

# MENDEL BLOCK

157 Harding Street | Worcester, MA



PRIME CANAL DISTRICT RETAIL SPACE

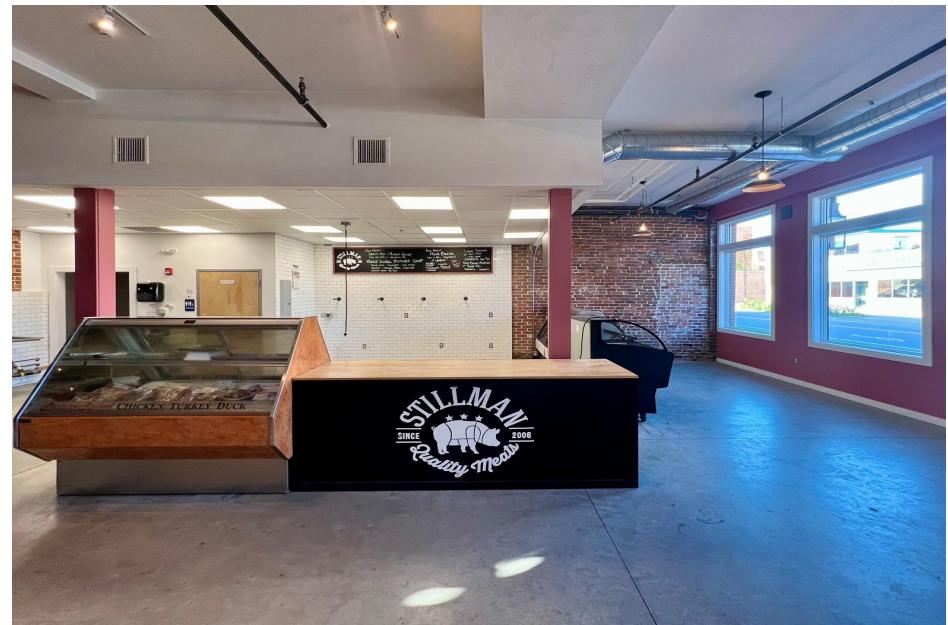


**BAYSTATE**  
INVESTMENT FUND, LLC

# THE SPACE

Location	157 Harding Street, Worcester, MA, 01604
COUNTY	Worcester
Square Feet	1,200 +/-
Rent Per Month	\$3,800.00
Lease Type	Gross

**Notes** Tenant Pays: Gas & Electric all other cost paid by landlord



## HIGHLIGHTS

- Three Bay Sink
- Hand Wash Sink
- Grease Trap
- Mop Sink
- Food Prep Sink
- Handicap Bathroom
- Fully renovated in 2018
- \$500,000,000 + in surrounding development
- Store front with Mahogany and Gas Lanterns
- One of New England's hottest neighborhoods
- Concrete Floors
- 1/4 Mile to Union Station (Train to Boston)
- 1/8 Mile to Polar Park



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
44,152	168,774	257,254



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$58,544	\$80,624	\$94,600



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
17,748	64,941	99,316

## PROPERTY FEATURES

TOTAL TENANTS	19
BUILDING SF	21,816
LAND SF	6,872
LAND ACRES	.16
YEAR BUILT	1910
YEAR RENOVATED	2018
ZONING TYPE	BG-3
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

## NEIGHBORING PROPERTIES

NORTH	Worcester Ice Center
SOUTH	Russo Italian Restaurant
EAST	The Queens Cups
WEST	Titan Roofing

