

525-529 PROVIDENCE HIGHWAY  
ROUTE 1  
DEDHAM, MA 02026

Brand New Strip Center  
**OFFICE SPACE**  
**FOR LEASE**  
4,000 sq ft



Excellent Opportunity & Ideal Office Space! This newly constructed 6,000 sq ft center has tremendous visibility. Strategically located on busy Route 1 with high profile and traffic count. This site is in close proximity to Route 95 and Dedham Center. Expansive window line with great frontage. Join *Metro PCS Services & Warranty* a Cellular Phone Store.

**DEMOGRAPHICS:**

| 2008                    | 1 Mile          | 3 Mile          | 5 Mile          |
|-------------------------|-----------------|-----------------|-----------------|
| <b>Population</b>       | <b>8,829</b>    | <b>79,774</b>   | <b>229,128</b>  |
| <b>Number of HH</b>     | <b>3,346</b>    | <b>30,963</b>   | <b>86,257</b>   |
| <b>Median HH Income</b> | <b>\$73,197</b> | <b>\$65,805</b> | <b>\$70,606</b> |

**HIGHLIGHTS:**

- Traffic Count 37,500
- Lot Size: 22,420 sq ft
- 25 +/- Parking Spaces
- Located on Route 1(Southbound Side)
- Prime Office Location
- 195 sq ft Frontage
- Brand New Pylon Sign



**FOR INFORMATION CONTACT:**

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