

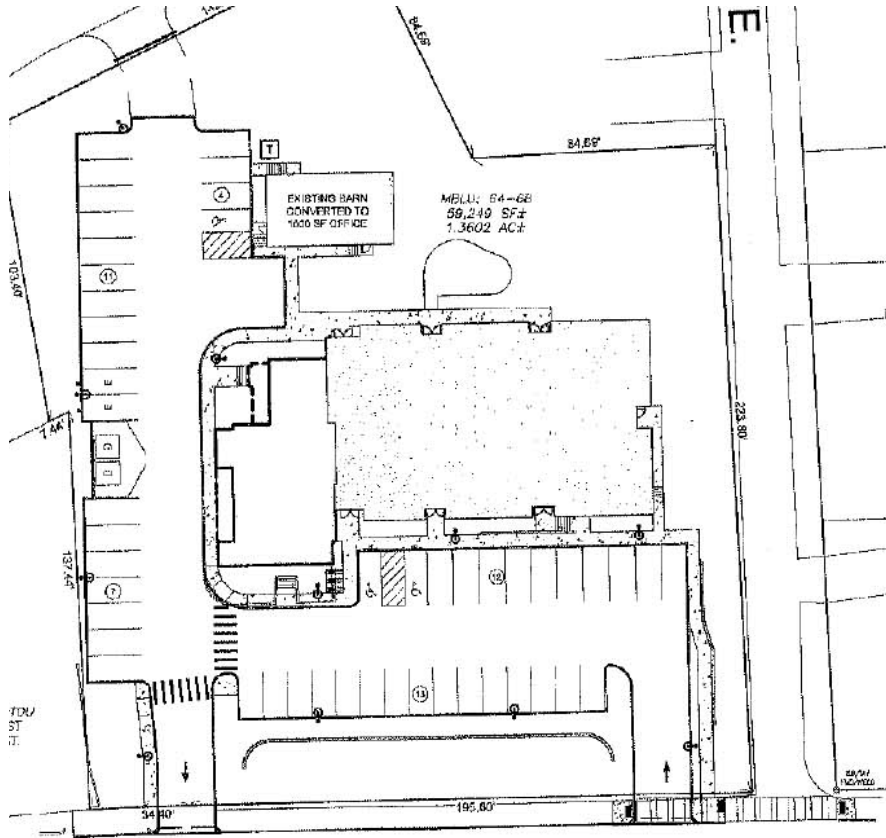
NEW CONSTRUCTION MIXED USE RETAIL / RESIDENTIAL

186 BEDFORD STREET - LEXINGTON, MASSACHUSETTS

2,300 RSF GROUND FLOOR / END-CAP



PARKING PLAN / PROPERTY DETAILS



2,300 Rentable Square Feet



Available Q1 2023

