

NORWOOD, MA

1400 PROVIDENCE HIGHWAY

VALUE ADD OPPORTUNITY:
2-STORY OFFICE (22,345 SF)
OWNER/USER | RETAIL REDEVELOPMENT | VACANT LEASE-UP



1400 PROVIDENCE HIGHWAY

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale 1400 Providence Highway, a 22,345 square foot, two-story commercial building located along the highly trafficked Route 1 corridor in Norwood, Massachusetts.

The Property is being delivered vacant, providing investors, owner/users, and developers with immediate control and flexibility to implement a variety of business plans. Potential strategies include owner/user occupancy, single or multi-tenant retail repositioning, office lease-up, or longer-term redevelopment supported by the Property's ±2.00-acre site, existing parking field, and Boston Providence Highway District zoning.

Positioned along one of Greater Boston's most active commercial corridors, the Property benefits from strong visibility, direct access to regional demand drivers, and proximity to a dense concentration of national retailers, restaurants, service providers, office users, and major employers. The surrounding trade area includes more than 148,000 residents within five miles with average household incomes approaching \$187,000, reinforcing the corridor's strength as both a consumer and employment hub.

The existing 22,345 square foot building offers a functional two-story layout, approximately 3.31 parking spaces per 1,000 square feet, and floor plates that may support single or multi-tenant occupancy. With immediate access to Route 1, proximity to I-95, I-93, and I-495, and location within an established Metro Boston submarket, 1400 Providence Highway represents a rare opportunity to acquire a well-located commercial asset with optionality in value-creation pathways.



ROUTE 1
CORRIDOR



22,345
SQUARE FEET



CLASS B
BUILDING

ASSET SNAPSHOT

ADDRESS:	1400 Providence Hwy, Norwood, MA
OCCUPANCY:	To be delivered vacant; current tenant at will vacating in 2026 (Hallkeen Management)
BUILDING SF:	22,345 SF
STORIES:	2-Story
ACRES (EST.):	2 Acres
ZONING:	BPH - Boston Providence Hwy District
PARKING:	86 Spaces
YEAR RENOVATED:	2000



1400 PROVIDENCE HIGHWAY

INVESTMENT HIGHLIGHTS



4,000
BUSINESSES
25K
EMPLOYED

ESTABLISHED BUSINESS COMMUNITY

Norwood is home to more than 4,000 businesses employing over 25,000 people across life sciences, advanced manufacturing, healthcare, and professional services.



METRO BOSTON SUBMARKET STRENGTH

Norwood benefits from a diverse employer base, strong demographics, and direct connectivity to Boston, Dedham, Waltham, and other major employment hubs.

ACCESS > 3 MILES AWAY



EXCEPTIONAL LOCATION & ACCESS

Immediate connectivity to I-95, I-93, and I-495, with proximity to Norwood Memorial Airport, and the University Amtrak Station, providing direct access across Greater Boston and New England.



BOS PVD TPK DISTRICT

ATTRACTIVE UNDERLYING ZONING

Located within the Boston-Providence Turnpike District, which supports a range of compatible commercial and office uses, providing flexibility for owner-users and investors alike to reposition or redevelop as market conditions evolve.



45,700 VPD
BOS PVD TPKE
126,500 VPD
INTERSTATE-95

ROUTE 1 CORRIDOR VISIBILITY

Positioned along the Boston-Providence Turnpike, one of Greater Boston's premier commercial arteries benefiting from strong traffic counts, national retail adjacencies, and an established commercial environment.

±2.00 ACRE SITE



22,345 SF

EXPANSION & REDEVELOPMENT POTENTIAL

±2.00-acre site with BPH zoning leaves meaningful excess land beyond the 22,345 SF building footprint, supporting future pad development, densification, or ground-up redevelopment as highest and best use.

1400 PROVIDENCE HIGHWAY

PROPERTY SPECIFICATIONS

SITE DESCRIPTION

Property Address	1400 Providence Hwy, Norwood, MA
Total Land Area	+/- 2.00 Acres
Building SF	22,345
Parking	86 Spaces
Zoning	BPH - Boston Providence Hwy District

