

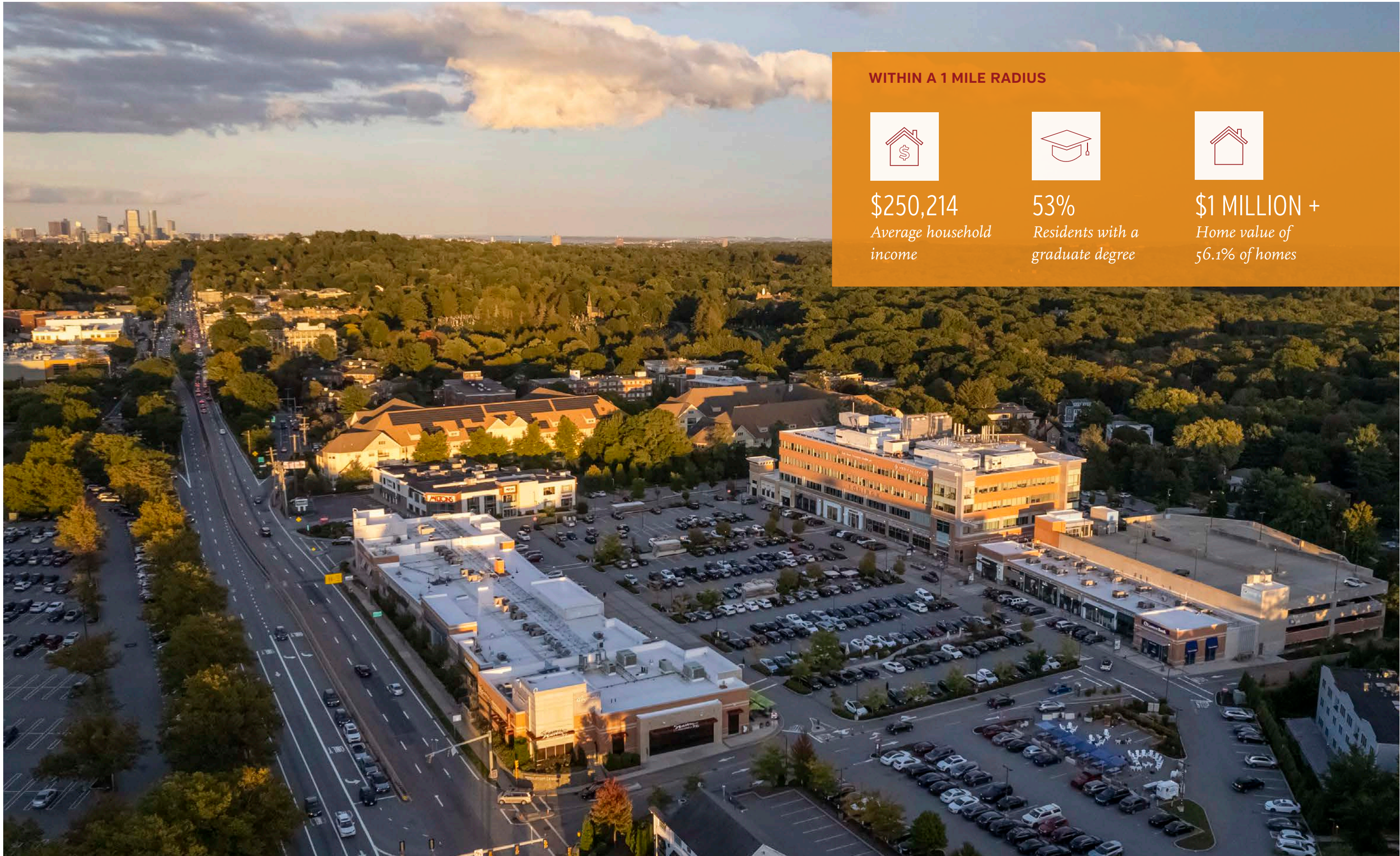


CHESTNUT HILL
SQUARE

NEW ENGLAND
DEVELOPMENT



CHESTNUT HILL
MASSACHUSETTS



WITHIN A 1 MILE RADIUS



\$250,214
*Average household
income*



53%
*Residents with a
graduate degree*



\$1 MILLION +
*Home value of
56.1% of homes*

OPPORTUNITY

Chestnut Hill Square is an **exciting lifestyle destination** on Route 9 in Chestnut Hill, Massachusetts featuring **stylish stores, restaurants, and the area's market dominant gourmet grocer, upscale fitness club, and first-class medical office space.**

Tenants include **Wegmans, Equinox, Anthropologie, Free People, Serena & Lily, Seasons 52, The Shade Store, The Capital Grille**, and many more popular specialty shops and restaurants. **Beth Israel Deaconess HealthCare-Chestnut Hill** and numerous other medical offices also make Chestnut Hill Square a highly frequented destination.

