

FOR LEASE

Former Walgreens: Wellesley, MA

266 Washington Street | Wellesley, MA



Overview

LEASE RATE

Contact Broker

AVAILABLE SF

9,427 SF



Description

9,427 SF in-line retail space for lease. Tenants include Quebrada Baking Company, Subway, and Middlesex Savings Bank. Nearby retail includes Commella's, Maugus, Singh's Cafe, Cyclebar, The Local Wellesley, Century Bank, and Marathon Sports. Lease expires 04/30/2021.

Demographics

	1 MILE	3 MILES	5 MILES
Population	8,736	68,641	205,820
Average HH Income	\$283,674	\$235,315	\$199,541
Total Daytime Population	8,275	92,080	237,514

Year: 2019 | Source: Esri

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Traffic Counts

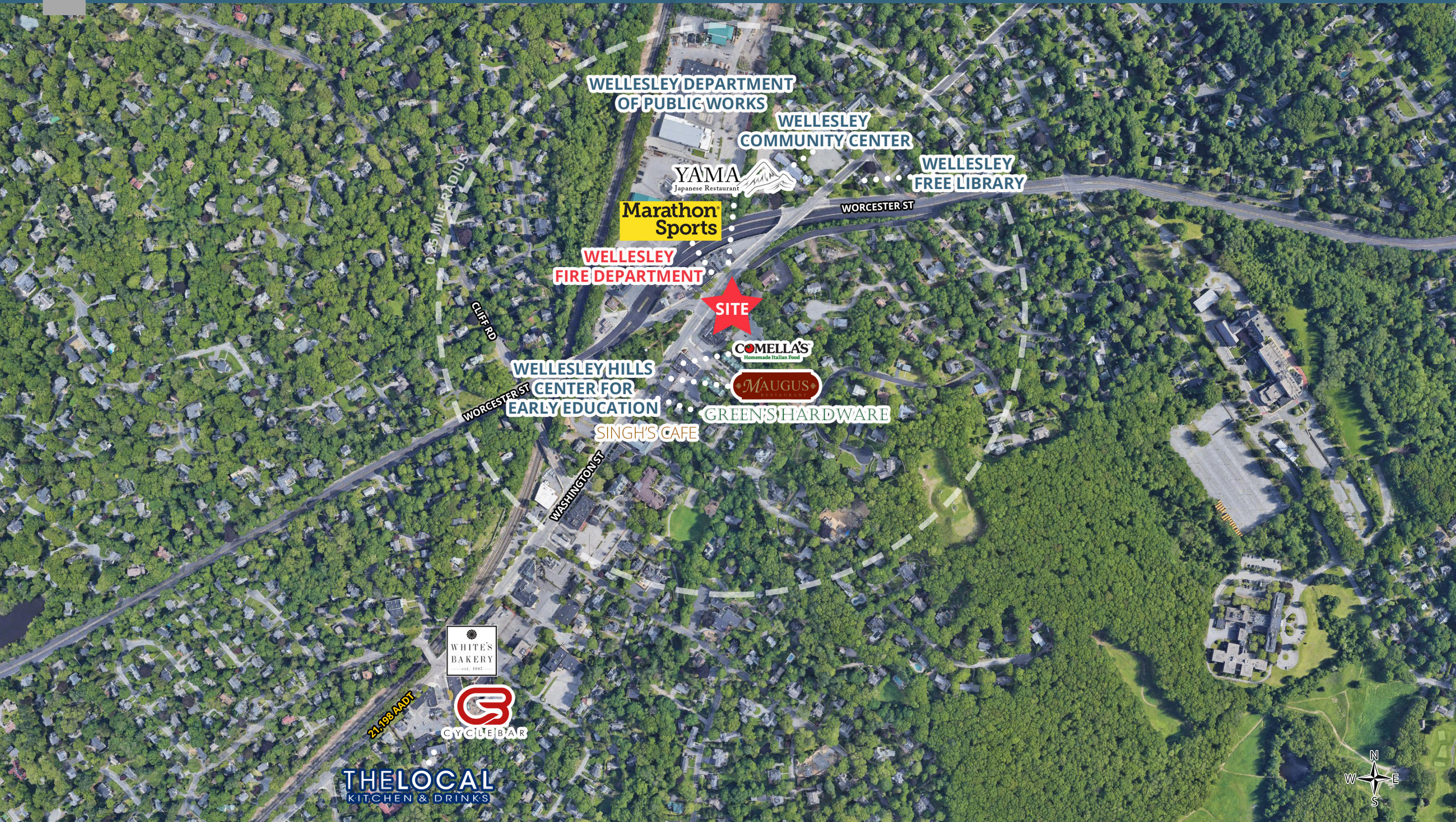
Washington Street, S of Site	21,198 AADT VPD
Washington Street, N of Site	21,482 AADT VPD
I-95, E of Site	160,580 AADT VPD

