
**Westwood
Massachusetts**

University Station

PROJECT DETAILS

Project Type:

Mixed-Use

Overall GLA:

2 million SF

Retail GLA:

665,000 SF

Address:

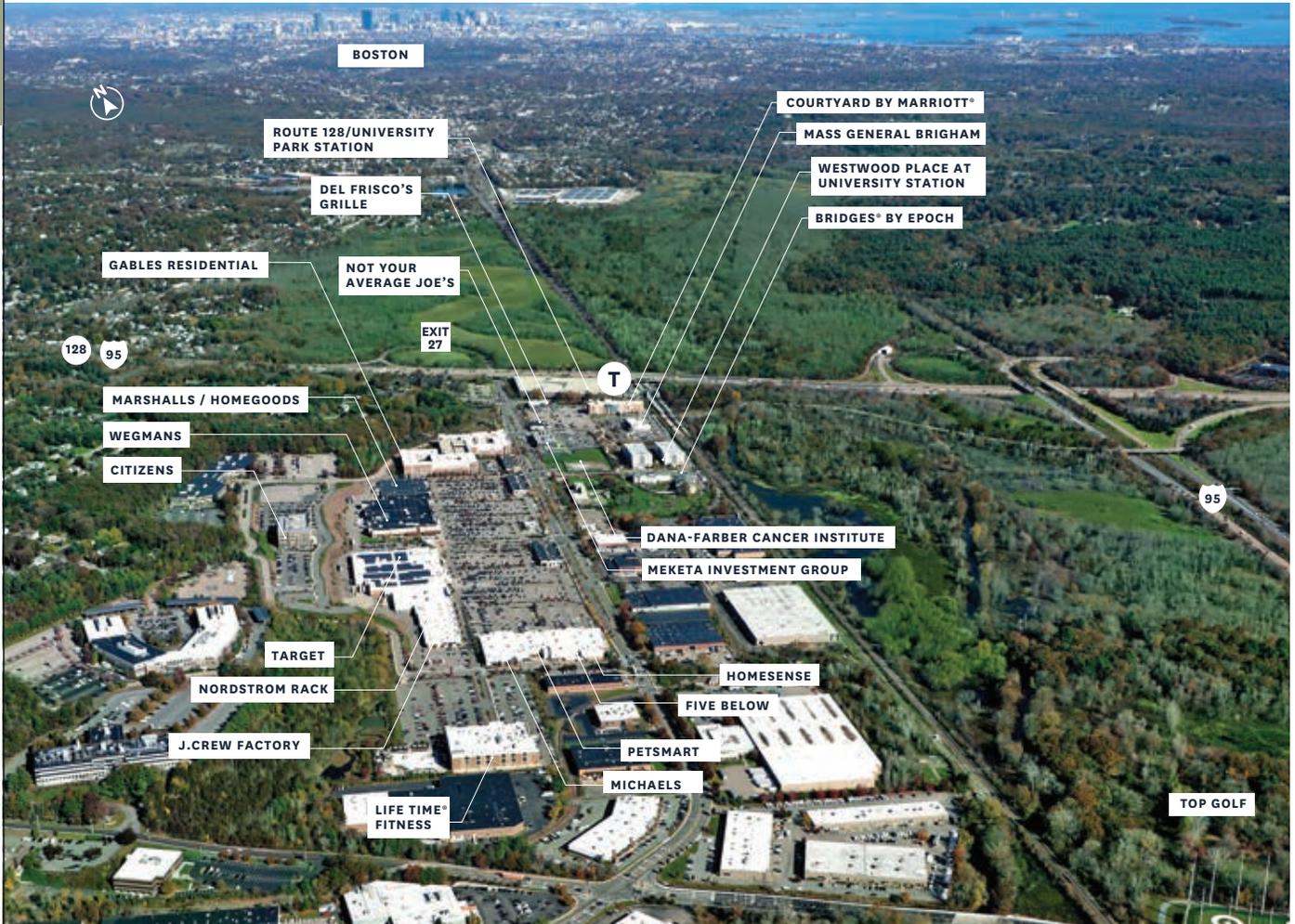
University Avenue
Westwood, Massachusetts
02090

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



Location & Market



MARKET AERIAL

University Station

University Station is a vibrant, mixed-use development in Westwood, Massachusetts adjacent to the Interstate 95/Route 128 MBTA Commuter Rail/Amtrak Train Station, combining unique retail, fitness, restaurant, residential, office and hotel uses.

Anchored by Target, Wegmans and Nordstrom Rack, University Station features an exciting mix of restaurants and stores including Del Frisco's Grille, Anthony's Coal Fired Pizza, Not Your Average Joe's, Homesense, Michaels, Marshalls/HomeGoods, PetSmart, Ulta Beauty, J.Crew Factory, Bath & Body Works, and Kohler Signature Store.

University Station also features Courtyard by Marriott®, Life Time® Athletic, Brigham & Women's Health Care Center, Gables Residential (featuring 350 luxury apartments) and Bridges® by Epoch (a memory care facility), the regional headquarters for Citizens Bank and Meketa Investment Group.

LOCATION

- » 120 acres of retail, office, residential and hotel uses
- » 665,000 square feet of retail and restaurant uses
- » 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
- » Boston's most desirable suburbs including Dover, Milton, Needham, Sharon and Westwood.

Trade Area & Demographics



2024 Trade Area Demographics

	3 MILE	5 MILES	7 MILES	10 MILES
Estimated Population	53,716	178,800	387,675	1.03 M
Estimated Households	20,847	69,634	148,846	403,031
Average Household Income	\$179,152	\$170,187	\$175,244	\$166,937
Daytime Population	61,077	143,539	295,178	754,430



8 minute

Train ride to Boston's Back Bay Station



167,898

Average daily traffic on I-95/Route 128



1.03 Million

Residents that live within 10 miles



UNIVERSITY STATION®

One Stop. Many Choices.

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

