

Norwood County Manor Prime Retail Space Available

Route 1 South, 1405 Providence Highway, Norwood, MA



For Lease

Conceptual rendering augmented with AI for visualization purposes.

Retail Redevelopment

Up to 9,886 SF of Street Retail + 7,234 SF of 2nd Floor Office/Medical Space



Project Overview

Conviser Property Group is pleased to present **1405 Providence Highway, a 9,866 SF retail space (former Bertucci's)** available for the first time in more than 30 years. Located along Route 1 and Sumner street, the site offers prominent signage opportunities via **pylon signage directly on Route 1 with exposure to over 41,000 vehicles per day**. The center is currently undergoing improvements including re-imagined storefronts, mechanicals, life and safety and signage.

Located at a **signalized intersection, the site offers easy access with multiple points of entry** and plenty of parking. Neighboring tenants include Chipotle, Home Depot, Stop & Shop, CarMax, Wendy's, Action Athletics Norward and more. Located just 1/2 mile south of the Walpole Mall which features stores such as Barnes & Nob les, PetSmart, Kohls, Chick-fil-a, LA Fitness among others.

Property Stats

Property Address	1405 Providence Highway
Building Size	9,886 SF
Available Space	Retail: 9,886 SF (divisible) Office/Medical: 7,234 SF on 2nd Floor
Zoning	Business B District
Parking	±130 Spaces
Available	Q3 2027
Lease Rate	Available upon request
TI Package	Subject to deal terms

Demographics

	2 Mi	5 Mi	10 Min Drive
Population	30,384	125,497	60,847
Total Households	12,025	48,056	23,949
Average HH Income	\$168,473	\$199,052	\$180,232
Median Age	40.3	42.3	41.5
Total Businesses	2,069	7,166	3,848
Total Daytime Employees	22,566	84,422	42,589

Property Highlights

- **Exceptional Visibility:** situated at a signalized intersection with over 41,000 vehicles per day.
- **Prominent Pylon Signage:** visible to traffic on Route 1
- **Excellent Location:** located along the world famous Automile and just minutes to Legacy Place, Dedham, and Patriot Place
- **Neighboring Tenants:**




