

NEW ENGLAND  
DEVELOPMENT

Westwood  
Massachusetts

# University Station

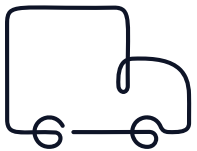






**\$175,244**

Average household income within 7 miles



**167,898**

Average daily traffic on I-95/Route 128



**1.03 Million**

Residents that live within 10 miles



# Opportunity

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.

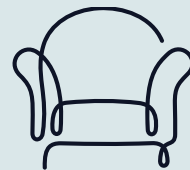
Anchored by Target, Wegmans and Nordstrom Rack, University Station features an exciting mix of restaurants and stores including Del Frisco's Grille, Anthony's Coal Fired Pizza, Not Your Average Joe's, Homesense, Michaels, Marshalls/HomeGoods, PetSmart, Ulta Beauty, J.Crew Factory, Bath & Body Works,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

- » 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
- » Boston's most desirable suburbs including Dover, Milton, Needham, Sharon and Westwood.



**25 Acres**  
Open space and walking paths



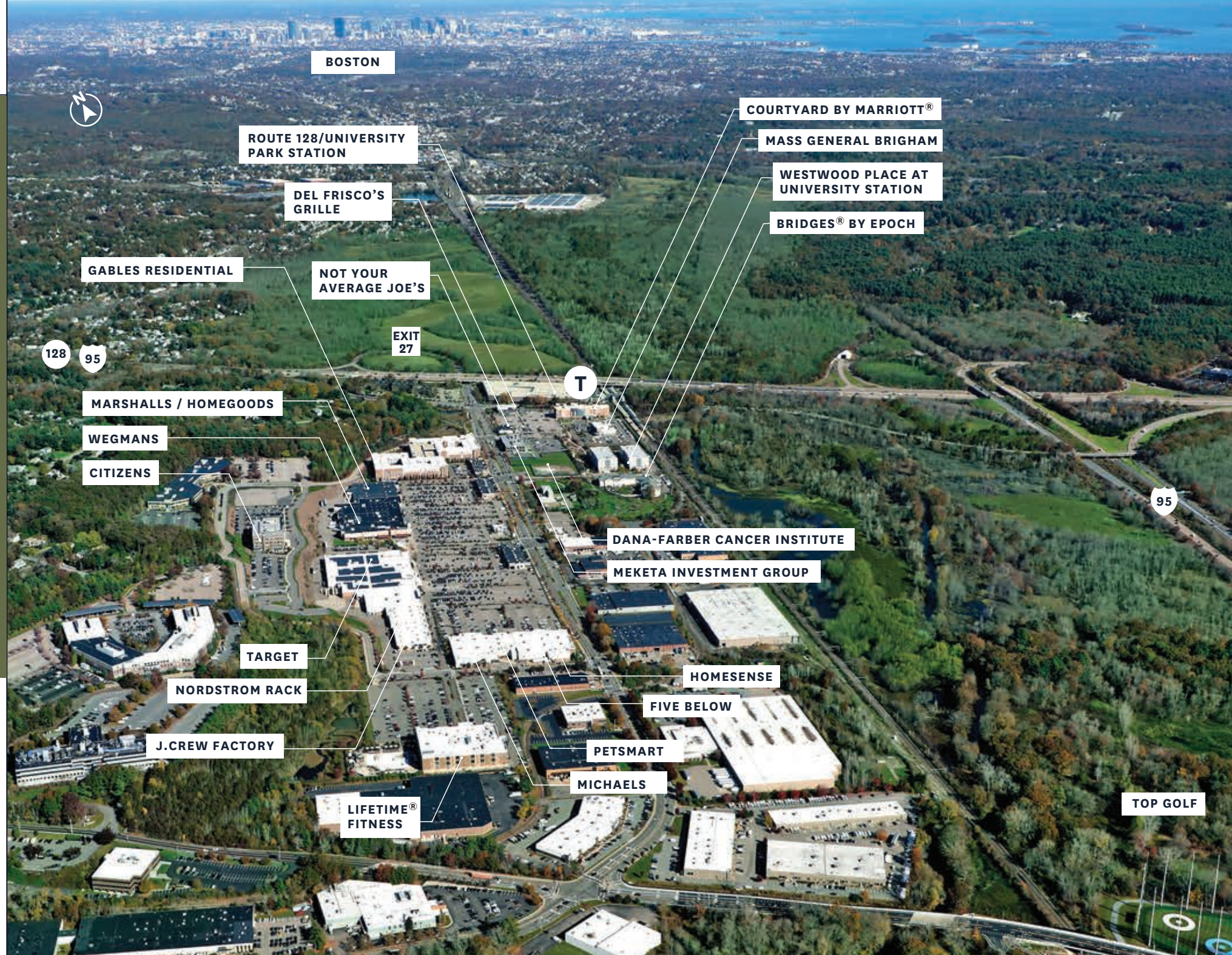
**514**  
Residences



**130**  
Hotel rooms







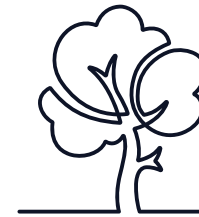
## 8 Minute Train Ride

From Boston's Back  
Bay Station



## Direct Regional Access

From I-95 and Route 128  
and proximate to I-93



## 120 Acres

2 Million SF of retail, office and  
residential space

# Location





# Easily Accessible

TRAVEL TIMES BY CAR

Mass Pike	15 Minutes
I-495	20 Minutes
South Station	30 Minutes
Logan Airport	35 Minutes



—————  
Avenues of entrance

.....  
Avenues of egress





# Market

## Market Analysis

### 2024 Primary Trade Area (10 Miles)

Estimated Population	1.03 M
Estimated Households	403,031
Estimated Average Household Income	\$166,937
Daytime Population (Age 16 Years+)	754,430

### Affluent Communities: 2024 Average Household Income

Dover	\$516,488
Needham	\$297,521
Westwood	\$255,284
Milton	\$244,828
Sharon	\$232,959





# Shop & Dine

University Station is a vibrant shopping and dining destination.

University Station features some of the nation's most popular stores including Target, Wegmans, Nordstrom Rack, Marshalls, HomeGoods, Homesense, Michaels, PetSmart, J.Crew Factory, Five Below and Ulta Beauty. Anthony's Coal Fired Pizza, Del Frisco's Grille, Not Your Average Joe's, Panera Bread, and Smashburger are just a few of the eateries that draw customers to the center.