- Surrounded by luxury residences and located in **one of the country's most affluent communities**, just outside of Boston
- **Ideally located on the region's retail corridor, Route 9**
- **Only six miles from downtown Boston and three miles from Interstate 95/Route 128**
- **Direct access from Bloomingdale's** and from Route 9 east and westbound



LOCATION



3 MILES

*From I-95 and
6 miles from
downtown Boston*

RT-9

MAJOR RETAIL
CORRIDOR

*Located on primary
route connecting
Boston and I-95*



MARKET

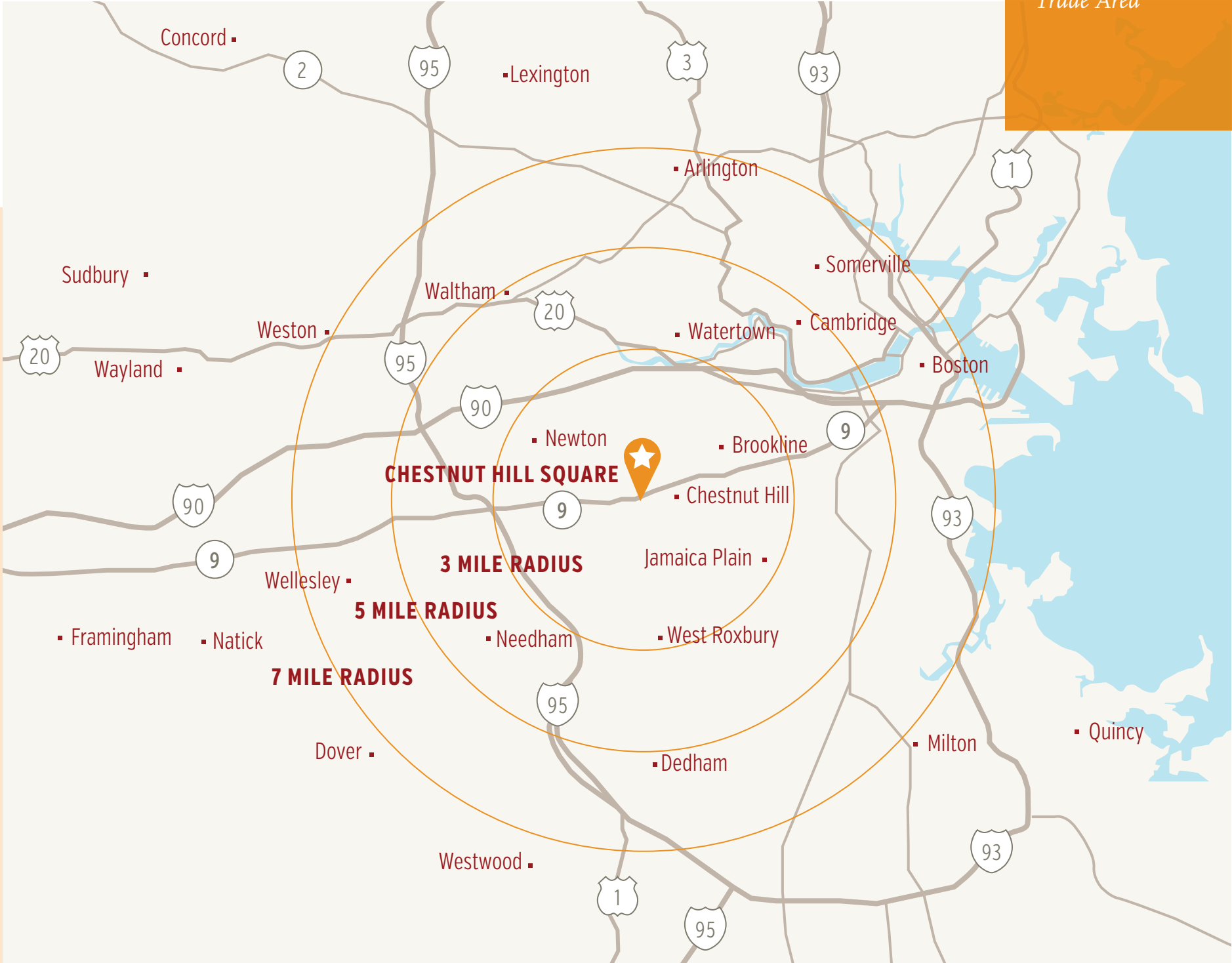
Residential Market

AVERAGE HOUSEHOLD INCOME BY MILES (2022)