IMPROVEMENTS

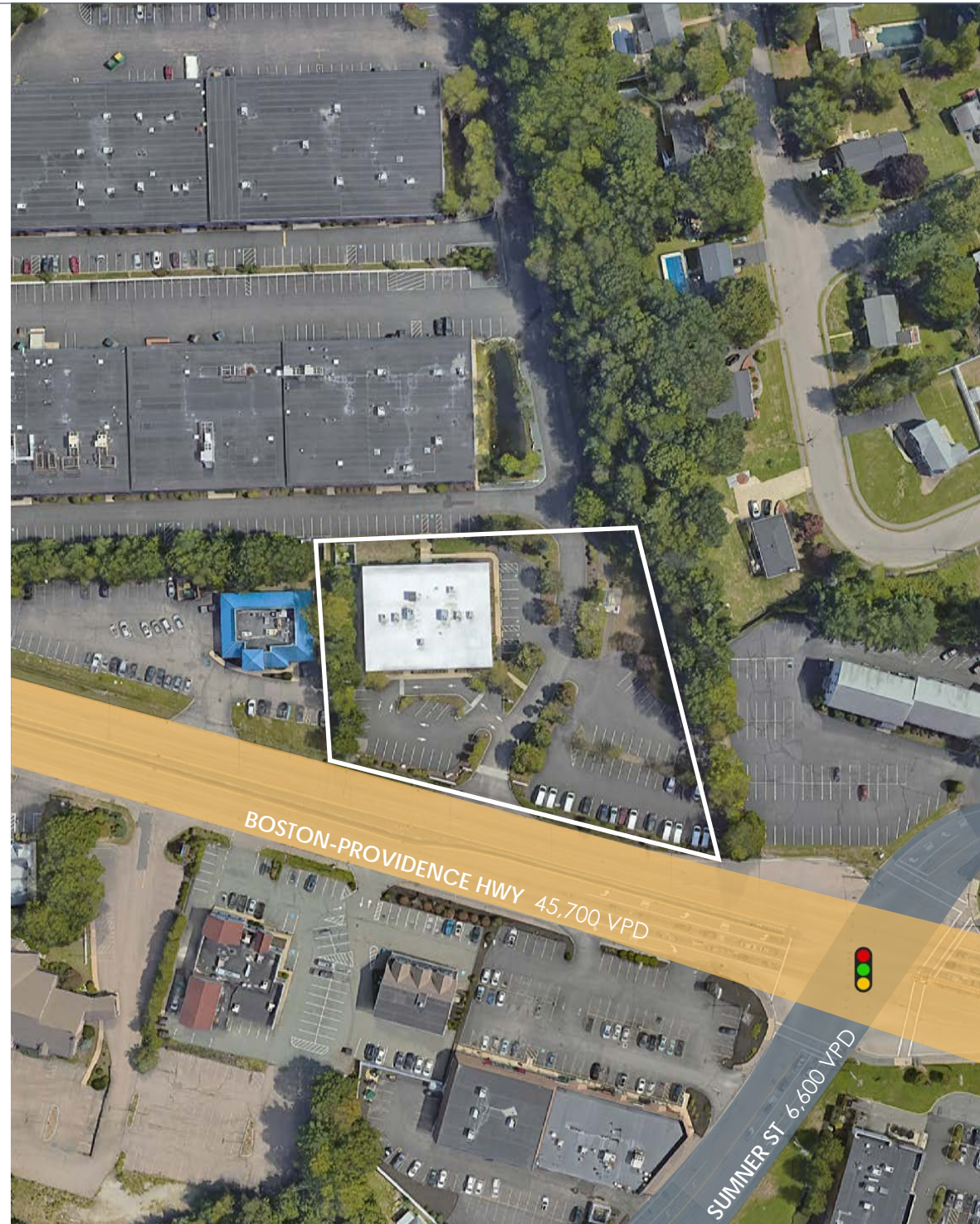
BUILDING PROFILE	--
YEAR BUILT/RENOVATED	1984/2000
FRONTAGE	--

CONSTRUCTION DETAILS

FOUNDATION	Slab on Grade
EXTERIOR	Steel Frame with Concrete Masonry Block
ROOF	0.060 TPO Membrane