## MECHANICAL

HVAC	Installed 2018
FIRE SPRINKLERS	Installed 2018
ELECTRICAL / POWER	200 AMPS

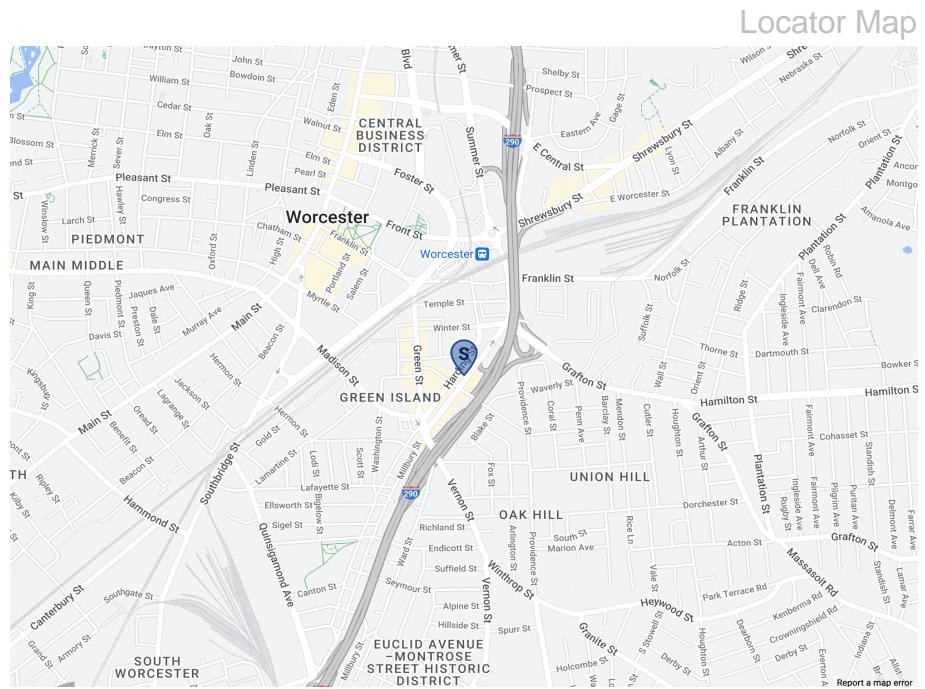
## TENANT INFORMATION

MAJOR TENANT/S	Maddi's Cookery & TapHouse
SHADOW ANCHOR	Mane Studio



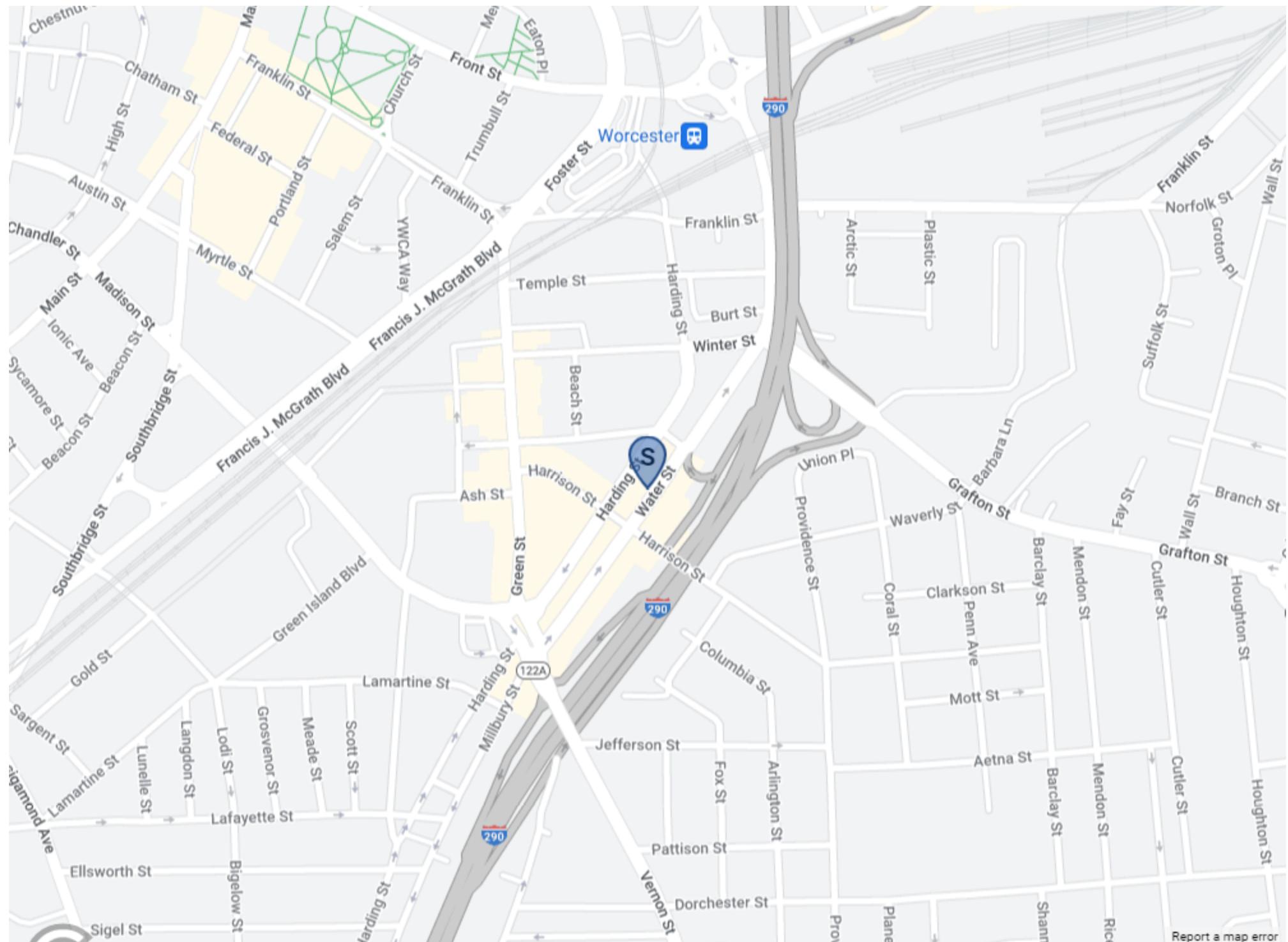
## Recently Completed | Walking Distance

