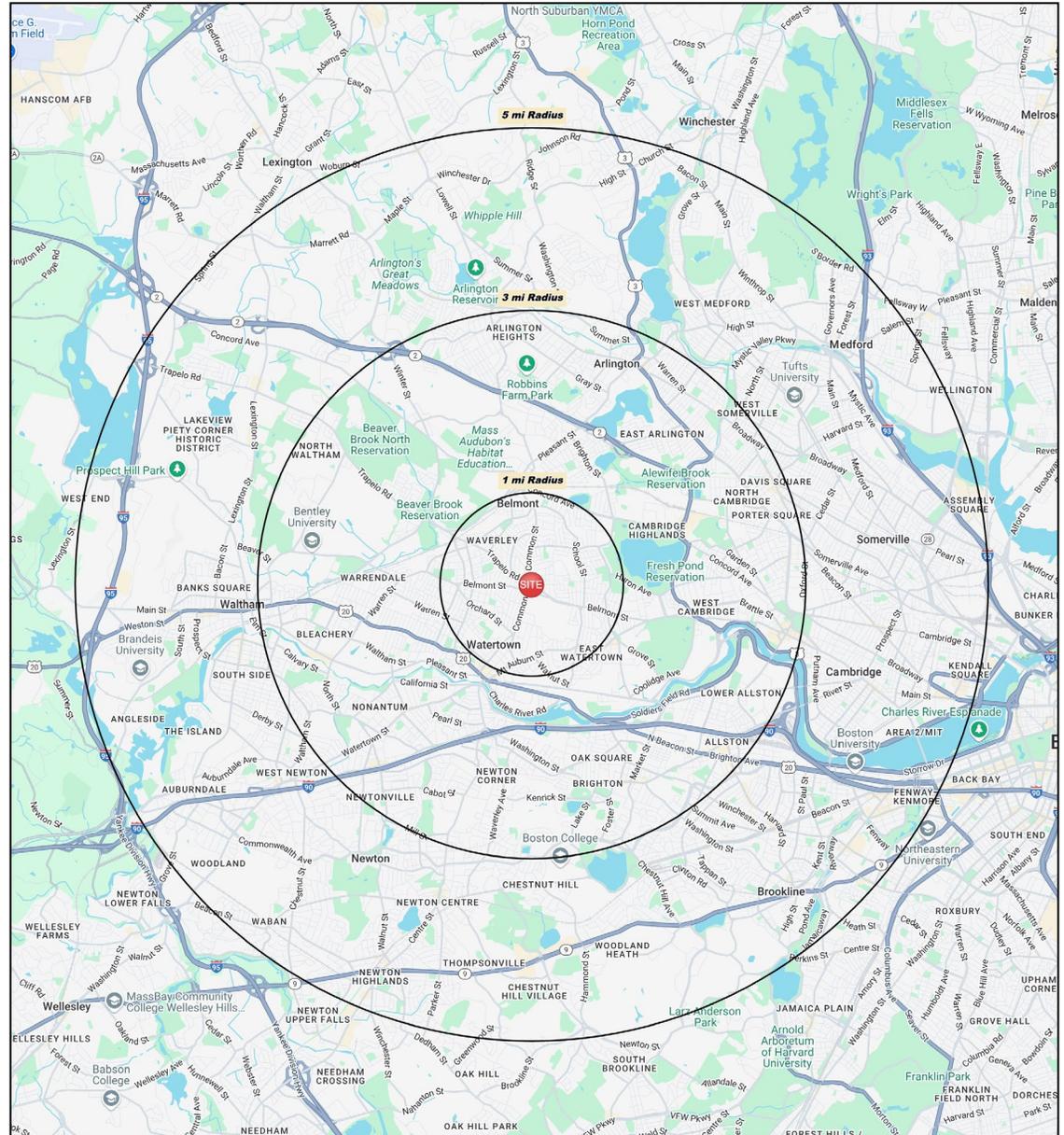
Daytime Population: **540,068**

Median Age: **35.2**



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

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



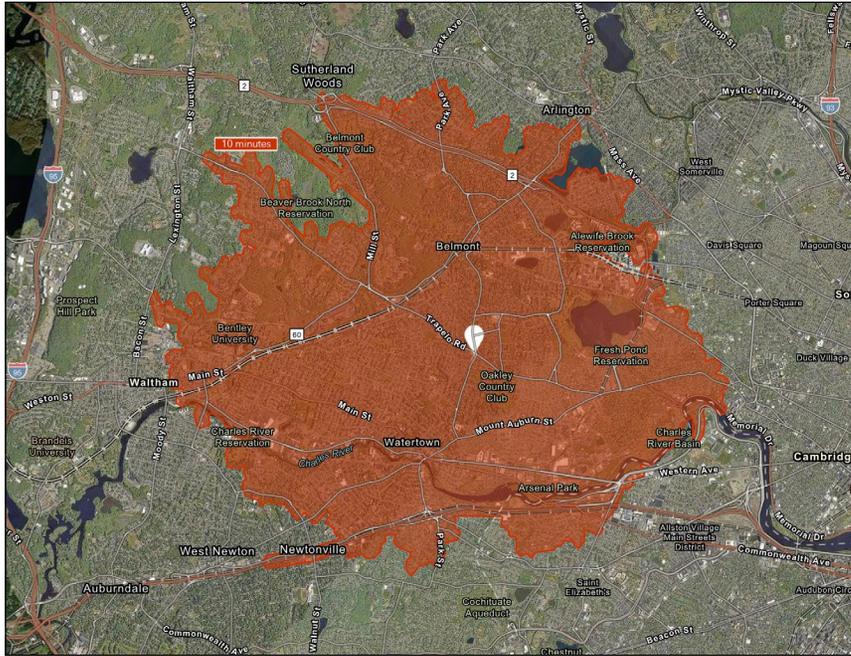
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10 MINUTE DRIVE TIME



