

NEW ENGLAND
DEVELOPMENT



Chestnut Hill
Massachusetts

Chestnut Hill Square



WITHIN A 1 MILE RADIUS



\$343,472

Average Household Income



82.5%

Residents with a college degree



\$1 Million+

Home value of 59.5% of homes



Opportunity

Chestnut Hill Square is an exciting lifestyle destination on Route 9 in Chestnut Hill, Massachusetts. This easy to navigate, open-air shopping center features an exciting mix of shops and restaurants, plus the area's market dominant gourmet grocer, upscale fitness club, and first-class medical office space.

Tenants include Wegmans, Athleta, Anthropologie, Free People, Serena & Lily, sweetgreen, Seasons 52, CAVA, The Capital Grille, and many more popular specialty shops and restaurants. Fitness destinations include Equinox, Precision Running Lab by Equinox and SoulCycle.

Beth Israel Lahey Health Chestnut Hill, Beth Israel Lahey Health Urgent Care and numerous other medical offices make Chestnut Hill Square a highly frequented destination.

- » Surrounded by luxury residences and located in one of the country's most affluent communities, just outside of Boston
- » Ideally located on Route 9—the region's retail corridor
- » Only six miles from downtown Boston and three miles from Interstate 95/Route 128
- » Direct access from Bloomingdale's and from Route 9 east and westbound

