



NAI Glickman Kovago & Jacobs



OFFICE BUILDING FOR SALE

170 MAIN STREET
SPENCER | MA

OFFERING OVERVIEW

170 MAIN STREET
SPENCER | MA

Value-Add Office Opportunity:



- Downtown Spencer location on the Route 9 corridor
- Owner-operator or investor acquisition opportunity
- Existing rent in place; no long-term lease obligations
- ±12,000 local residents within the immediate trade area
- Direct Route 9 access to Worcester, ~20 minutes east
- Affordable rents relative to urban office alternatives



Ideal Tenants Include:

- Professional service firms
- Medical and dental practitioners
- Insurance agencies
- General office users



Asking Price: \$450,000

Building Size: 6,425 SF

of Floors: (3) Three

Lot Size: 7,747 SF

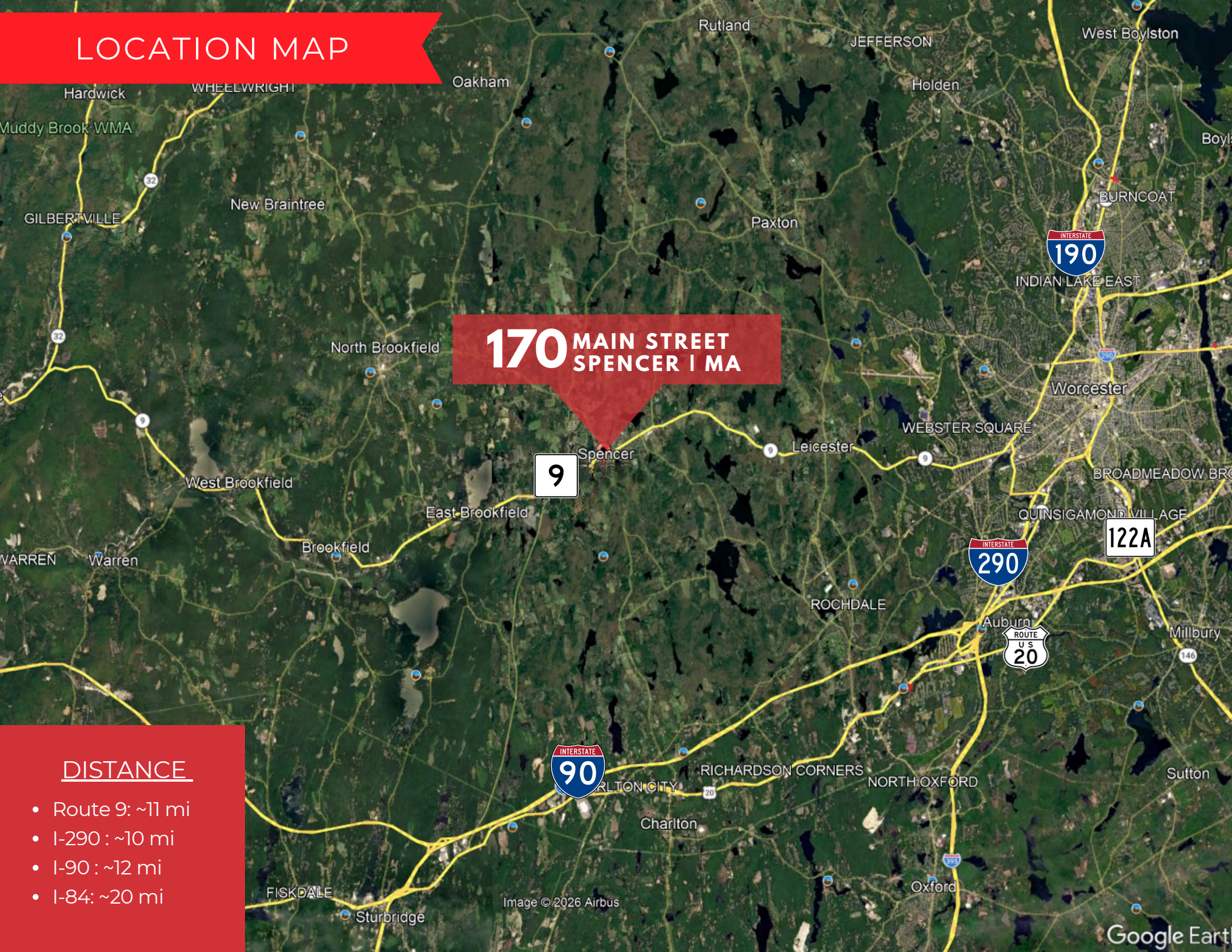
Zoning: TC

Units: 6+

Year Built: 1875

Current tenancy includes two office tenants and a salon operating out of one of the ground level units. Please contact listing brokers for financial information.