# Play

## WELLNESS

**Life Time®** offers an unparalleled experience through fitness programs and certified fitness professionals to support the health and fitness goals of its members.





# Live & Stay

## RESIDENTIAL

**Gables University Station** features 350 upscale apartment homes, located at 85 University Avenue.

**Westwood Place at University Station**, a condominium community with 100 homes, provides a modern living experience in two four-story buildings that are located at 120 & 130 University Avenue.

**Bridges® by EPOCH at Westwood** is a memory care assisted living community.

## HOTEL

**Courtyard by Marriott**, a four-story hotel with 130 rooms, features spacious guest rooms thoughtfully designed to provide the optimum balance between work and relaxation. Construction on an extended stay hotel, **home2 Suites** by Hilton and will have approximately 130 rooms, is anticipated to begin in 2024.



# Work

## ADVANCED MEDICAL CARE

**Mass General Brigham** is a multi-specialty, outpatient clinic that encompasses two floors in a 30,000 square foot building, including an urgent care facility.

The **Dana-Farber Cancer Institute** is set to begin construction on a 70,000 square foot proton therapy facility in 2025, becoming one of just two such facilities in the commonwealth and serving patients throughout New England.

## OFFICE

Two additional office buildings at University Station include a 100,000 square foot, 4-story building that serves as the regional headquarters for **Citizens Bank** and a 40,000 square foot, two-story building for **Meketa Investment Group**.







# Demographics

## Demographic Analysis

POPULATION	3 MILES	5 MILES	7 MILES	10 MILES
2024 Estimated Population	53,716	178,800	387,675	1.03 M
2029 Projected Population	54,788	179,703	389,758	1.04 M
2024 Adj. Daytime Population (Age 16 Years+)	61,077	143,539	295,178	754,430
2024 Median Age	41.4	41.1	40.8	38.2

INCOME (2023)				
2024 Estimated Average Household Income	\$179,152	\$170,187	\$175,244	\$166,937
2024 Estimated Median Household Income	\$136,247	\$127,571	\$133,031	\$122,387

HOUSEHOLDS				
2024 Estimated Households	20,847	69,634	148,846	403,031
2029 Projected Households	21,205	69,793	149,085	405,505

EDUCATION AGE 25+ (2023)				
2024 Some College	12.4%	12.2%	12.4%	11.4%
2024 Associates Degree Only	7.3%	8.0%	7.3%	6.0%
2024 Bachelors Degree Only	31.5%	28.5%	27.0%	26.9%
2024 Graduate Degree	27.0%	25.5%	26.7%	28.7%

BUSINESS (2023)				
2024 Total Businesses	3,348	8,598	18,713	46,244
2024 Total Employees	47,500	97,509	197,526	479,052











# NEW ENGLAND DEVELOPMENT