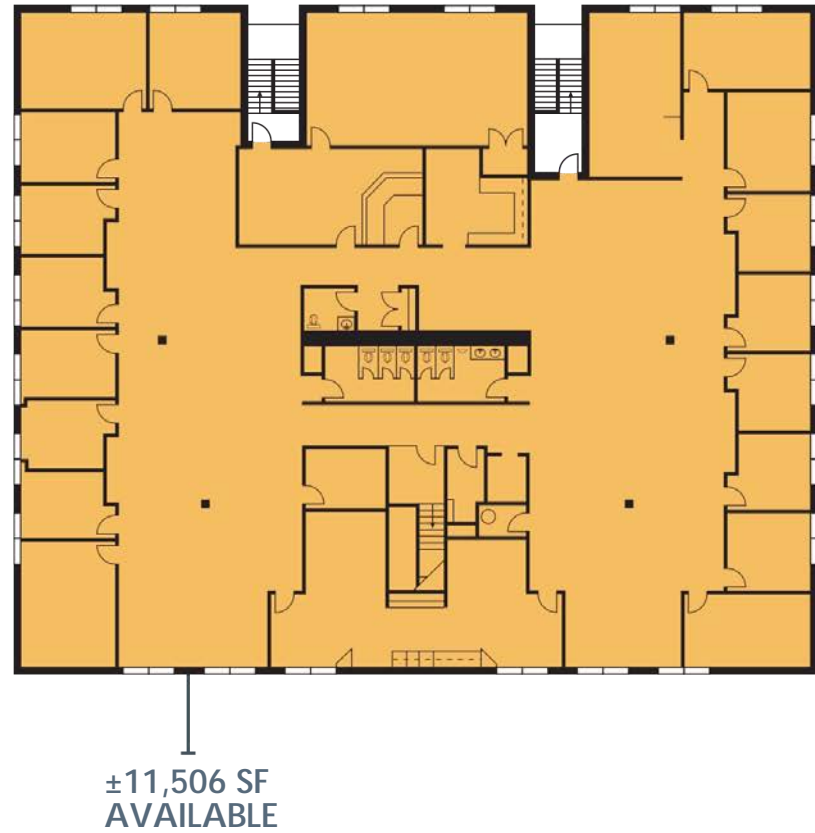
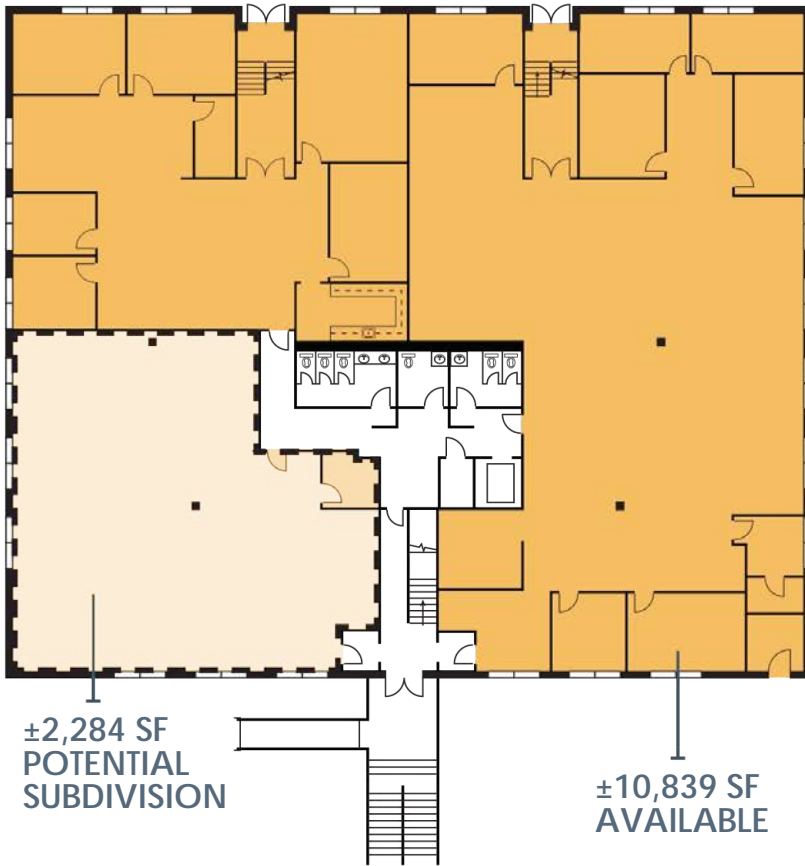
BUILDING SYSTEMS

HVAC	Fully Air-Conditioned
UTILITIES	
ELECTRICITY	Town of Norwood Municipal Light
WATER/SEWER	Town of Norwood
GAS	National Grid



1ST FLOOR

2ND FLOOR



1400 PROVIDENCE HIGHWAY

FUTURE REPOSITIONING OPPORTUNITY

The ±2.00-acre site presents a compelling subdivision opportunity for a prospective buyer, with the potential to create two retail pad sites fronting the Boston-Providence Turnpike and unlock Route 1 frontage that is currently underutilized. With 45,000+ vehicles per day passing the Property and immediate adjacency to some of Greater Boston's most recognized national retailers and restaurants, the corridor has demonstrated sustained demand for high-visibility retail outparcels. BPH zoning supports a broad range of compatible retail uses, providing flexibility to attract the tenants and uses that best fit an investor's long-term strategy.



NORWOOD, MA

1400 PROVIDENCE HIGHWAY

NORTHEAST AERIAL

BOSTON 22 MILES

NORWOOD

CANTON

FM
GLOBAL
BRAND NEW 320,000 SF
FLAGSHIP BUILDING

COURTYARD
BY MARRIOTT

ROCKLAND TRUST
COMMERCIAL
LENDING CENTER



INTERSTATE-95 126,500 VPD

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

LEVEL99



CASTLE ISLAND
BREWING CO.

CARMAX

NORWOOD, MA
1400 PROVIDENCE HIGHWAY



BOSTON-PROVIDENCE HWY 45,700 VPD

1400 PROVIDENCE HIGHWAY

SOUTHWEST AERIAL



WALPOLE

TACO BELL
Panera
TEXAS ROAD

DUNKIN'

GOODYEAR

LANDRY'S BICYCLES

BROOKSIDE OFFICE PARK

THE HOME DEPOT

STOP & SHOP

Friendly's

BANK OF AMERICA
CHIPOTLE verizon

Wendy's

O'Reilly AUTO PARTS

ExtraSpace Storage

THE WALPOLE MALL
KOHLS
LA FITNESS
BARNES & NOBLE
Burlington
OLD NAVY
PET SMART

BANK OF AMERICA
CHIPOTLE verizon

IHOP

BOSTON-PROVIDENCE HWY 45,700 VPD

NORWOOD, MA
1400 PROVIDENCE HIGHWAY

CARMAX