

**PRIME  
RESTAURANT LOCATION  
319 SPEEN STREET  
NATICK, MA**

**FOR LEASE**  
*9,000 SF  
RESTAURANT LOCATED  
at the HAMPTON INN*



**PRIME RESTAURANT LOCATION:** 9,000 SF of prime restaurant space located in the Hampton Inn in Natick across from Nordstrom's & Neiman Marcus. Fantastic opportunity for a restaurant & bar to open in the Hampton Inn. Currently the restaurant seats 225. There are 1,200 parking spaces available for customers. 1:00 AM full Liquor License included. This is a very unique opportunity!!!

**DEMOGRAPHICS:**

2008	1 Mile	3 Mile	5 Mile
<b>Population</b>	3,959	74,885	134,933
<b># of Households</b>	1,668	29,578	51,651
<b>Median Household Income</b>	\$76,716	\$69,054	\$59,791

**HIGHLIGHTS:**

- 35,300 ADT
- 1:00 am Liquor License included
- 30% (estimated) of Hampton Inn Guests eat at the restaurant
- 190 Rooms at Hampton Inn
- Corporate Function Room
- Restaurant Seats 225
- Possible Outdoor Seating
- Pylon Sign
- 1200 +/- Parking Spaces



**FOR INFORMATION CONTACT:**

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we love having you here.®

## **Restaurant Site Location: Join the Hampton Inn in Natick, MA**

Denenberg Realty Advisors has been exclusively retained to market for lease an exceptional restaurant site consisting of approximately 9,000 square feet which is part of and contiguous to the Hampton Inn on Speen Street in Natick Massachusetts.

The Proprietor will be the only restaurant operator in the Hampton Inn hotel and will be the beneficiary of opportunities typically associated with a hotel of this stature such as room service, and a preferred catering status serving numerous corporate and non-corporate functions as well as being the primary restaurant and bar for hotel guests **We anticipate that the restaurateur will operate under the purview of The Hampton Inn's 1:00 am Liquor License at no additional expense.**

The restaurant may have its own front entrance facing the street as well as access from the hotel lobby. There is a large pylon sign on the property and opportunities for branding/identity on the façade of the building. In addition to the hotel parking there is an applicable cross-easement agreement with the adjacent shopping center owner which allow for as many as 1200 parking spaces. The front of the restaurant can be built out with doors, windows, awnings with the possibility of patio outdoor seating.

The Natick/Framingham market represents one of the strongest retail markets in the northeast United States. Many major department stores, such as Macys, Sears, Nordstrom, Neiman Marcus as well as numerous national credit and strong regional retailers surround the area with shopping centers and malls comprising several million square feet of retail space.

The Hampton Inn in Natick is a quality hotel facility and is owned and managed by NH Hotel Associates, LP. The Hotel consists of **190 Hotel Rooms** and a **10,000 square foot Executive Conference Center**. The Hotel is situated on Speen Street across from Nordstrom and Nieman Marcus department stores which are located in the Natick "Collection Mall". Access to major routes (Route 30 / Route 9) and the Massachusetts Turnpike is also available through Speen Street.

**Denenberg Realty Advisors – 617-720-5656 – [www.DenenbergRA.com](http://www.DenenbergRA.com)**

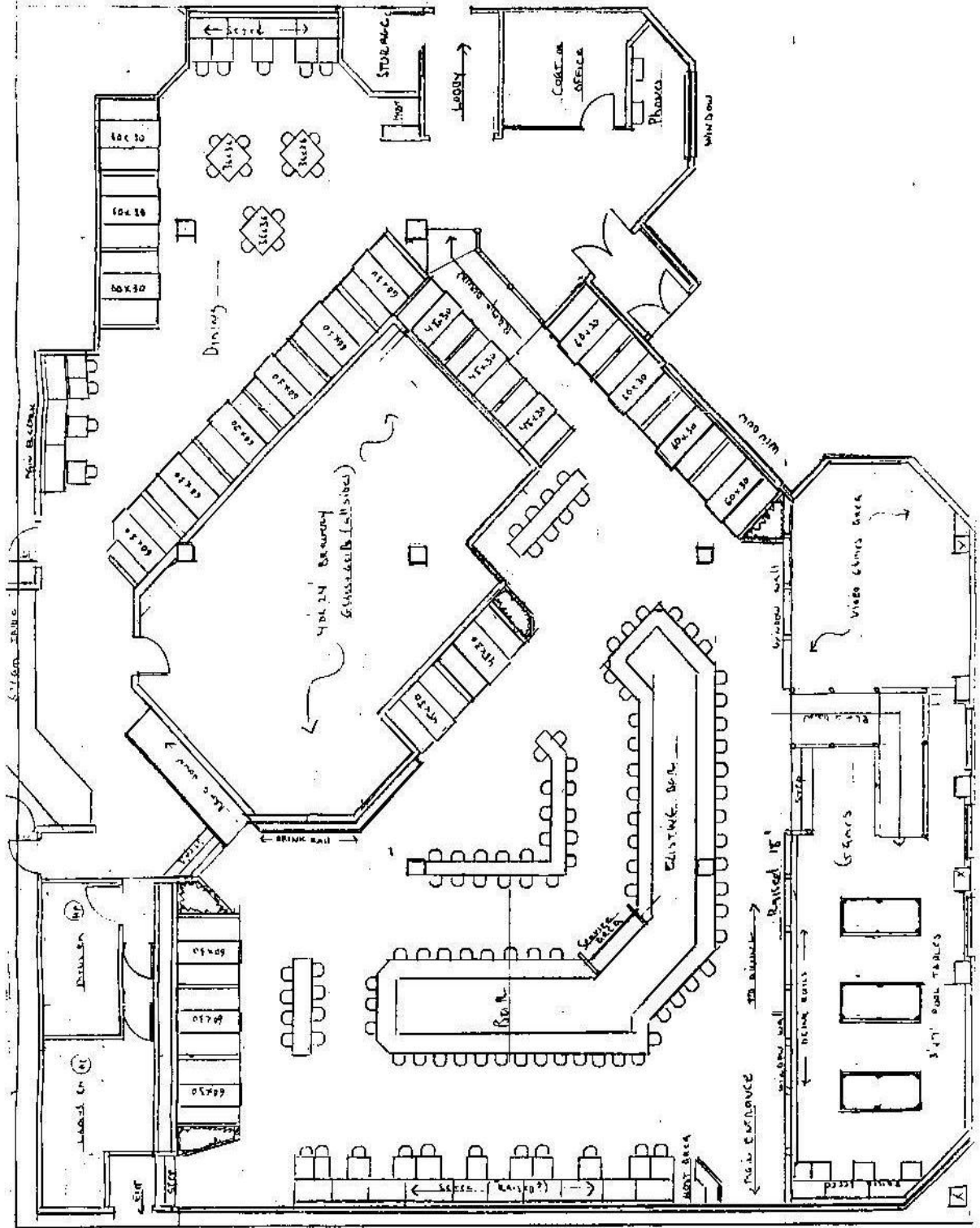
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## Restaurant Photos



