

NEW ENGLAND
DEVELOPMENT

Westwood
Massachusetts

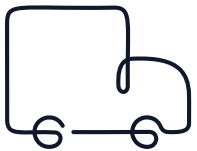
University Station





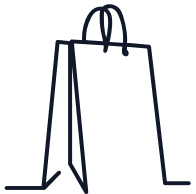
\$179,391

Average household income within 7 miles



171,140

Average daily traffic on I-95/Route 128



6+ Million

Visitors a year

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.

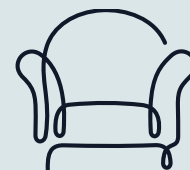
Anchored by Target, Wegmans and Nordstrom Rack, University Station features an exciting mix of restaurants and stores including Del Frisco's Grille, Anthony's Coal Fired Pizza, Not Your Average Joe's, Homesense, Michaels, Marshalls/HomeGoods, PetSmart, Ulta Beauty, J.Crew Factory, Bath & Body Works,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

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), Citizens Regional Headquarters 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.
- » Tremendous highway visibility: 171,140 daily impressions on I-95/Route 128



25 Acres
Open space and walking paths

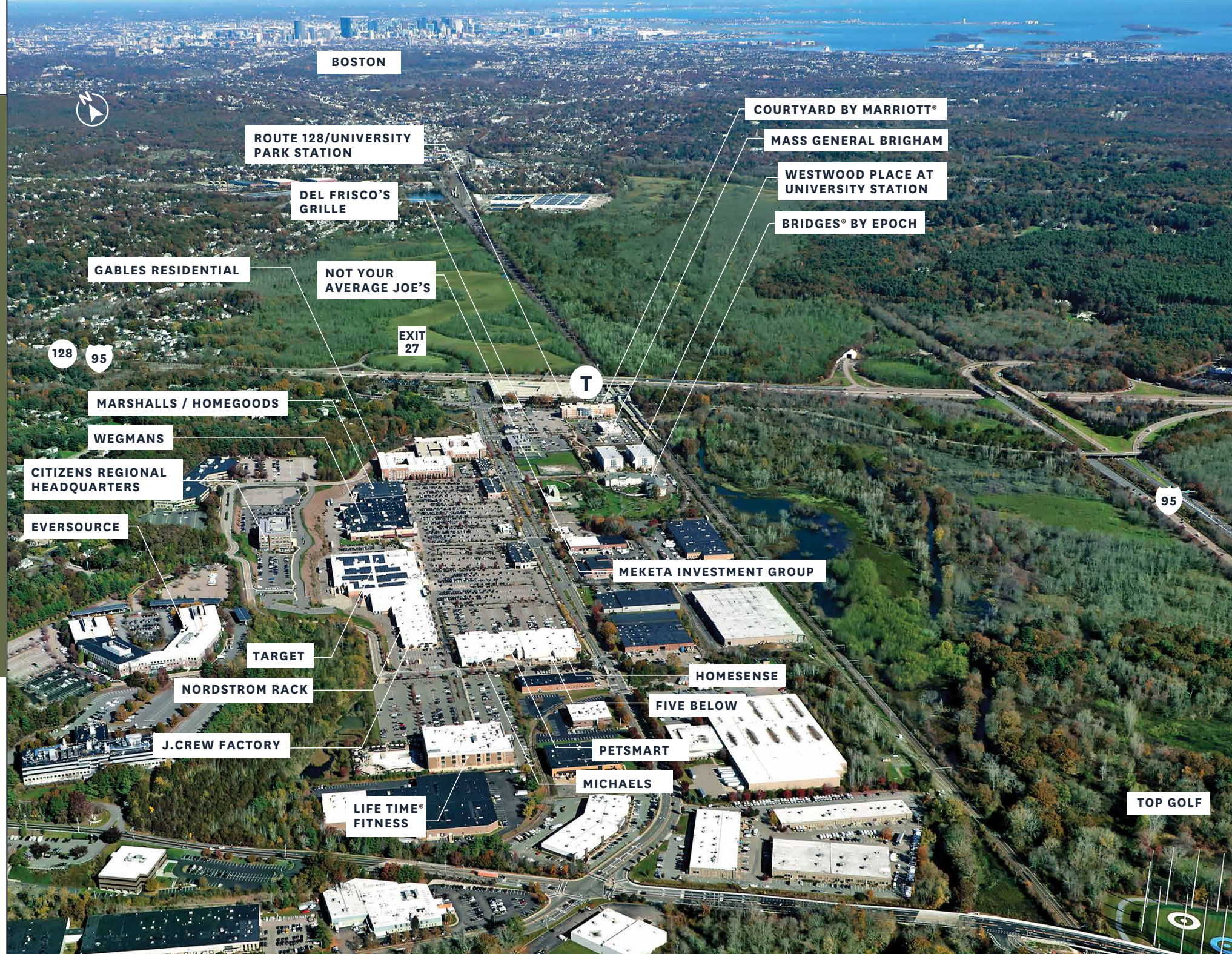


514
Residences



130
Hotel rooms





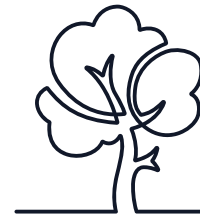
8 Minute Train Ride

From Boston's Back
Bay Station



Direct Regional Access

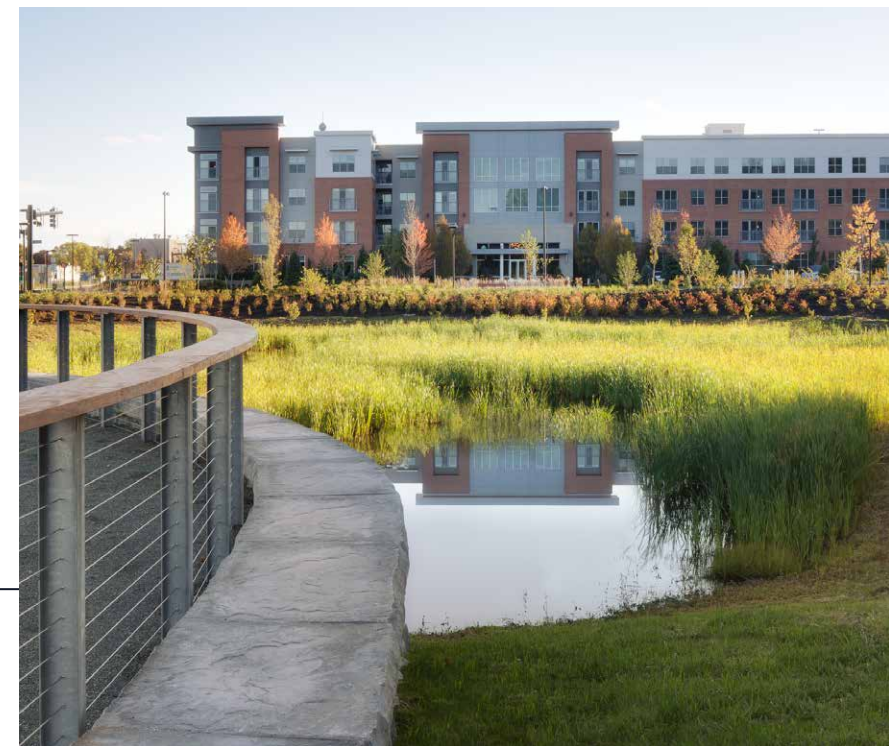
From I-95 and Route 128
and proximate to I-93



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



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Avenues of entrance

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Avenues of egress



TRADE AREA

Market

