

NAI Glickman Kovago & Jacobs



3,585 SF PRIME RETAIL SITE FOR LEASE

**500 B LINCOLN STREET
WORCESTER MA**

FOR LEASE



- 3,585 SF prime retail space available, formerly occupied by AT&T
- Located on heavily traveled Lincoln Street, in one of Worcester's most active retail corridors, surrounded by strong national and regional co-tenants
- Excellent storefront visibility with prominent signage opportunities



- Modern, clean retail layout
- Strong daily exposure to passing motorists and nearby residential neighborhoods
- Consistent customer traffic driven by established retail anchors



- Ideal for retail, service, medical, or showroom users
- Located in a proven retail trade area

PROPERTY OVERVIEW

LEASE RATE: NEGOTIATBLE

BUILDING SIZE: 3,585 SF

YEAR BUILT: 2012

PARKING SPACES: 50+

ZONING: BG-4.0

TRAFFIC COUNTS: 20,000 ADT

CO-TENANTS INCLUDE:



RETAILER MAP

NORTH LINCOLN STREET

500 B LINCOLN STREET
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LOWE'S



Trinity Woods Conservation Restriction

WORCESTER MARKET



STRATEGIC LOCATION

500B Lincoln Street is positioned along one of Worcester's primary commercial corridors, benefiting from strong visibility, steady traffic counts, and proximity to dense residential neighborhoods. Lincoln Street serves as a key retail and commuter route on the city's north side, surrounded by established national retailers, service businesses, and community amenities. Its infill location places the property at the center of a large and growing consumer base within Massachusetts' second-largest city.



THRIVING ENVIRONMENT

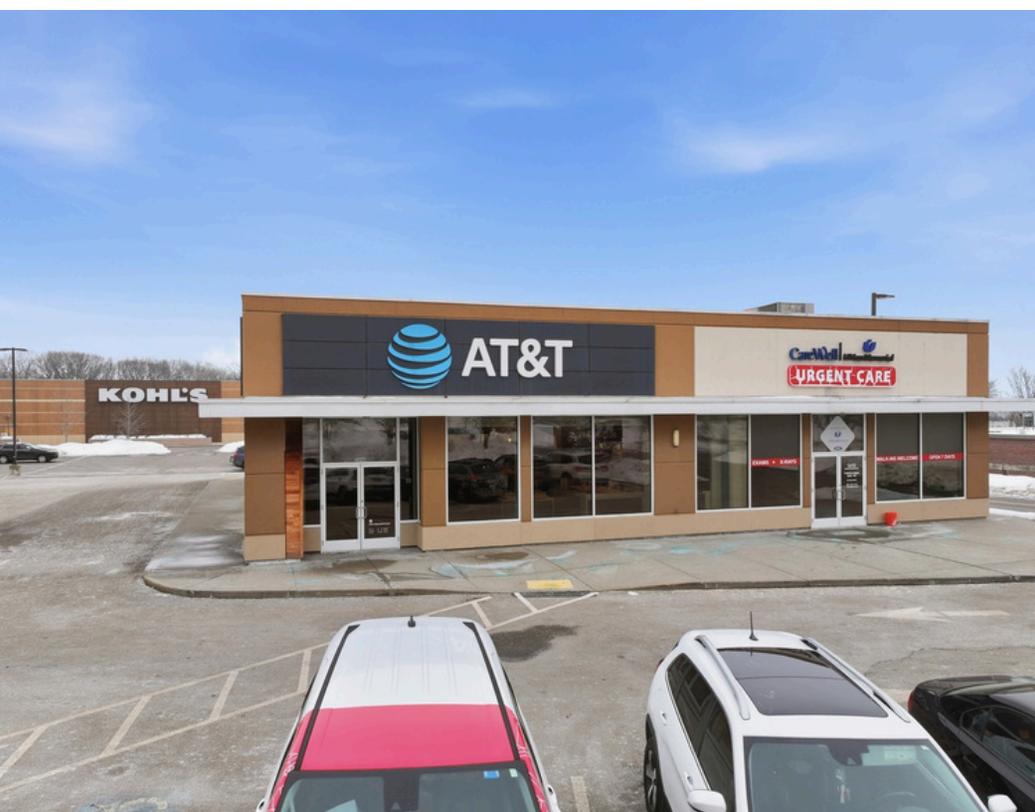
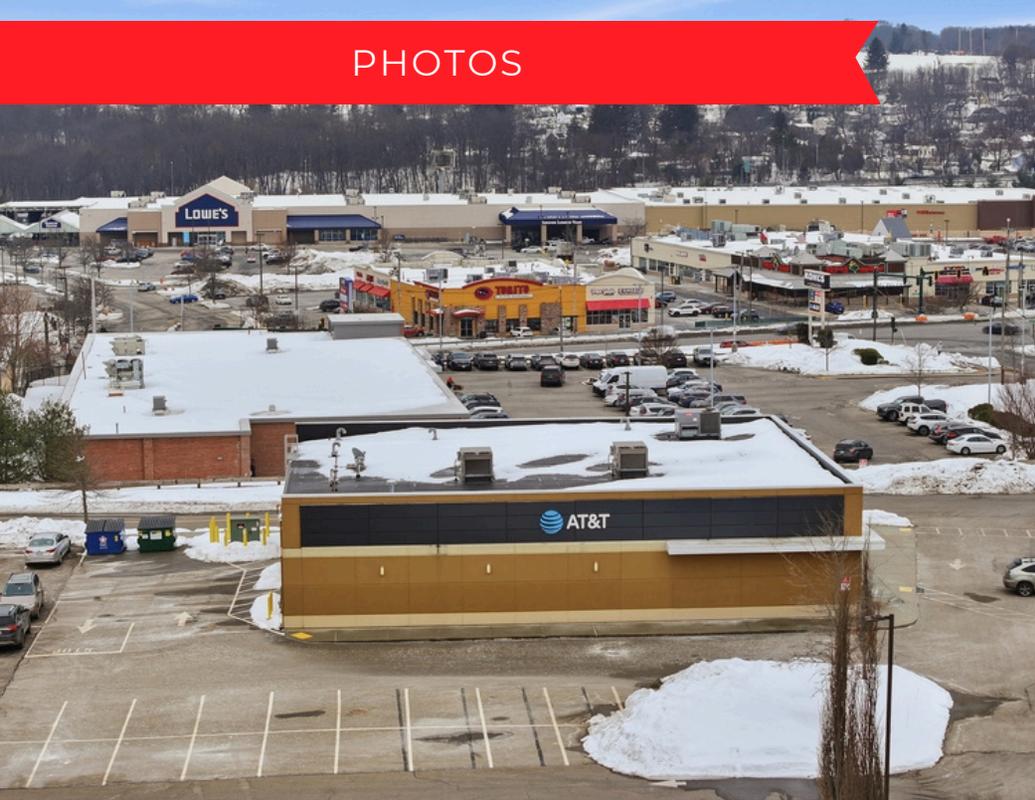
Worcester continues to experience significant public and private investment, including downtown redevelopment, new mixed-use projects, and continued institutional growth driven by its colleges, universities, and healthcare systems. A growing residential population, expanding workforce, and ongoing economic development initiatives contribute to increasing retail demand. 500B Lincoln Street is well-positioned to capitalize on this momentum within a vibrant and evolving market.