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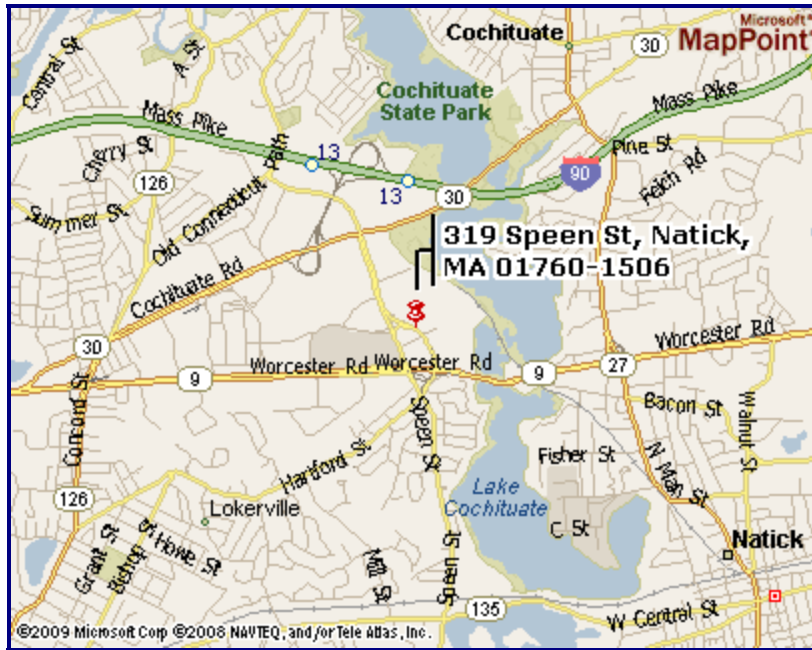
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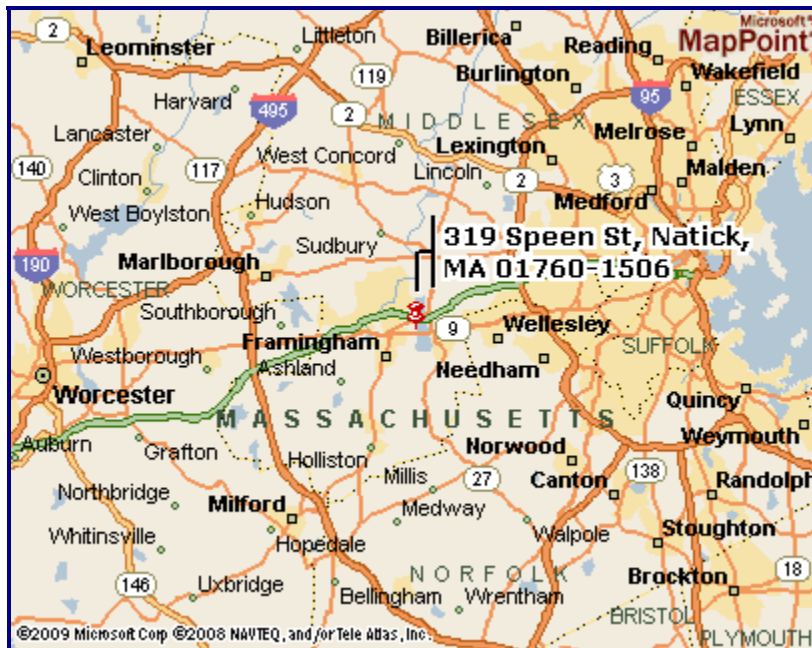
Floor Plan

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Street View



State View



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