



**METROWEST  
COMMERCIAL R. E.**  
THE REGIONAL EXPERTS

**“TROLLEY SQUARE”  
RT. 9 WEST – FOR LEASE  
855 WORCESTER ROAD  
FRAMINGHAM, MA**



## **TROLLEY SQUARE – PRIME ROUTE 9 PLAZA WITH RETAIL, OFFICE & MEDICAL TENANTS**

**ANCHOR TENANT: U.S. POST OFFICE**  
**WALKING DISTANCE TO FRAMINGHAM STATE UNIVERSITY**

**3,000 sq. ft.**

**CHILDREN’S FITNESS LOCATION FOR MANY YEARS  
LARGE OPEN PLAY AREA  
SMALL OFFICE WAITING AREA  
BACKROOM STORAGE ADA RESTROOMS IN-SUITE  
SIGNAGE ON ROUTE 9 PYLON  
UTILITIES SEPARATELY METERED**

**ASKING - \$6,250/month plus Trash/Recycling & utilities**

**1,789 sq. ft. (available APRIL 1<sup>st</sup> 2026)**

**4 EXAM ROOM, 3 TREATMENT ROOMS  
OFFICE, WAITING AREA, OFFICE KITCHENETTE  
STORAGE & IT ROOM  
HANDICAP-ACCESSIBLE ENTRY  
ADA RESTROOM IN SUITE  
SIGNAGE ON ROUTE 9 PYLON  
UTILITIES SEPARATELY METERED**

**\$5,220 month plus \$80/month trash/recycling & utilities**

### **CURRENT TENANTS:**

- U.S. Post Office
- DUBOM Market, Butcher, Bakery
- Indian Food and Spice Market
- Rasoi Indian Food
- Kugel’s N.Y. Style Deli
- AOI Japanese Restaurant
- Kalasha Bubble Tea & Fried Chicken
- The Nail Club
- Bozo Tattoo
- Rise Up Dance Community
- My Gym - Vacating
- Teddy Bear Village Daycare
- Health First Pharmacy
- Mystic Hot Yoga
- Starbella Spa - Aesthetician/Botox
- LUX Beauty Salon
- Law Office Newell
- Law Office Shuman
- Law Office George King
- Metrowest Commercial Real Estate
- Kenwood Management (on-site management)

**Listing Broker: Mark Aron**  
**508.726.8787 - cell [Mark@MetrowestCRE.com](mailto:Mark@MetrowestCRE.com)**

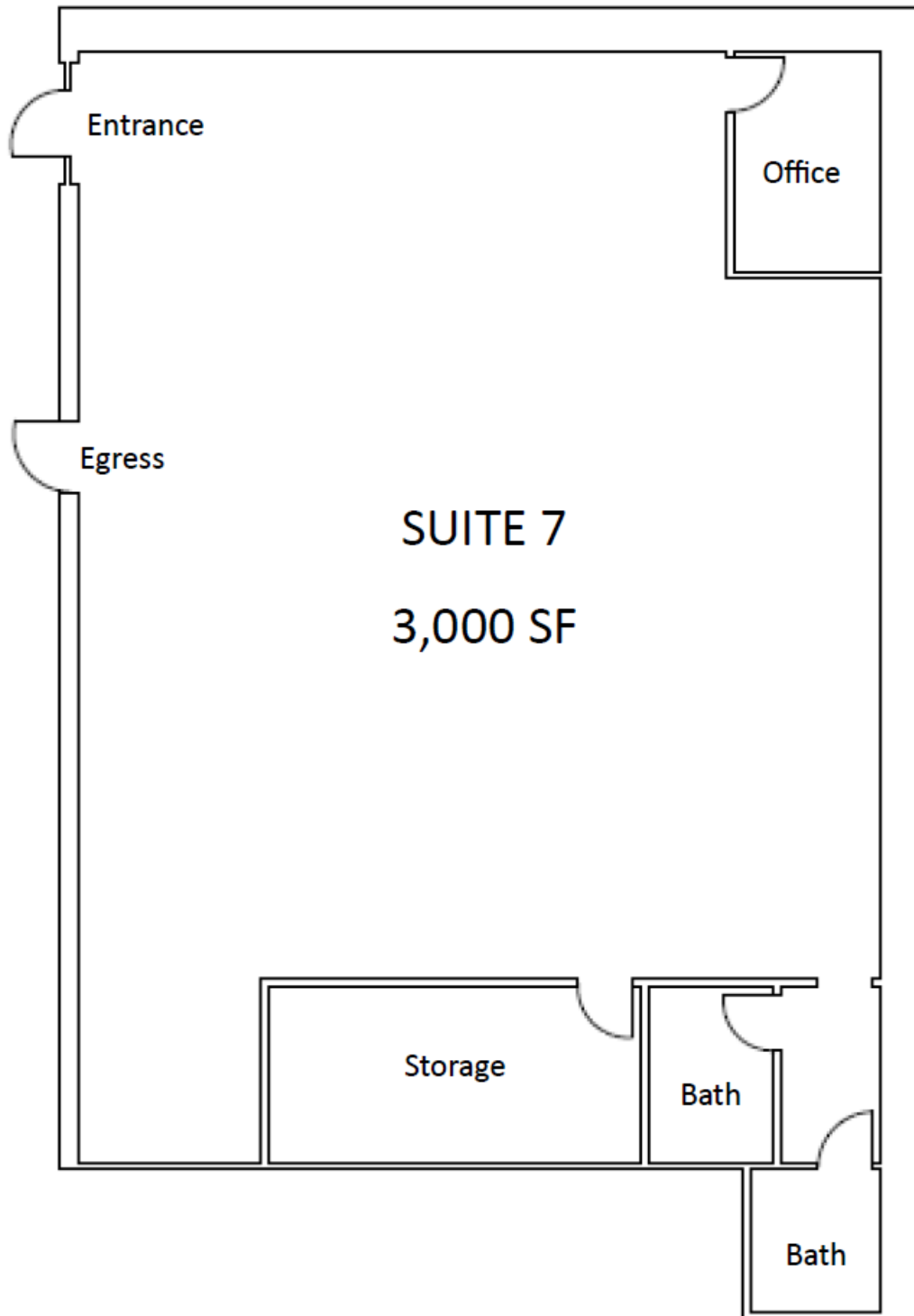
*The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information.  
MWCRCRE represents the Lessor. Listing broker is related to owner. Info updated 1-7-26*