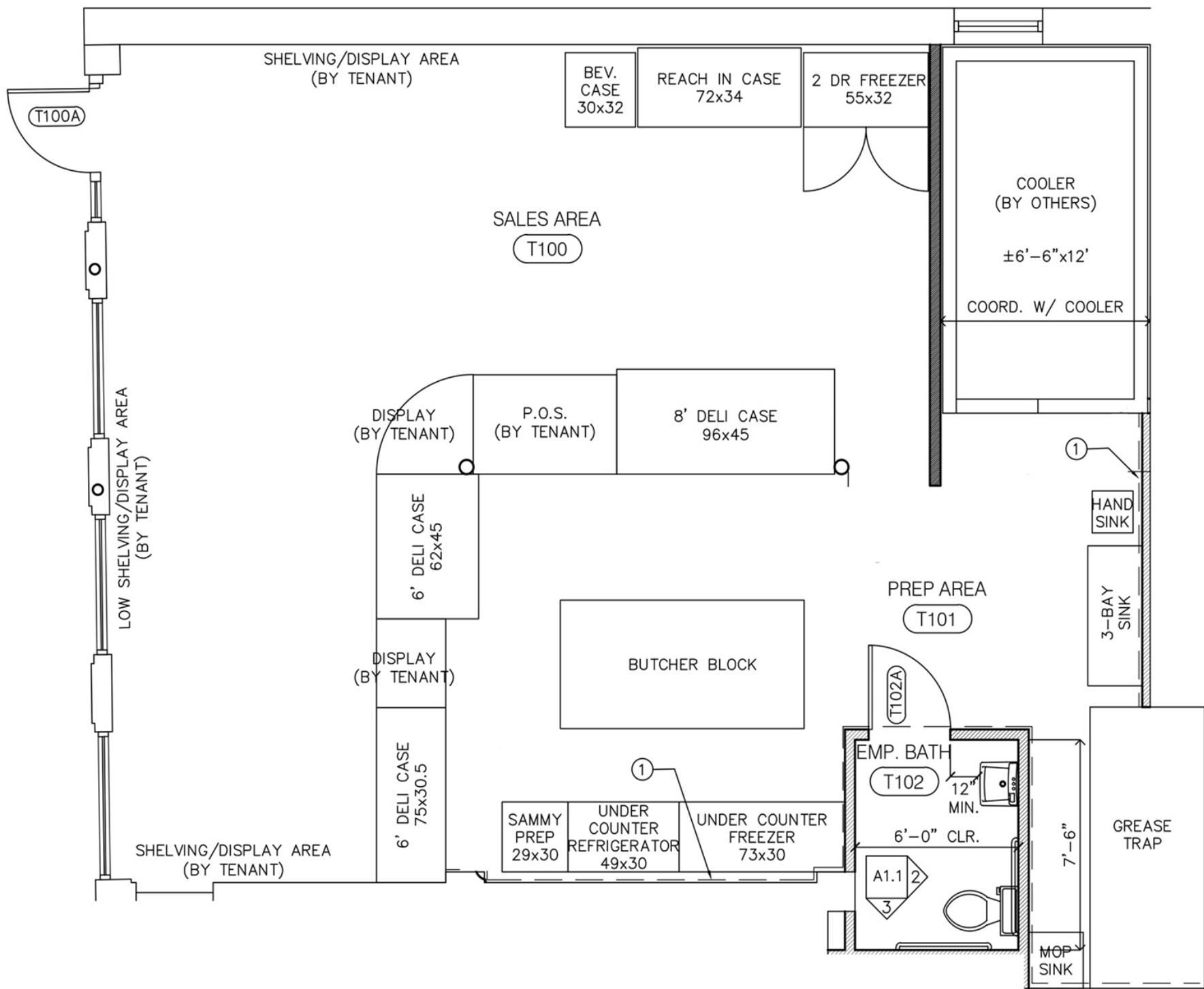
- Worcester Public Market & Kelley Square Lofts: The 20,000 SQFT public market anchored by Wachusett brewing is one one Worcester's most visited buildings. On floors 2 - 4 of the Market building is home 48 luxury apartments.
- Polar Park - The new 160 Million Dollar home to the Boston Red Sox AAA team the Worcester Red Sox. Rank as one of the top attended minor league ball park for the last two years.
- Kelley Square - The state's 14 Million dollar redesign of the notorious Kelley Square into a rotary or as some people call it a "peanut".
- Worcester Ice Center: Home to Bay State Brewing and the rink has signed on nearly a dozen men and women's hockey teams from the surrounding colleges and public schools, all of which will practice and play games in the facility's two rinks.
- 145 Front: 230 luxury apartments. The building was built ground up.
- Walker Lofts: 62-unit apartment complex in the former Walker Shoe Factory