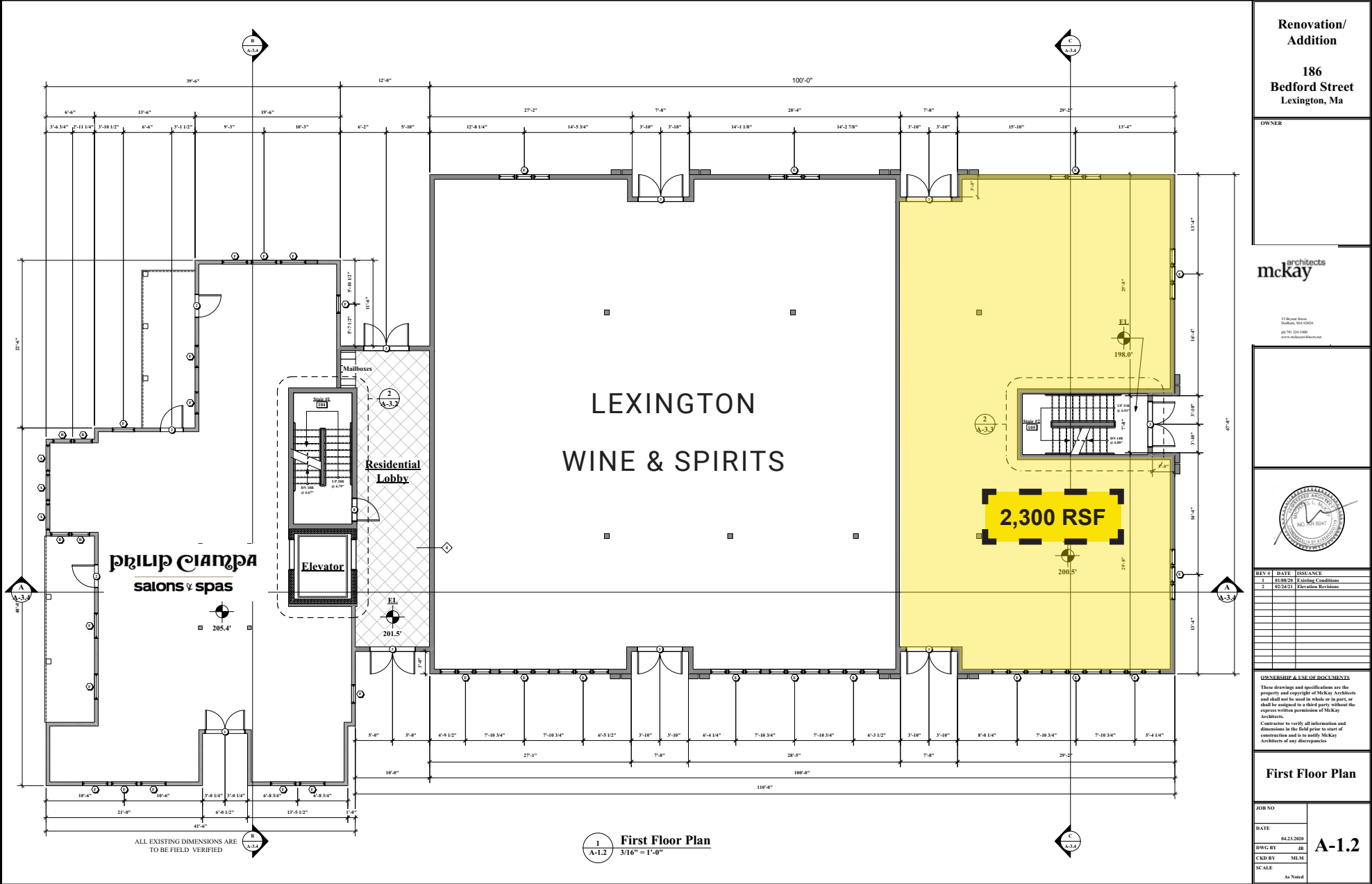


Rent: \$50.00 PSF NNN
NNNs: \$8.00 PSF Estimated

- 15' High Ceilings
- 30+ Parking Spaces Dedicated for the Retail Space
- Mixed Use Project Including 13 Residential Apartments, Retail Space and Office