Wegmans

EQUINOX

SOULCYCLE

Seasons 52
FRESH GRILL

SERENA & LILY



ATHLETA

ANTHROPOLOGIE

FREE PEOPLE

THE
CAPITAL®
G·R·I·L·L·E





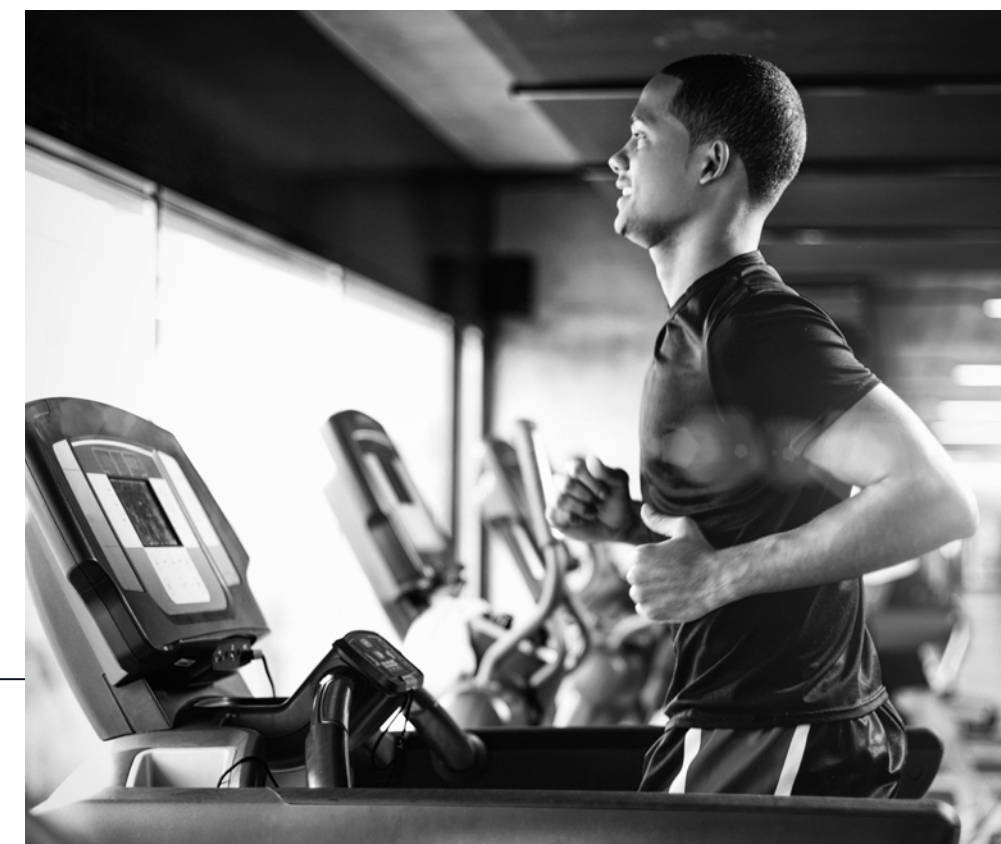
3 Miles

From I-95 and 6 miles from downtown Boston

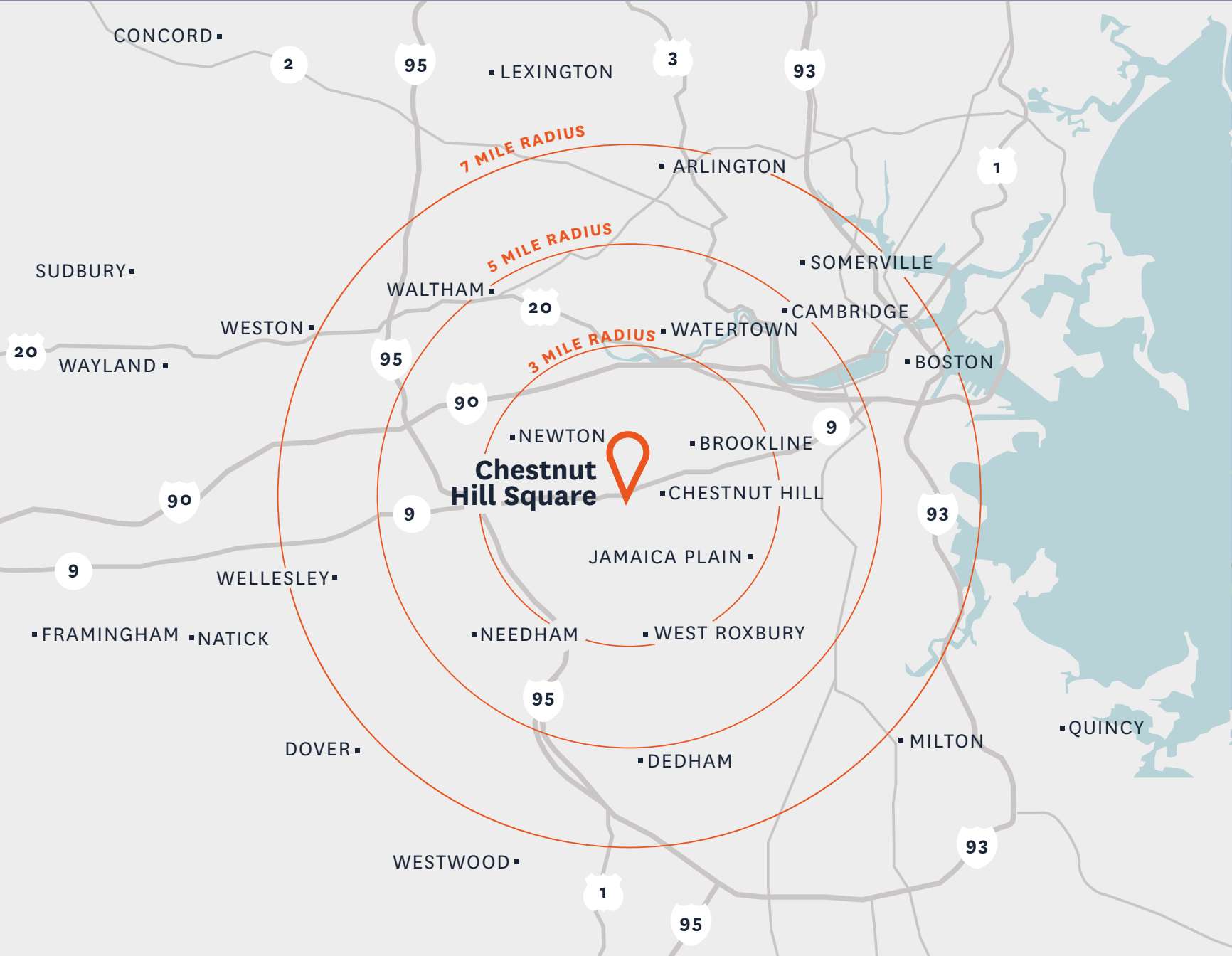


Major Retail Corridor

Located on Route 9 that connects Boston and I-95



Location



TRADE AREA

Market

Residential Market

Average Household Income by Miles (2025)