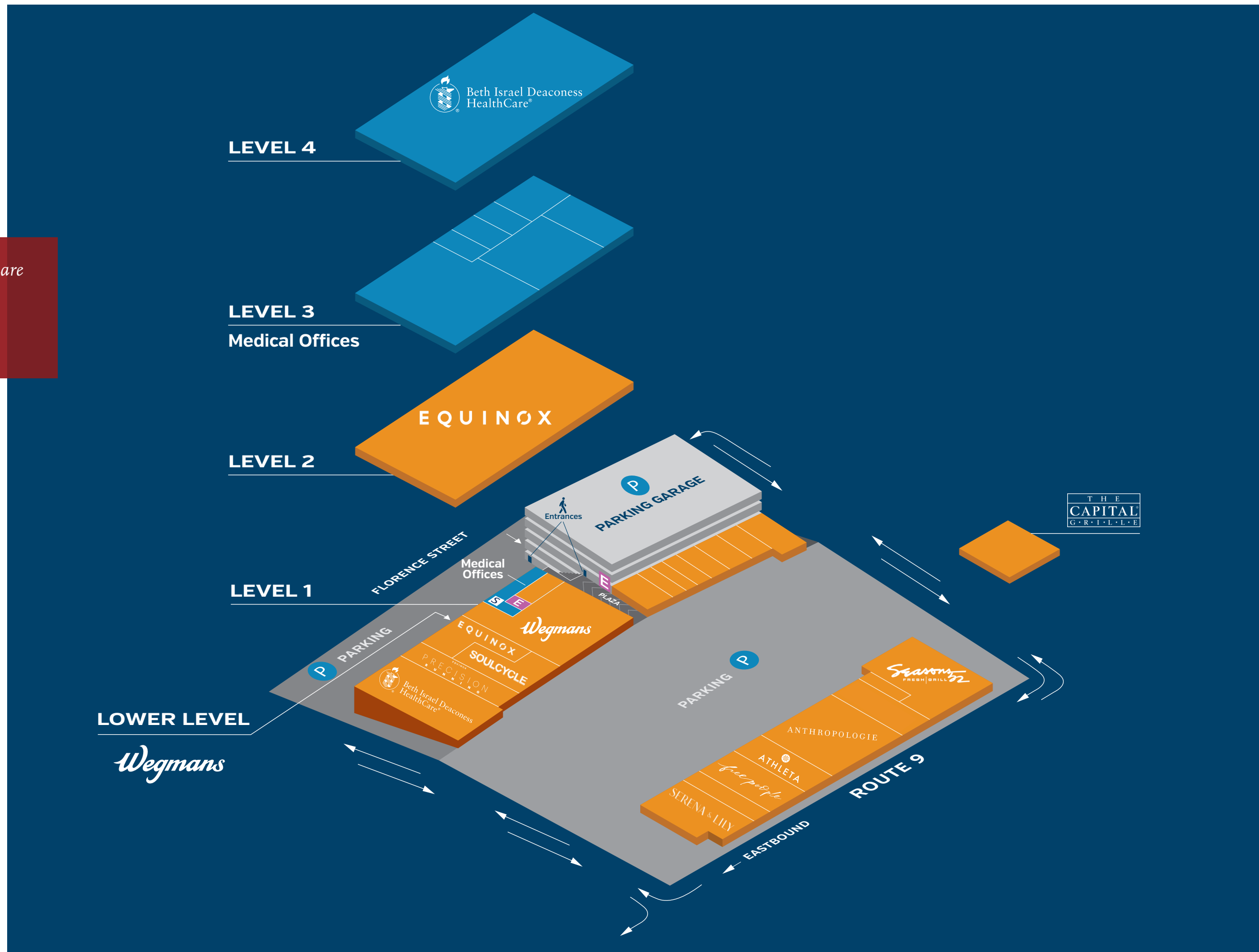
| | |
|---------|-----------|
| 1 mile | \$250,214 |
| 3 miles | \$173,440 |
| 5 miles | \$145,018 |
| 7 miles | \$148,568 |

NEARBY AFFLUENT COMMUNITIES AVERAGE HOUSEHOLD INCOME (2022)

| | |
|---------------|-----------|
| Wellesley | \$315,427 |
| Newton | \$219,862 |
| Chestnut Hill | \$250,214 |
| Brookline | \$180,633 |



Chestnut Hill Square
Stacking Plan



DEMOGRAPHICS

DEMOGRAPHIC ANALYSIS

| Population | 1 Mile | 3 miles | 5 miles | 7 miles |
|---|--------|---------|---------|---------|
| 2022 Estimated Population | 12,292 | 177,679 | 627,389 | 1.20 M |
| 2027 Projected Population | 12,558 | 188,732 | 655,801 | 1.25 M |
| 2022 Adj. Daytime Demographics Age 16 Years or Over | 11,772 | 144,989 | 525,994 | 1.26 M |
| 2022 Median Age | 41.4 | 37.4 | 35.1 | 35.2 |

| Income | | | | |
|---|-----------|-----------|-----------|-----------|
| 2022 Estimated Average Household Income | \$250,214 | \$173,440 | \$145,018 | \$148,568 |
| 2022 Estimated Median Household Income | \$171,248 | \$132,015 | \$107,040 | \$106,893 |

| Households | | | | |
|---------------------------|-------|--------|---------|---------|
| 2022 Estimated Households | 4,134 | 71,385 | 246,156 | 483,877 |
| 2027 Projected Households | 4,287 | 77,478 | 263,252 | 515,117 |

| Education (Age 25+) | | | | |
|----------------------------|-------|-------|-------|-------|
| 2022 Bachelors Degree Only | 31.3% | 32.2% | 29.7% | 29.5% |
| 2022 Graduate Degree | 53.0% | 45.0% | 38.0% | 34.5% |

Chestnut Hill



\$250,214
Average household income



\$1.19 M
Owner-occupied median home value



84.3%
Population with a college degree



UPSCALE



DESTINATION





CHESTNUT HILL
SQUARE

NEW ENGLAND DEVELOPMENT

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