LOCATION MAP



**170 MAIN STREET
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9



90



290



190



122A



20

DISTANCE

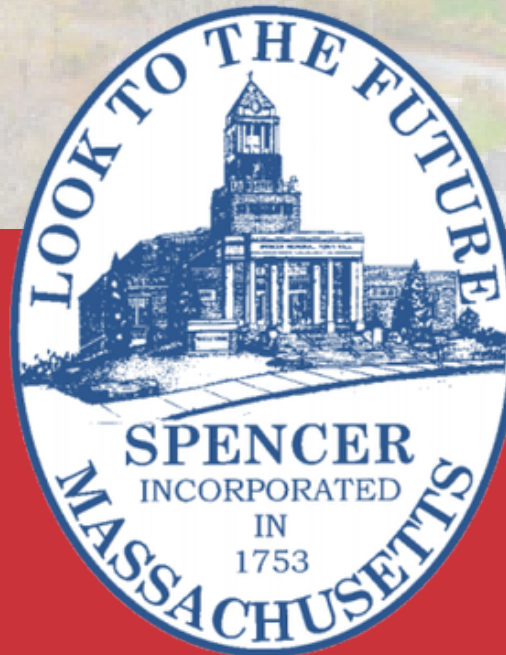
- Route 9: ~11 mi
- I-290 : ~10 mi
- I-90 : ~12 mi
- I-84: ~20 mi

MARKET OVERVIEW

- **Downtown Route 9 Office Location** 170 Main Street sits on Route 9 in downtown Spencer, the town's primary commercial thoroughfare with strong visibility and consistent traffic. Route 9 connects Spencer to Worcester 20 minutes east, with additional regional access via Routes 49, 20, and 31.
- **Regional Connectivity:** The Route 9 corridor serves numerous communities across Worcester County. Worcester's metropolitan workforce exceeds 200,000, providing a broad employee and client base for office tenants at this address.
- **Established Community:** Spencer is a stable, owner-occupied community of approximately 12,000 residents with a median household income of \$80,533. Walkable downtown amenities include retail, dining, services, and WRTA bus service to Worcester.
- **Affordable Office Alternative:** Rents at this location are competitive relative to urban Worcester, making 170-174 Main Street well-suited for professional service firms, medical and dental practitioners, insurance agencies, and other office users seeking central Massachusetts accessibility at lower cost.



Stable,
Owner-occupied
Community



Convenient Access
to
I-290 | I-90 | I-84

EXTERIOR PHOTOS



DEMOGRAPHICS

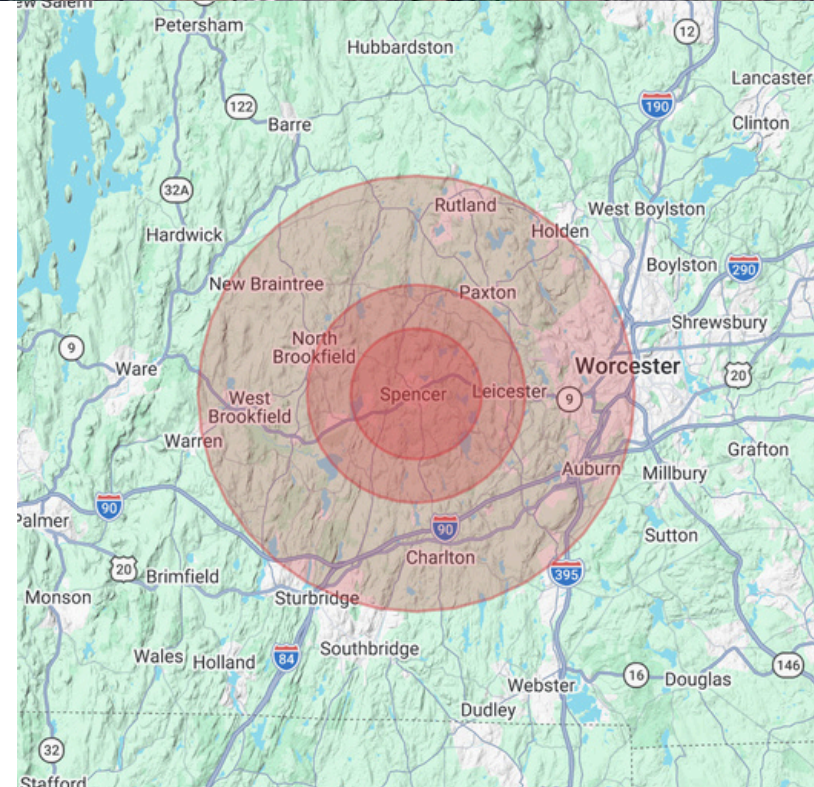


**170 MAIN STREET
SPENCER | MA**

Population	3 Miles	5 Miles	10 Miles
Total Population	10,855	25,193	202,122
Average Age Average	49.2	47.4	40.2
Age (Male) Average	48.7	46.9	39.1
Age (Female)	50.9	48.7	41.5

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	4,722	10,143	76,845
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$93,598	\$108,833	\$106,795
Average House Value	\$385,331	\$399,597	\$381,155

2023 American Community Survey (ACS)



MARKETED EXCLUSIVELY BY:

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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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