



**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 1st 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

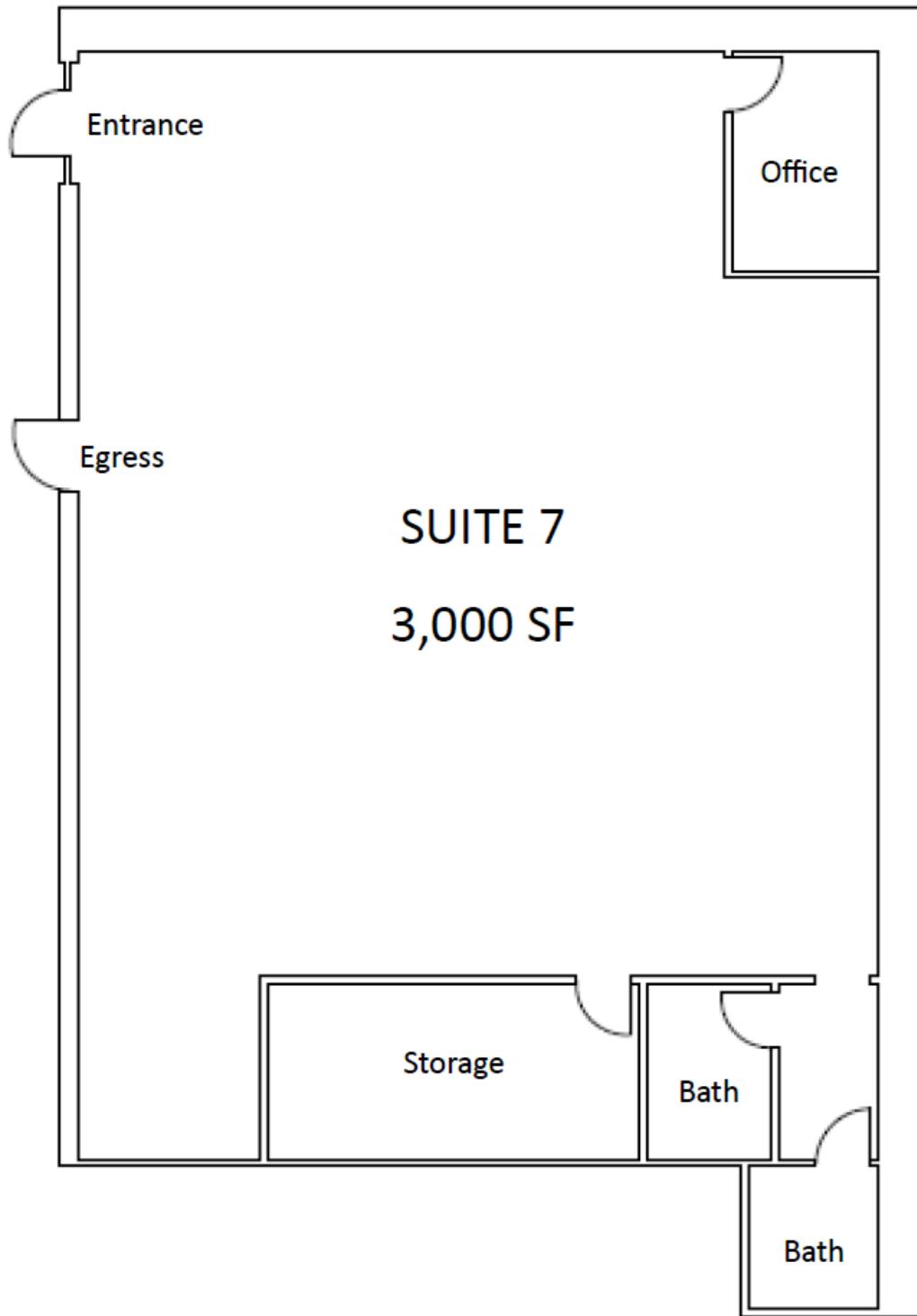
The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information.
MWCRE represents the Lessor. Listing broker is related to owner. Info updated 1-7-26



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REAR COURTYARD AT TROLLEY SQUARE

3,000 SF UNIT - AVAILABLE 1st Quarter 2026

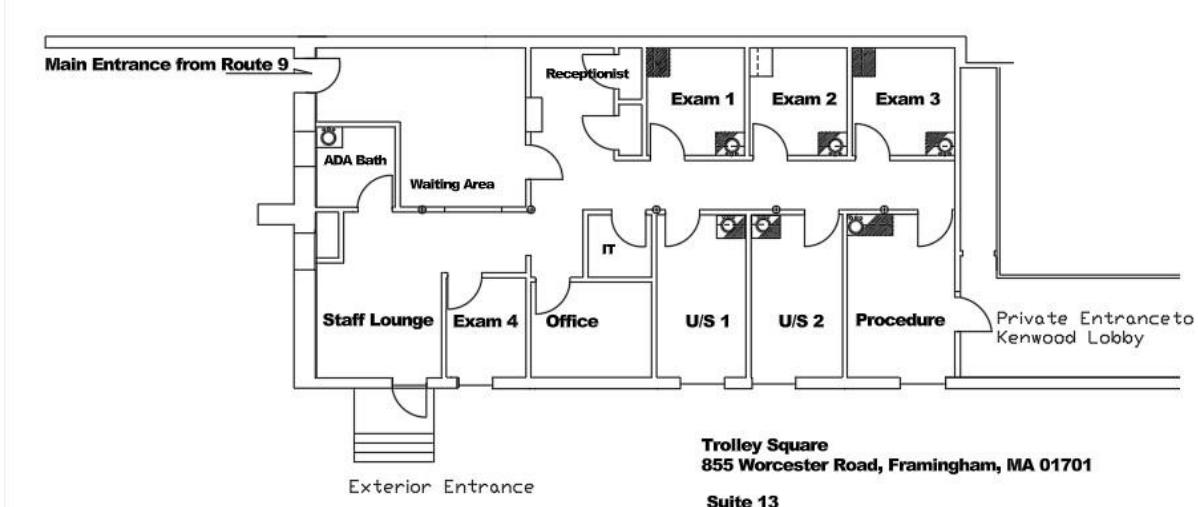


KENWOOD ORGANIZATION INC.

building owner management office is located on-site



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			
	Radius	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses		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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