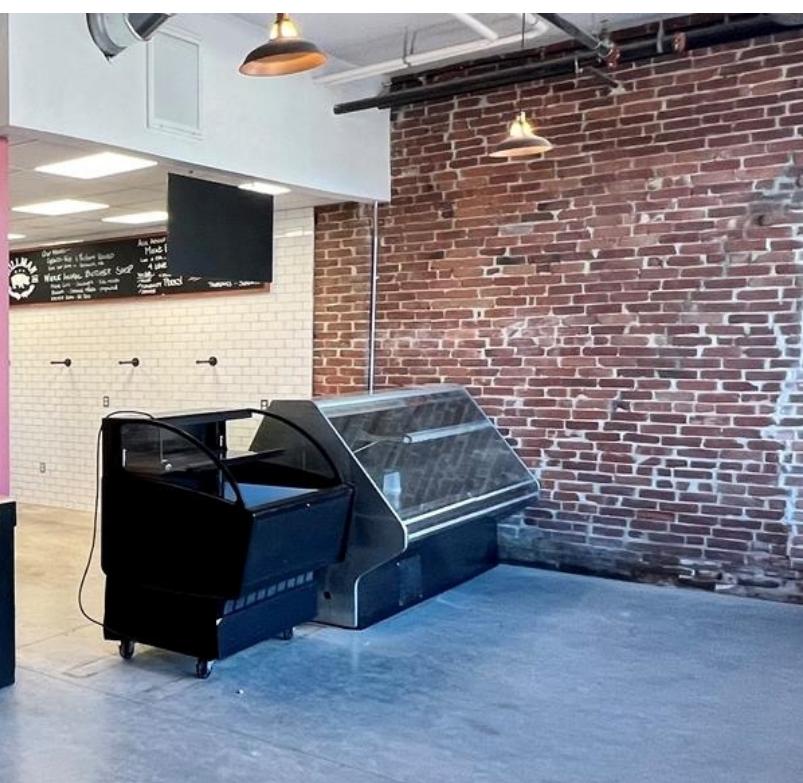


## Under Construction | Walking Distance

- The Cove: 173 residential units, 16,000 square feet of commercial space
- Table Talk Pies Redevelopment: 360 apartments over multiple phases
- Maddison Properties: 228-unit multi-family apartment building
- Alta Seven Hills: 371 residential units









POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,733	139,243	217,119
2010 Population	36,416	146,403	227,697
2022 Population	44,152	168,774	257,254
2027 Population	44,454	169,669	258,174
2022 African American	7,504	24,445	31,928
2022 American Indian	339	912	1,119
2022 Asian	2,589	13,842	21,209
2022 Hispanic	17,465	44,152	54,246
2022 Other Race	9,876	23,671	28,625
2022 White	16,996	85,330	146,698
2022 Multiracial	6,828	20,511	27,590
2022-2027: Population: Growth Rate	0.70 %	0.55 %	0.35 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,954	10,473	12,833
\$15,000-\$24,999	2,244	5,941	7,682
\$25,000-\$34,999	1,656	5,561	7,551
\$35,000-\$49,999	2,634	8,000	11,033
\$50,000-\$74,999	2,997	10,557	15,407
\$75,000-\$99,999	1,482	7,233	11,768
\$100,000-\$149,999	1,849	9,505	16,327
\$150,000-\$199,999	522	4,130	8,967
\$200,000 or greater	409	3,542	7,747
Median HH Income	\$39,672	\$54,357	\$65,139
Average HH Income	\$58,544	\$80,624	\$94,600

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	15,367	57,841	88,610
2010 Total Households	14,148	55,452	86,801
2022 Total Households	17,748	64,941	99,316
2027 Total Households	17,918	65,463	99,904
2022 Average Household Size	2.39	2.40	2.43
2000 Owner Occupied Housing	2,657	21,446	42,197
2000 Renter Occupied Housing	11,530	33,058	42,187
2022 Owner Occupied Housing	3,447	24,346	48,036
2022 Renter Occupied Housing	14,301	40,595	51,280
2022 Vacant Housing	1,688	4,920	6,443
2022 Total Housing	19,436	69,861	105,759
2027 Owner Occupied Housing	3,683	25,380	49,461
2027 Renter Occupied Housing	14,236	40,082	50,443
2027 Vacant Housing	1,736	5,192	6,875
2027 Total Housing	19,654	70,655	106,779
2022-2027: Households: Growth Rate	0.95 %	0.80 %	0.60 %

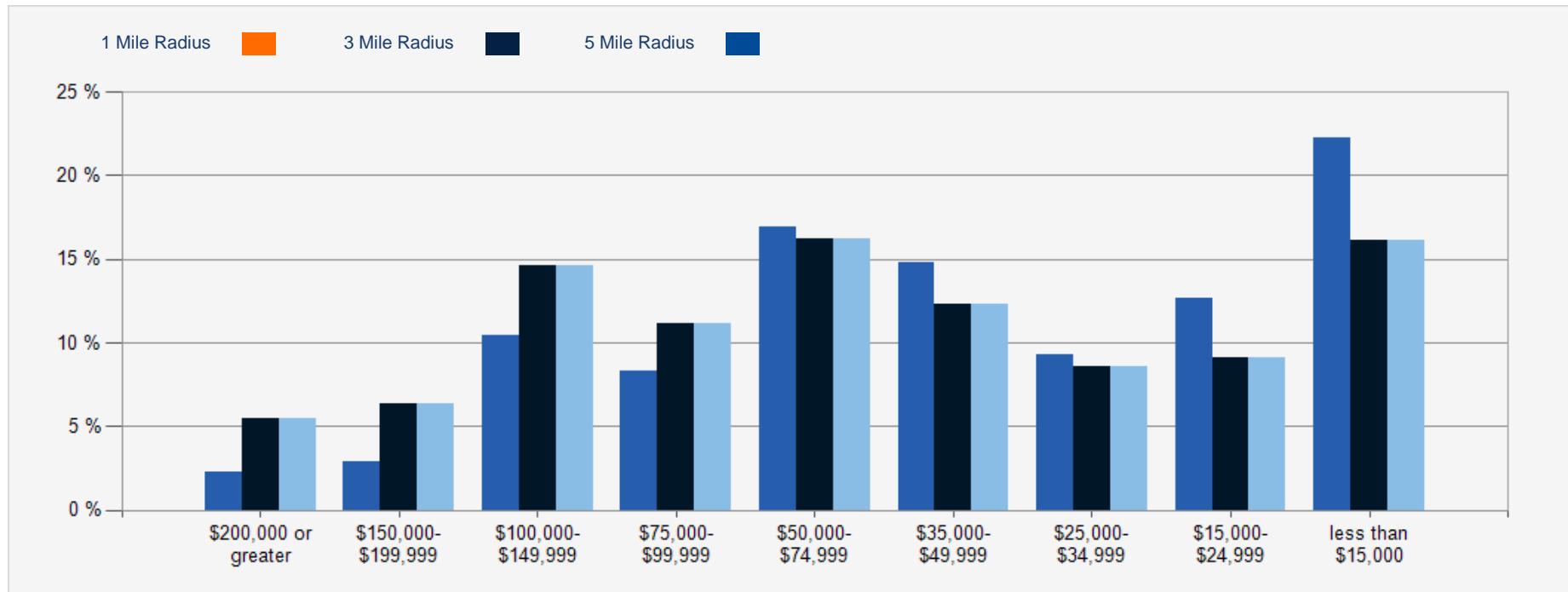
<b>2022 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2022 Population Age 30-34	3,742	12,646	17,975
2022 Population Age 35-39	3,090	11,283	16,837
2022 Population Age 40-44	2,760	10,134	15,711
2022 Population Age 45-49	2,542	9,319	15,017
2022 Population Age 50-54	2,478	9,504	15,462
2022 Population Age 55-59	2,375	9,215	15,540
2022 Population Age 60-64	2,085	8,943	14,948
2022 Population Age 65-69	1,602	7,282	12,509
2022 Population Age 70-74	1,222	5,993	10,177
2022 Population Age 75-79	868	4,203	7,333
2022 Population Age 80-84	547	2,883	4,880
2022 Population Age 85+	761	3,578	6,137
2022 Population Age 18+	33,777	134,540	205,228
2022 Median Age	33	34	37