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**REAR COURTYARD AT TROLLEY SQUARE**

**3,000 SF UNIT - AVAILABLE 1<sup>st</sup> Quarter 2026**



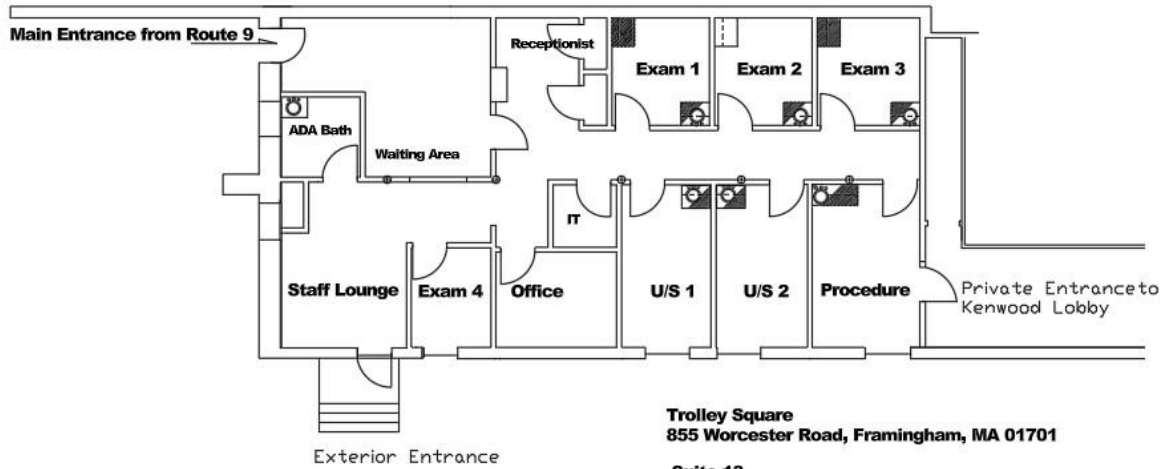
**KENWOOD ORGANIZATION INC.**

building owner management office is located on-site



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**1,789 SF UNIT - AVAILABLE April, 2026**



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## Demographics >>

|                             | 1 mile    | 3 miles  | 15 Min. Drive |
|-----------------------------|-----------|----------|---------------|
| Population                  | 9,948     | 83,760   | 184,540       |
| Households                  | 3,541     | 33,111   | 71,058        |
| Median Age                  | 34.50     | 38.80    | 40.50         |
| Median HH Income            | \$101,987 | \$92,658 | \$109,343     |
| Daytime Employees           | 9,213     | 51,041   | 104,334       |
| Population Growth '21 - '26 | ▲ 0.56%   | ▲ 1.41%  | ▲ 1.87%       |
| Household Growth '21 - '26  | ▲ 0.65%   | ▲ 1.59%  | ▲ 1.96%       |

## DAYTIME POPULATION

| Business Employment By Type      | # Businesses |        |        | # Employees |        |        |
|----------------------------------|--------------|--------|--------|-------------|--------|--------|
|                                  | 1 Mile       | 3 Mile | 5 Mile | 1 Mile      | 3 Mile | 5 Mile |
| <b>Total Businesses</b>          | 924          | 4,336  | 7,361  | 9,875       | 53,325 | 91,613 |
| Retail                           | 68           | 547    | 901    | 1,312       | 15,479 | 26,341 |
| Wholesale                        | 16           | 100    | 191    | 116         | 2,071  | 3,446  |
| Hospitality & Food Service       | 36           | 224    | 380    | 531         | 5,034  | 7,134  |
| Real Estate, Renting, Leasing    | 40           | 183    | 286    | 272         | 1,216  | 2,002  |
| Finance & Insurance              | 38           | 215    | 421    | 233         | 1,128  | 2,371  |
| Information                      | 17           | 121    | 197    | 214         | 2,256  | 4,531  |
| Scientific & Technology Services | 113          | 484    | 872    | 508         | 3,043  | 5,838  |
| Management of Companies          | 0            | 0      | 4      | 0           | 0      | 38     |
| Health Care & Social Assistance  | 390          | 1,187  | 1,715  | 1,722       | 8,384  | 11,992 |
| Education Services               | 33           | 123    | 207    | 2,726       | 5,320  | 8,146  |
| Public Administration & Sales    | 17           | 81     | 153    | 751         | 1,900  | 3,516  |
| Arts, Entertainment, Recreation  | 12           | 56     | 119    | 73          | 468    | 1,429  |
| Utilities                        | 0            | 0      | 4      | 0           | 0      | 38     |
| Admin Support & Waste Management | 24           | 198    | 349    | 138         | 947    | 2,548  |
| Construction                     | 32           | 302    | 596    | 284         | 1,640  | 2,865  |
| Manufacturing                    | 15           | 103    | 202    | 128         | 1,709  | 5,086  |
| Agriculture, Mining, Fishing     | 1            | 3      | 11     | 2           | 8      | 71     |
| Other Services                   | 72           | 409    | 753    | 865         | 2,722  | 4,221  |

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