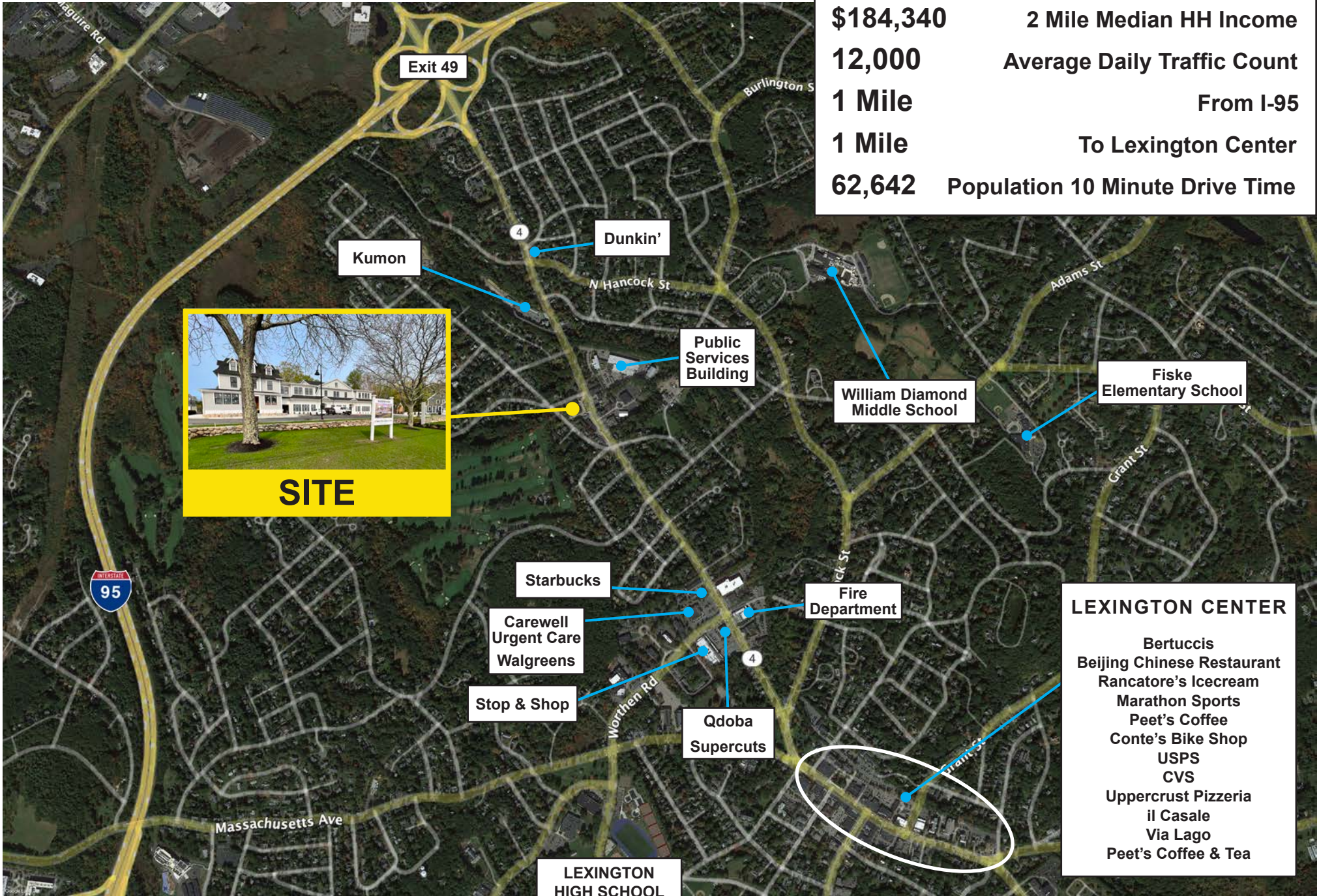
- 1 Mile From I-95
- 12,000 ADT - Bedford Street
- 1 Mile to Downtown Lexington
- 2 Miles From Burlington

GROUND LEVEL FLOOR PLAN



DEMOGRAPHICS / SPECS

24,296 2 Mile Population
\$184,340 2 Mile Median HH Income
12,000 Average Daily Traffic Count
1 Mile From I-95
1 Mile To Lexington Center
62,642 Population 10 Minute Drive Time



- LEXINGTON CENTER**
- Bertucci's
 - Beijing Chinese Restaurant
 - Rancatore's Icecream
 - Marathon Sports
 - Peet's Coffee
 - Conte's Bike Shop
 - USPS
 - CVS
 - Uppercrust Pizzeria
 - il Casale
 - Via Lago
 - Peet's Coffee & Tea



Find Your Place.

ADAM CONVISER
ADAM@CONVISERPG.COM
MOBILE: (617) 593-1700

JIM CONVISER
JIM@CONVISERPG.COM
MOBILE: (617) 839-0456



CONVISER PROPERTY GROUP, INC
220 RESERVOIR STREET, SUITE 9 • NEEDHAM, MA 02494
O: (781) 320-0600 • F: (781) 791-4599 • WWW.CONVISERPG.COM

RETAIL SPACE FOR LEASE • 186 BEDFORD STREET • LEXINGTON, MA



Ver: 1.2.24