<b>2022 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$46,197	\$56,318	\$63,826
Average Household Income 25-34	\$62,601	\$76,818	\$87,215
Median Household Income 35-44	\$47,739	\$65,575	\$80,892
Average Household Income 35-44	\$67,489	\$91,589	\$107,752
Median Household Income 45-54	\$46,903	\$67,795	\$86,041
Average Household Income 45-54	\$66,717	\$96,737	\$115,705
Median Household Income 55-64	\$37,353	\$61,615	\$78,031
Average Household Income 55-64	\$56,757	\$89,812	\$106,068
Median Household Income 65-74	\$29,718	\$47,979	\$58,244
Average Household Income 65-74	\$49,530	\$74,882	\$87,270
Average Household Income 75+	\$37,278	\$54,032	\$62,942

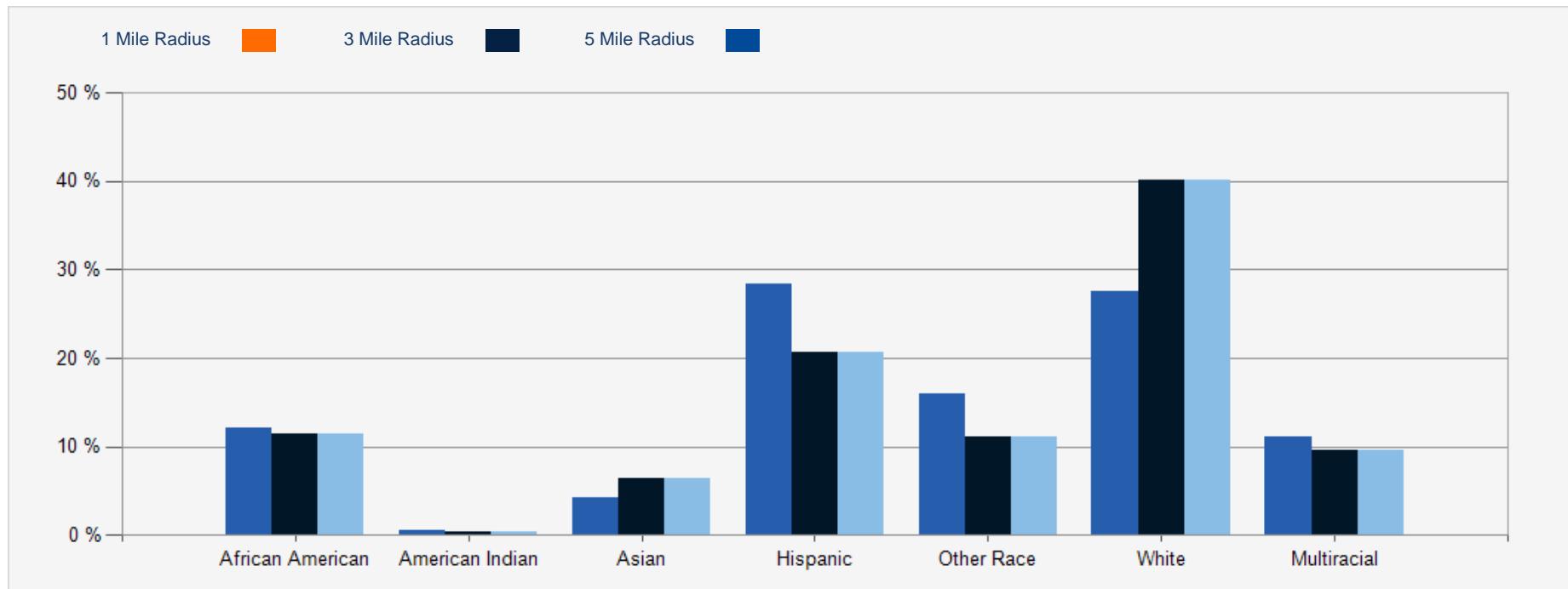
<b>2027 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2027 Population Age 30-34	3,506	12,202	18,005
2027 Population Age 35-39	3,361	11,748	17,421
2027 Population Age 40-44	2,915	10,817	16,424
2027 Population Age 45-49	2,655	9,704	15,299
2027 Population Age 50-54	2,461	9,115	14,605
2027 Population Age 55-59	2,327	8,851	14,629
2027 Population Age 60-64	1,996	8,248	14,103
2027 Population Age 65-69	1,752	8,010	13,589
2027 Population Age 70-74	1,379	6,585	11,288
2027 Population Age 75-79	1,003	5,058	8,764
2027 Population Age 80-84	679	3,515	6,038
2027 Population Age 85+	721	3,538	6,031
2027 Population Age 18+	34,105	135,844	207,209
2027 Median Age	34	35	38