Location Map

For Lease
9,866 SF (divisible)
Available Q3 2027



WHOLE FOODS MARKET
L.L.Bean
Apple Store

**Excellent location along
Route 1 the "Automile", with
exposure to over 40,000
vehicles per day**



Mass General Brigham
TRADER JOE'S
Bass Pro Shops
New England Patriots

6 MILE RADIUS



Retail Map

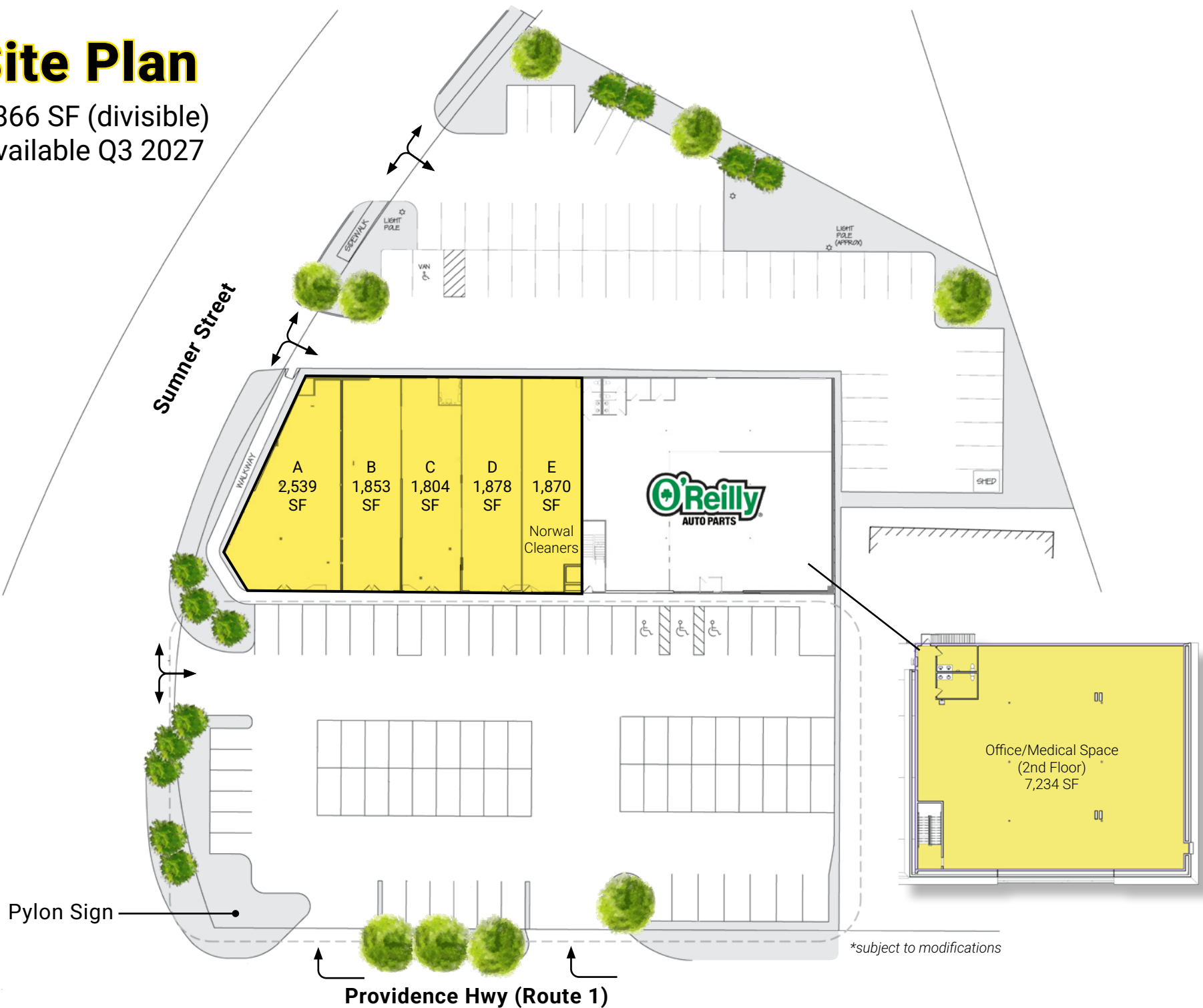
For Lease

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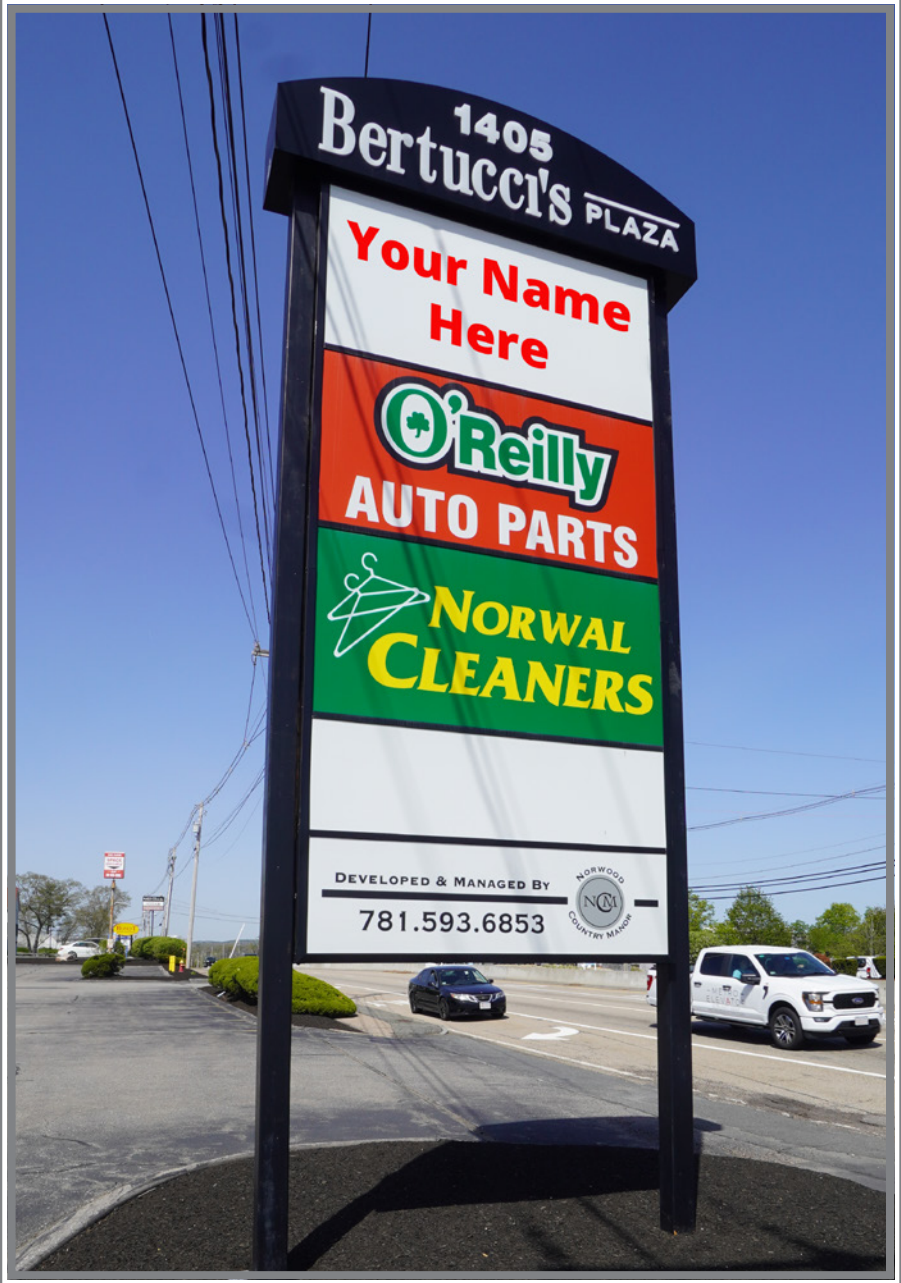


Site Plan

9,866 SF (divisible)
Available Q3 2027



Existing Property Photos



Aerial

For Lease
9,866 SF (divisible)
Available Q3 2027



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