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COMPASS

ANDEAN DISCOVERY

Theo's Pizzeria & Grille

450

Theo's

For Lease

450 Boston Post Road
Weston, MA 02493



Property Overview

Conviser Property Group is offering for lease a prime retail opportunity at **450 Boston Post Road in Weston** – the property offers exceptional visibility, strong traffic exposure and a highly desirable suburban location ideal for a variety of retail or service uses.

Property Stats

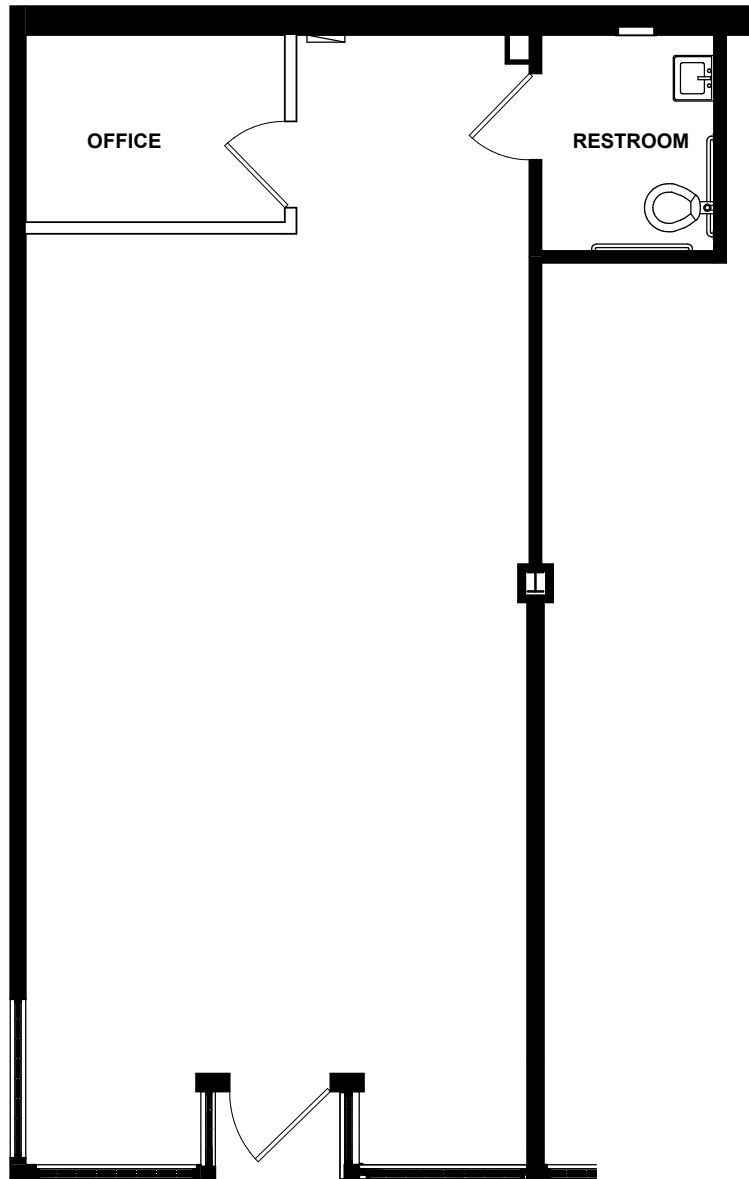
Property Address	450 Boston Post Road, Weston, MA 02493
Building Size	8,580 SF
Available Space	809 RSF
Parking	3.75/1,000 SF
Lease Rate (NNN)	TBD

Demographics

	1 Mi	3 Mi	5 Mi
Population	786	34,080	157,216
Total Households	314	11,852	57,831
Average HH Income	\$281,676	\$284,005	\$255,011
Median Age	46	39	40
Total Businesses	135	2,501	9,681
Total Daytime Employees	2,277	49,087	123,601



Floor Plan



Property Highlights

- **Landmark Mixed-use property**
- **Building signage opportunity for added exposure**
- **Close proximity to MBTA and commuter rail**
- **Located along U.S. Route 20 with approximately 10,000–20,000 vehicles per day**
- **Excellent visibility and frontage along one of the area's primary east–west thoroughfares**
- **Affluent Weston demographics with high household incomes**
- **Direct connectivity to Interstate 95 / Route 128, enhancing regional accessibility**

Aerial - 5 Mile

For Lease
450 Boston Post Rd
809 RSF

±20,000 VPD

MARKET BASKET **Marshalls**
verizon **HomeGoods**

Waltham

btone
FITNESS

IL CAPRICCIO
RISTORANTE & BAR

Santander

Citizens Bank

QDOBA **Tatte** **TALBOTS**
MEXICAN EATS BAKERY & CAFÉ

DRYFT **Oath** **ROOSTERS**
WELLESLEY PIZZA MEN'S GROOMING CENTER

sweetgreen

Wellesley

ups **Citizens Bank**

The UPS Store **LE PETIT FOUR**

HEROES **THELOCAL**
FITNESS KITCHEN & DRINKS

5 Miles



Find Your Place.

DAN BACKER

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