Year: 2018 | Source: massDOT

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WHITE'S BAKERY
est. 1987

CYCLEBAR

THE LOCAL
KITCHEN & DRINKS

21,198 AADT

	1 mile	3 miles	5 miles
Population			
2000 Population	7,903	63,754	190,780
2010 Population	8,279	65,739	194,238
2019 Population	8,736	68,641	205,820
2024 Population	8,957	70,662	213,496
2000-2010 Annual Rate	0.47%	0.31%	0.18%
2010-2019 Annual Rate	0.58%	0.47%	0.63%
2019-2024 Annual Rate	0.50%	0.58%	0.74%
2019 Male Population	48.4%	46.2%	47.8%
2019 Female Population	51.6%	53.8%	52.2%
2019 Median Age	42.5	42.2	41.4

In the identified area, the current year population is 205,820. In 2010, the Census count in the area was 194,238. The rate of change since 2010 was 0.63% annually. The five-year projection for the population in the area is 213,496 representing a change of 0.74% annually from 2019 to 2024. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 42.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	83.5%	79.2%	77.2%
2019 Black Alone	2.0%	2.8%	3.5%
2019 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2019 Asian Alone	10.8%	14.2%	13.1%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.9%	0.9%	3.2%
2019 Two or More Races	2.7%	2.7%	2.9%
2019 Hispanic Origin (Any Race)	4.6%	4.5%	8.4%

Persons of Hispanic origin represent 8.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	425	345	282
2000 Households	2,716	22,383	70,493
2010 Households	2,835	22,496	71,127
2019 Total Households	2,966	23,218	74,597
2024 Total Households	3,032	23,874	77,395
2000-2010 Annual Rate	0.43%	0.05%	0.09%
2010-2019 Annual Rate	0.49%	0.34%	0.52%
2019-2024 Annual Rate	0.44%	0.56%	0.74%
2019 Average Household Size	2.74	2.69	2.60

The household count in this area has changed from 71,127 in 2010 to 74,597 in the current year, a change of 0.52% annually. The five-year projection of households is 77,395, a change of 0.74% annually from the current year total. Average household size is currently 2.60, compared to 2.56 in the year 2010. The number of families in the current year is 49,949 in the specified area.

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	31.2%	29.0%	30.8%
Median Household Income			
2019 Median Household Income	\$200,001	\$174,708	\$141,032
2024 Median Household Income	\$200,001	\$184,334	\$155,001
2019-2024 Annual Rate	0.00%	1.08%	1.91%
Average Household Income			
2019 Average Household Income	\$283,674	\$235,315	\$199,541
2024 Average Household Income	\$299,199	\$253,088	\$217,289
2019-2024 Annual Rate	1.07%	1.47%	1.72%
Per Capita Income			
2019 Per Capita Income	\$92,025	\$79,681	\$73,284
2024 Per Capita Income	\$96,945	\$85,608	\$79,720
2019-2024 Annual Rate	1.05%	1.45%	1.70%

Households by Income

Current median household income is \$141,032 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$155,001 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$199,541 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$217,289 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$73,284 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$79,720 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	76	81	76
2000 Total Housing Units	2,791	22,879	72,550
2000 Owner Occupied Housing Units	2,402	17,289	48,156
2000 Renter Occupied Housing Units	313	5,095	22,338
2000 Vacant Housing Units	76	495	2,056
2010 Total Housing Units	2,987	23,773	75,141
2010 Owner Occupied Housing Units	2,387	17,277	48,895
2010 Renter Occupied Housing Units	448	5,219	22,232
2010 Vacant Housing Units	152	1,277	4,014
2019 Total Housing Units	3,105	24,497	78,409
2019 Owner Occupied Housing Units	2,507	17,695	50,151
2019 Renter Occupied Housing Units	459	5,523	24,446
2019 Vacant Housing Units	139	1,279	3,812
2024 Total Housing Units	3,171	25,099	81,013
2024 Owner Occupied Housing Units	2,571	18,165	51,750
2024 Renter Occupied Housing Units	461	5,709	25,645
2024 Vacant Housing Units	139	1,225	3,618

Currently, 64.0% of the 78,409 housing units in the area are owner occupied; 31.2%, renter occupied; and 4.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 75,141 housing units in the area - 65.1% owner occupied, 29.6% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 1.91%. Median home value in the area is \$886,432, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.11% annually to \$936,908.