Market Analysis

2025 Primary Trade Area (10 Miles)

Estimated Population	1.06 M
Estimated Households	408,973
Estimated Average Household Income	\$169,495
Daytime Population (Age 16 Years+)	766,133

Affluent Communities: 2025 Average Household Income

Dover	\$483,257
Needham	\$302,436
Westwood	\$277,148
Milton	\$242,516
Sharon	\$226,236



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, 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 will have approximately 130 rooms, is anticipated to be completed in 2027.



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.

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**.





Demographic Analysis

POPULATION	3 MILES	5 MILES	7 MILES	10 MILES
2025 Estimated Population	54,682	182,886	396,455	1.06 M
2025 Adj. Daytime Population (Age 16 Years+)	61,284	145,544	299,481	766,133
2025 Median Age	41.1	40.9	40.6	38.1
INCOME (2025)				
Estimated Average Household Income	\$179,493	\$172,221	\$179,391	\$169,495
Estimated Median Household Income	\$141,122	\$132,741	\$139,325	\$129,071
HOUSEHOLDS				
2025 Estimated Households	21,085	70,740	151,048	408,973
2030 Projected Households	21,267	70,475	149,488	405,640
EDUCATION AGE 25+ (2025)				
Some College	11.4%	11.8%	12.1%	11.3%
Associates Degree Only	7.3%	7.7%	7.3%	6.1%
Bachelors Degree Only	31.7%	28.8%	27.3%	27.1%
Graduate Degree	26.9%	25.5%	26.7%	28.8%
BUSINESS (2025)				
Total Businesses	3,425	8,834	19,252	47,704
Total Employees	47,674	98,924	201,084	487,388

Demographics





NEW ENGLAND DEVELOPMENT