<b>2027 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$53,817	\$65,858	\$76,461
Average Household Income 25-34	\$74,772	\$90,896	\$102,945
Median Household Income 35-44	\$53,896	\$77,922	\$94,824
Average Household Income 35-44	\$79,850	\$107,521	\$125,544
Median Household Income 45-54	\$54,096	\$80,663	\$101,255
Average Household Income 45-54	\$80,929	\$113,463	\$133,376
Median Household Income 55-64	\$43,577	\$74,771	\$92,639
Average Household Income 55-64	\$68,669	\$106,152	\$125,108
Median Household Income 65-74	\$36,484	\$57,752	\$72,215
Average Household Income 65-74	\$59,963	\$91,325	\$106,611
Average Household Income 75+	\$45,319	\$70,285	\$81,902

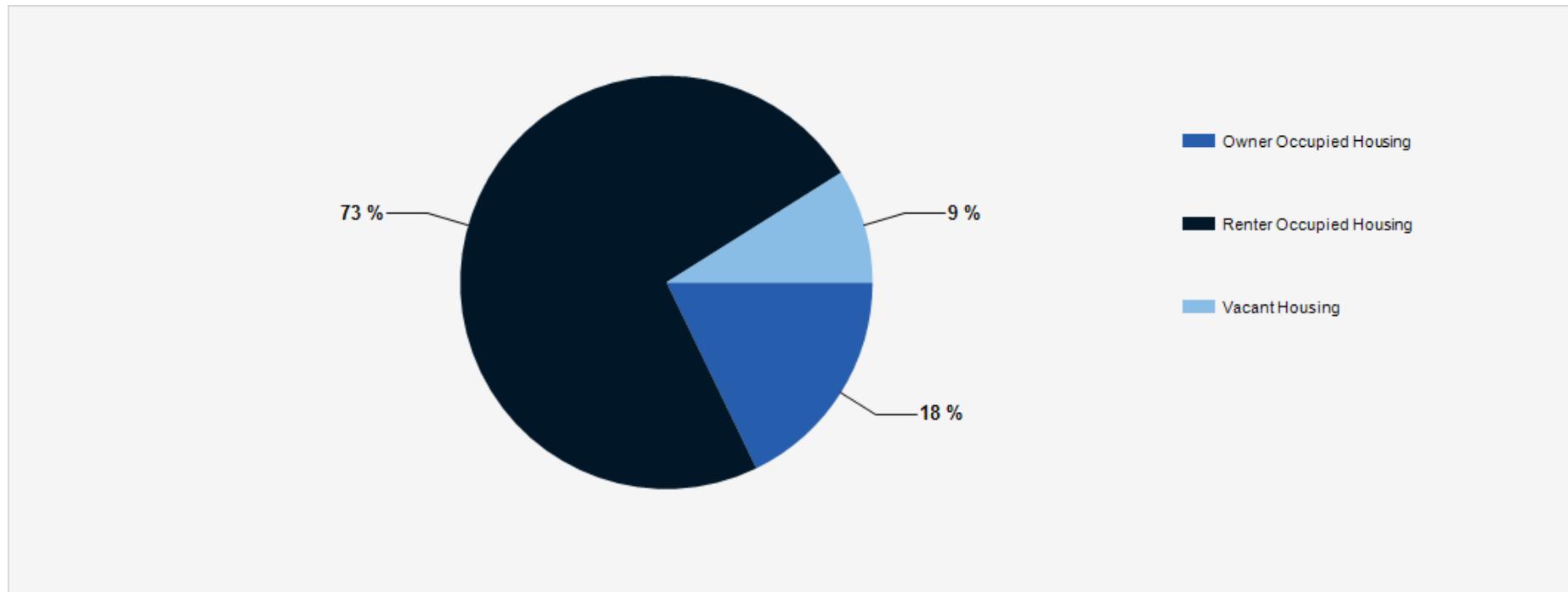
## 2022 Household Income



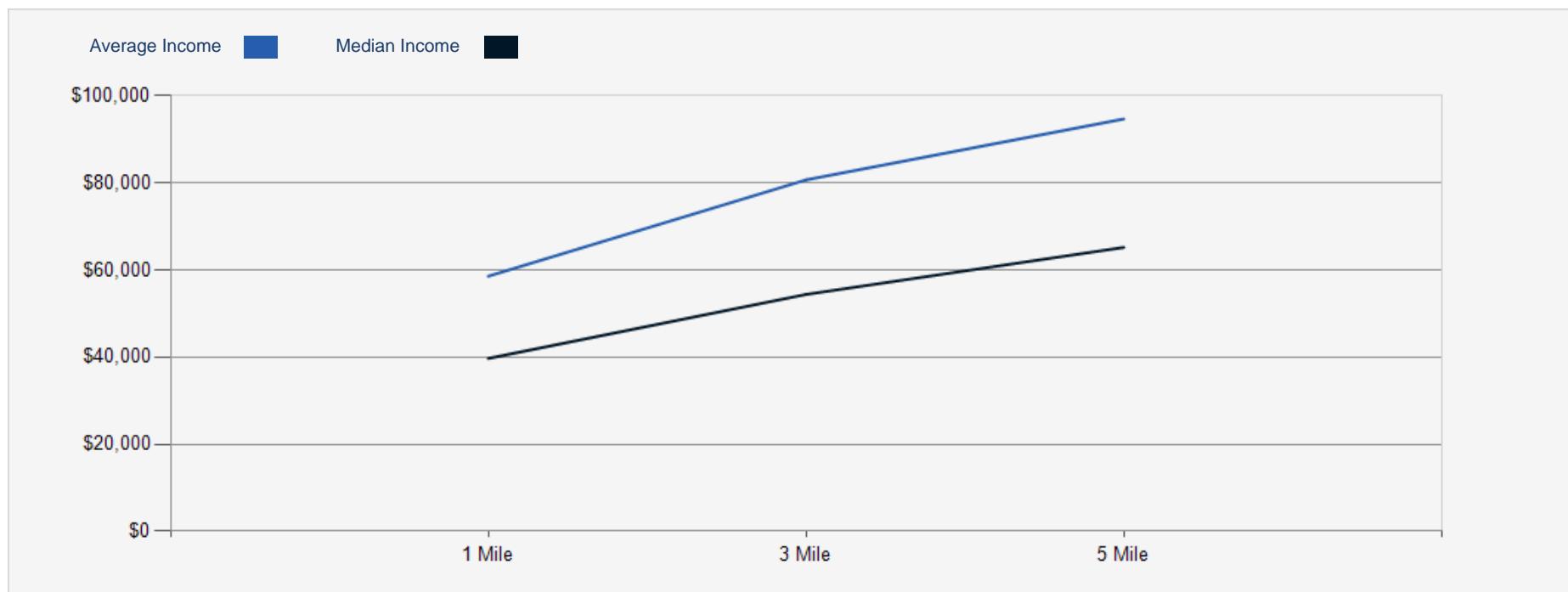
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



# Mendel Block



*Exclusively Marketed by:*

**Edward Murphy**

President

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