

NEW ENGLAND DEVELOPMENT

UNIVERSITY STATION

Westwood, Massachusetts

PROJECT DETAILS

Project Type:
Mixed-Use / Regional Center

Overall GLA:
2 million sf
Retail GLA:
750,000 sf

Address:
University Avenue
Westwood, Massachusetts
02090
Norfolk County



UNIVERSITY
STATION®

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

Anchored by Wegmans, Target, and Nordstrom Rack and featuring over 35 shops and restaurants, University Station draws customers from some of Boston's most desirable suburbs including Dover, Milton, Needham, Sharon and Westwood. The site's great access, excellent visibility, and mix of uses make University Station a popular destination for shopping and dining and an ideal location for living, working and visiting.

EXCITING NEW MIXED-USE CENTER

- 120 acres of retail, office, residential and hotel uses
- 750,000 square feet of retail and restaurant uses
- Ideal location in Greater Boston along Route 128 and I-95 corridors
- Adjacent to Route 128 MBTA Commuter Rail / Amtrak Train Station, providing access to Boston's Back Bay in eight minutes.
- Tremendous highway visibility: 162,765 daily impressions on I-95/Route 128

KEY TENANTS

Wegmans, Target, Life Time Athletic, Marshalls, HomeGoods, HomeSense, Nordstrom Rack, Ulta, PetSmart, Del Frisco's Grille

NEW ENGLAND DEVELOPMENT
75 Park Plaza
Boston, Massachusetts 02116
617.965.8700
NEDevelopment.com





Location

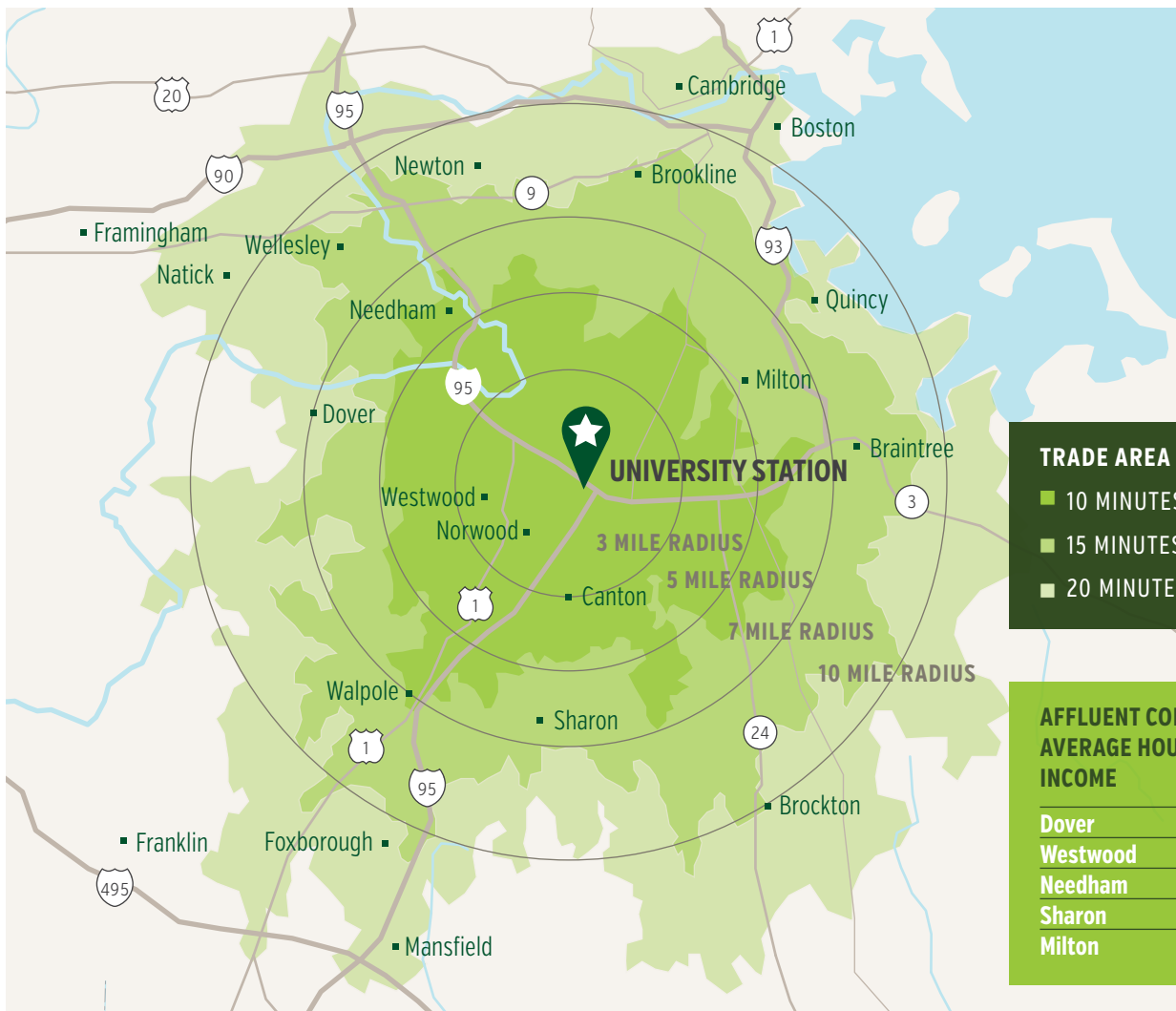


ACCESS/EGRESS

- Immediate access from Route 128/I-95 via Exit 13
- 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: 162,765 ADT
- I-95: 109,958 ADT



TRADE AREA

- 10 MINUTES
- 15 MINUTES
- 20 MINUTES

**AFFLUENT COMMUNITIES
AVERAGE HOUSEHOLD
INCOME**

Dover	\$289,962
Westwood	\$193,609
Needham	\$187,175
Sharon	\$168,318
Milton	\$155,896

Demographics

2016 TRADE AREA DEMOGRAPHICS				
By Distance	3 miles	5 miles	7 miles	10 miles
Population	53,289	194,488	425,714	1,098,948
Households	20,029	74,140	161,037	422,003
Average Household Income	\$116,697	\$111,588	\$110,292	\$105,465
Number of Businesses	3,043	8,350	17,648	49,933
Daytime Population	61,569	163,073	319,484	885,477

By Drive Time	10 minutes	15 minutes	20 minutes
Population	246,078	762,108	1,547,518
Households	92,783	289,606	607,814
Average Household Income	\$108,179	\$101,888	\$110,168
Number of Businesses	10,792	32,299	89,201
Daytime Population	199,759	575,585	1,623,008

**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 750,000 square feet of retail and restaurant uses, including anchor tenants Target and Wegmans, plus Life Time Athletic.



Gables University Station, situated along University Avenue, is a luxury apartment community featuring 350 units located just steps away from the MBTA and Amtrak Station.



Bridges® by EPOCH at Westwood is a memory care assisted living community where remarkable people deliver exceptional care to those with Alzheimer's disease and dementia.



The new Brigham and Women's Health Care Center–Westwood is scheduled to open at University Station in the fall of 2018. Once fully operational, the center will offer primary care, urgent care, and more.



The Courtyard by Marriott opened at University Station in October of 2017. The hotel features 130 guest rooms thoughtfully designed to provide the optimum balance between work and relaxation.

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