

NEW ENGLAND DEVELOPMENT

UNIVERSITY STATION

Westwood, Massachusetts

PROJECT DETAILS

Project Type:
Mixed-Use / Regional Center

Overall GLA:
2 million sf
Retail GLA:
665,000 sf

Address:
University Avenue
Westwood, Massachusetts
02090
Norfolk County



UNIVERSITY
STATION®

University Station is Greater Boston's premier mixed-use development, located in Westwood, Massachusetts at the intersection of Route 128 and I-95. The 2 million square foot center combines unique retail, fitness, restaurants, residential, office and hotel uses.

Anchored by Wegmans, Target, Life Time®, Nordstrom Rack, and featuring more than 30 shops and restaurants, University Station draws customers from some of Boston's most desirable suburbs including Dover, Milton, Needham, Sharon and Westwood.

REGIONAL MIXED-USE CENTER

- 120 acres of retail, office, residential and hotel uses
- 665,000 square feet of retail and restaurant uses
- Ideal location at the intersection of Route 128 and I-95
- Adjacent to Route 128 MBTA Commuter Rail/Amtrak Train Station, providing access to Boston's Back Bay in eight minutes.
- Tremendous highway visibility: 167,898 daily impressions on I-95/Route 128

KEY TENANTS

Wegmans, Target, Life Time®, Marshalls, HomeGoods, Homesense, Nordstrom Rack, J.Crew Factory, Ulta Beauty, Five Below, Del Frisco's Grille, Mass General Brigham

NEW ENGLAND DEVELOPMENT

75 Park Plaza
Boston, Massachusetts 02116
617.965.8700
NEDevelopment.com





120 Acres
 665,000 SF Retail
 220,000 SF Office
 120 Hotel Rooms
 514 Residences
 25 Acres Open Space

Location

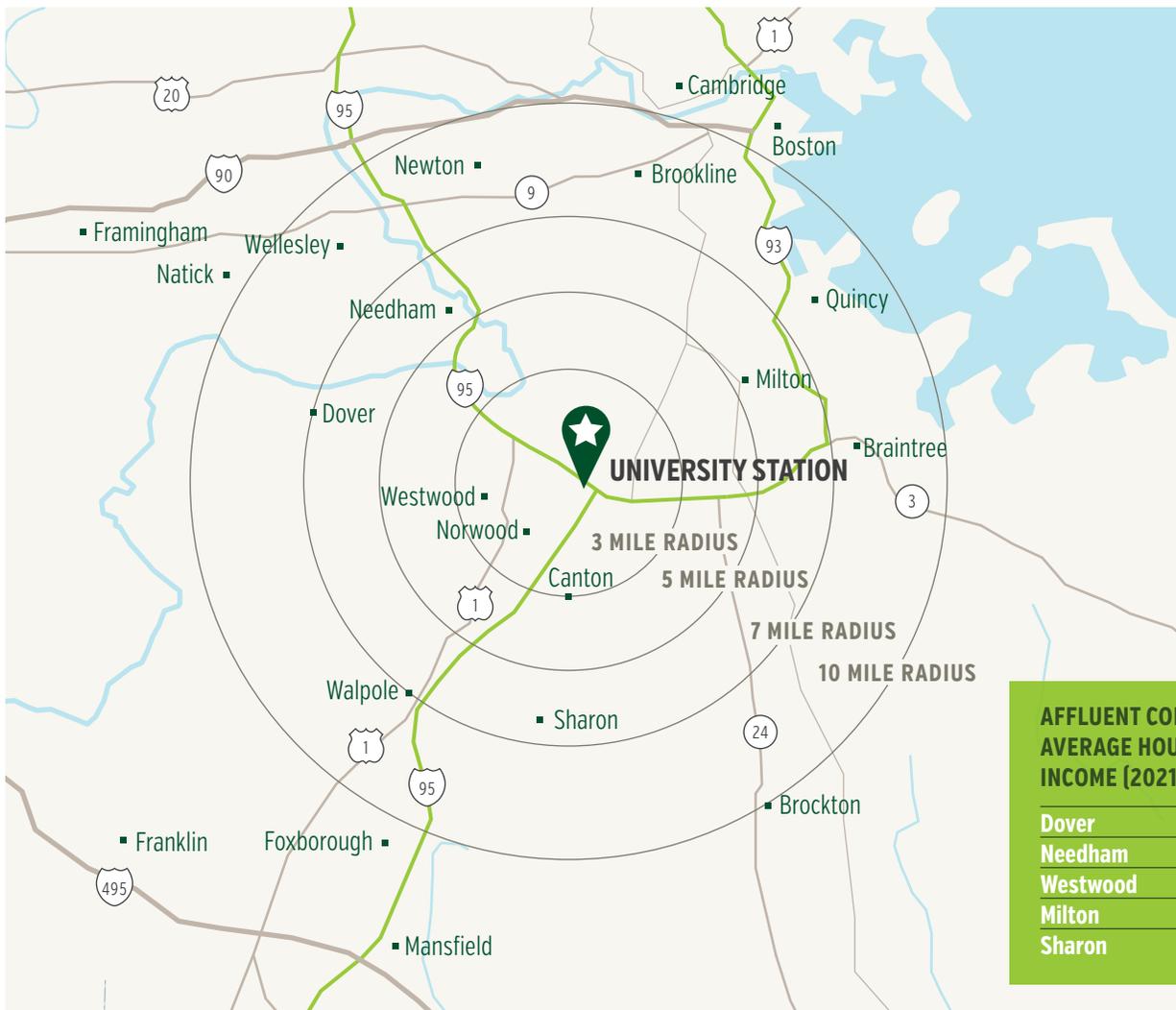


ACCESS/EGRESS

- Immediate access from Route 128/I-95 via Exit 27
- Directly abutting an MBTA Commuter Rail and Amtrak Station
- 8 minutes by commuter rail to Boston's Back Bay and 15 minutes to Boston's South Station

AVERAGE DAILY TRAFFIC

- Route 128 / I-95: 167,898
- I-95: 124,551



**AFFLUENT COMMUNITIES
AVERAGE HOUSEHOLD
INCOME (2021)**

Dover	\$438,691
Needham	\$242,923
Westwood	\$220,052
Milton	\$180,981
Sharon	\$186,498

Demographics

2022 TRADE AREA DEMOGRAPHICS				
	3 miles	5 miles	7 miles	10 miles
Population	53,840	180,047	388,957	1.04 M
Households	20,698	69,353	147,650	399,541
Average Household Income	\$146,146	\$141,773	\$146,939	\$136,009
Number of Businesses	3,525	8,791	19,114	47,201
Daytime Population	66,550	154,718	317,373	822,248



**ONE STOP.
MANY CHOICES.**

University Station features 2 million square feet of retail, office, residential, and hotel uses on 120 acres in Westwood, Massachusetts.



University Station features 665,000 square feet of retail and restaurant uses, including anchor tenants Target and Wegmans, plus Life Time®. The entire project is located just steps away from the MBTA and Amtrak Station.



Gables University Station is a luxury apartment community featuring 350 units.



This Class A four-story building, serves as the regional headquarters for Citizens Bank.



Mass General Brigham is a two-story multi-specialty, outpatient clinic that includes an urgent care facility. The new Dana-Farber Cancer Institute is set to begin construction in 2025.



The Courtyard by Marriott features spacious guest rooms thoughtfully designed to provide the optimum balance between work and relaxation. Construction on a home2 Suites by Hilton is anticipated to begin in 2024.

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