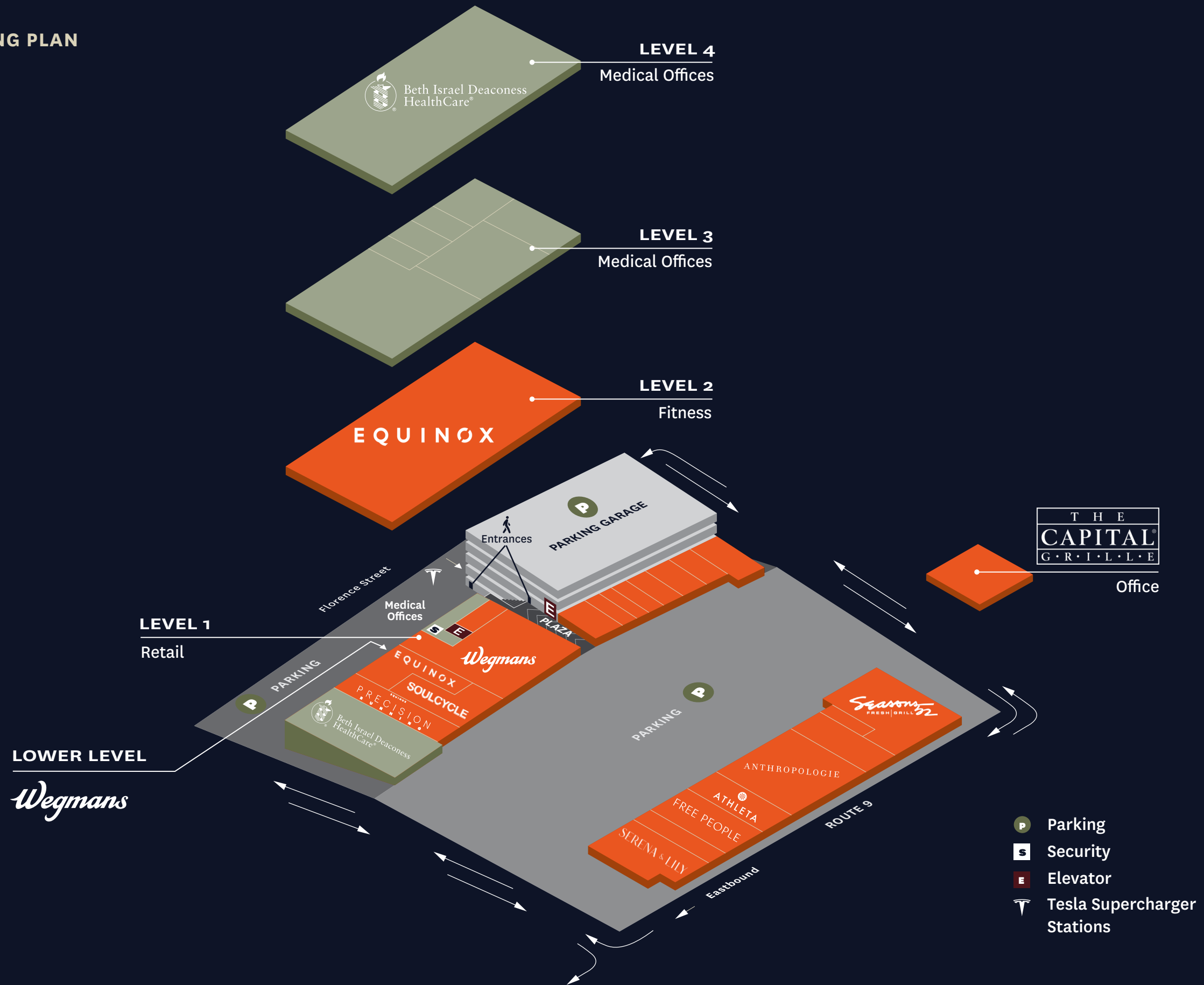
1 Mile	\$343,472
3 Miles	\$222,886
5 Miles	\$181,188
7 Miles	\$183,671

Affluent Communities Average Household Income (2025)

Wellesley	\$396,856
Newton	\$283,126
Chestnut Hill	\$343,472
Brookline	\$238,003



STACKING PLAN





Demographics

Demographic Analysis

POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
2025 Estimated Population	12,673	181,586	644,221	1.24 M
2025 Adj. Daytime Population (Age 16 and older)	10,529	132,932	480,262	1.19 M
2025 Median Age	42.3	38.1	35.6	35.6

INCOME				
2025 Estimated Average Household Income	\$343,472	\$222,886	\$181,188	\$183,671
2025 Estimated Median Household Income	\$198,085	\$159,035	\$133,708	\$135,355

HOUSEHOLDS				
2025 Estimated Households	4,303	72,913	253,539	506,327

EDUCATION AGE 25+				
2025 Bachelors Degree Only	29.8%	31.2%	28.7%	29.0%
2025 Graduate Degree	52.7%	47.2%	40.0%	36.3%



Lifestyle





Destination



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