CONNECTIVITY

The property offers excellent access to I-290, I-190, and Route 9, providing convenient connections throughout Worcester County and to the Greater Boston market. Worcester's Union Station offers commuter rail service to Boston, while the city's regional bus network supports local workforce and consumer access. The site's accessibility makes it ideal for retailers seeking both neighborhood convenience and regional draw.

PHOTOS



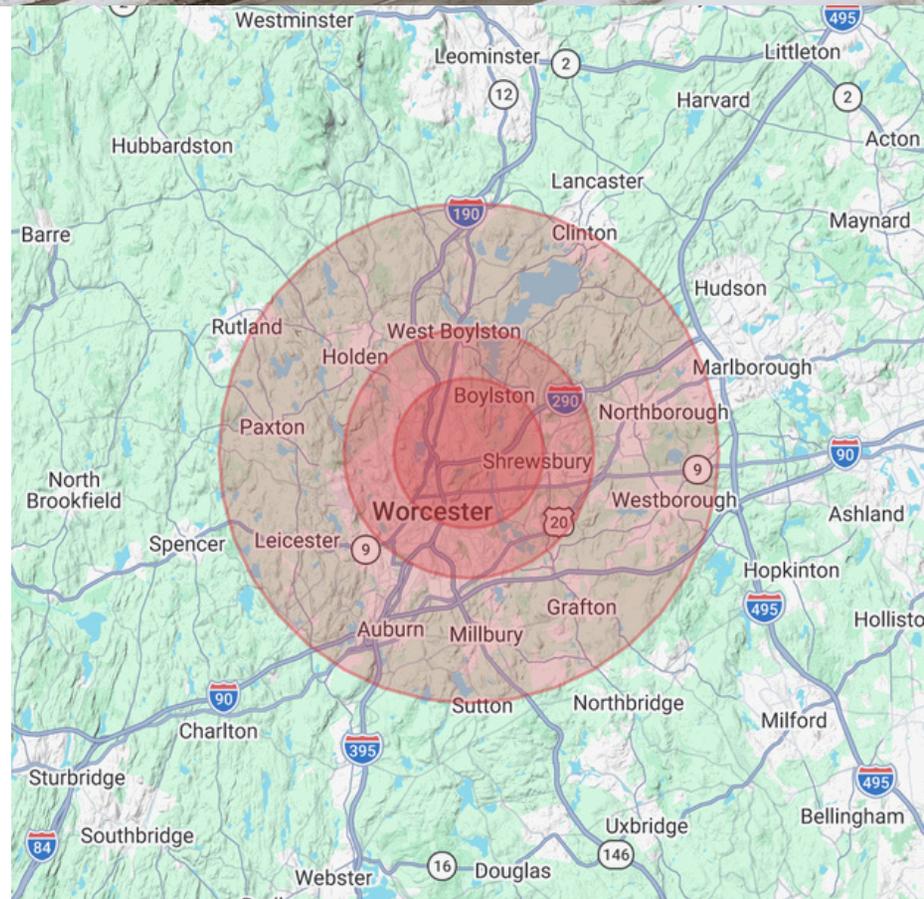
DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
Total Population	112,697	253,602	420,476
Average Age Average	39	39	40
Age (Male)	38	38	39
Average Age (Female)	40	40	41

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	44,875	97,053	161,036
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$99,934	\$105,106	\$125,676
Average House Value	\$403,501	\$419,270	\$473,517

Demographics data derived from AlphaMap



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NORTH LINCOLN STREET

Mission

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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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