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	Laptops and Lattes 13,300 households	Top Tier 7,857 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.	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.	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; singles living alone	Household Types Singles living alone; married couples with no kids	Household Types Married couples
Typical Housing Single Family	Typical Housing Multi-Units	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

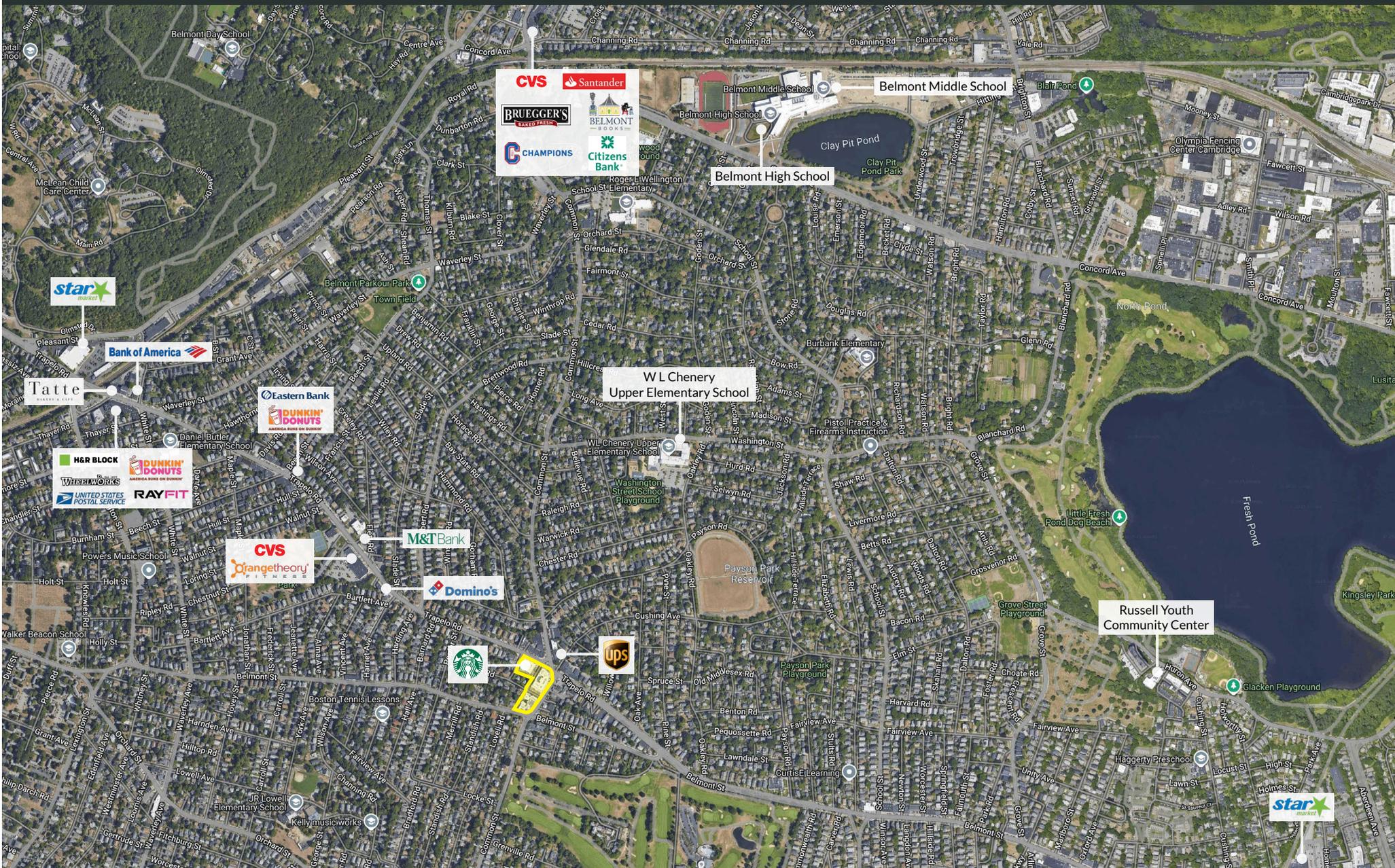


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