

RETAIL PROPERTY FOR LEASE

304 SHREWSBURY ST.

Worcester, MA 01604



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PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present newly available retail space on Worcester's most popular retail corridor. Discover the perfect leasing opportunity at our prime Worcester location. This well-appointed property on Shrewsbury Street offers easy access to major roadways, and a welcoming ambiance, tenants will find the ideal setting for productivity and growth. The basement provides an excellent opportunity to save on construction costs for retail uses requiring plumbing infrastructure as part of their build-out. Join the thriving community of businesses at our property and elevate your organization in this dynamic location.

Shrewsbury Street Traffic Count - 17,000+ ADT

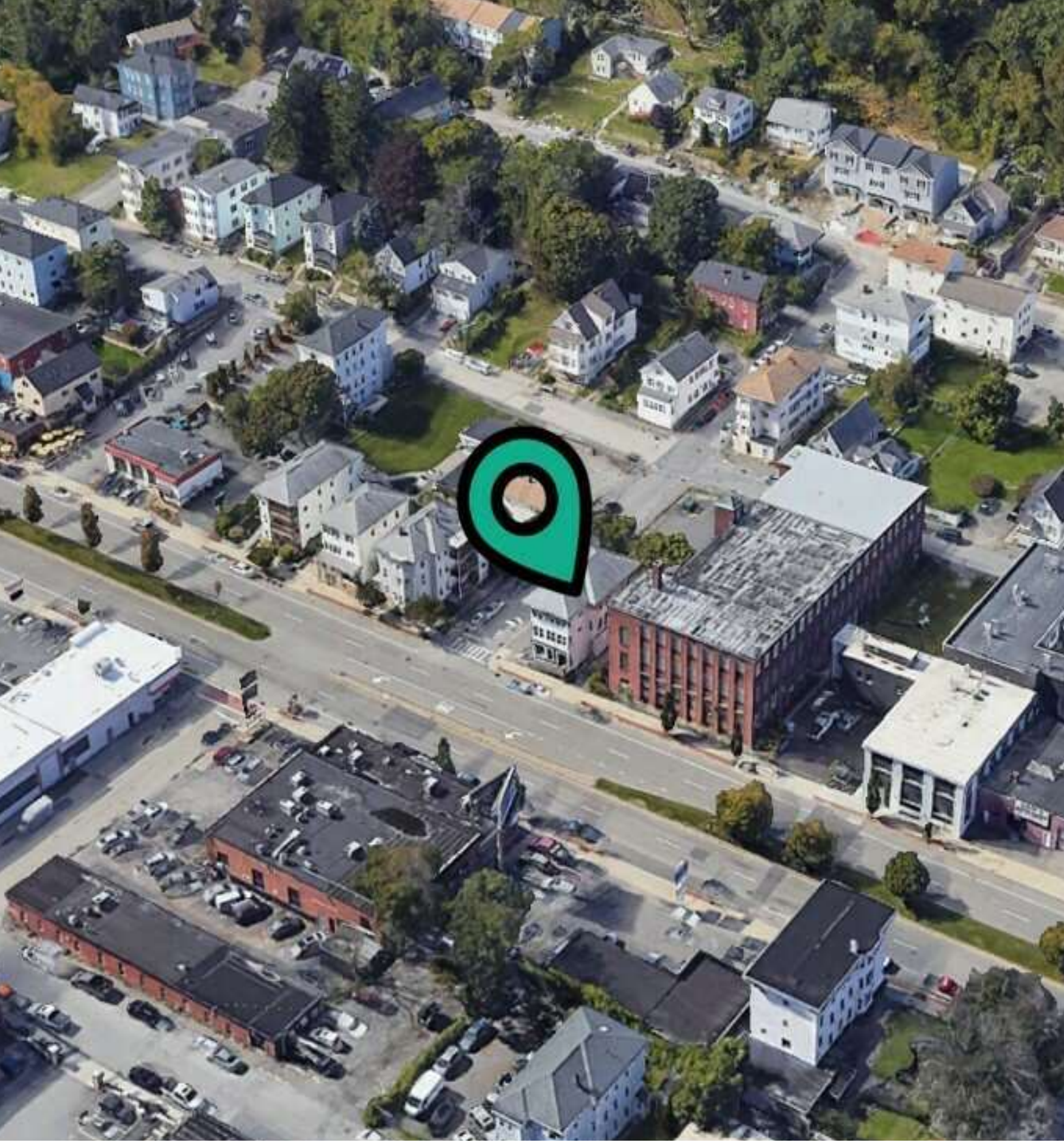
BEST SUITED RETAIL USES

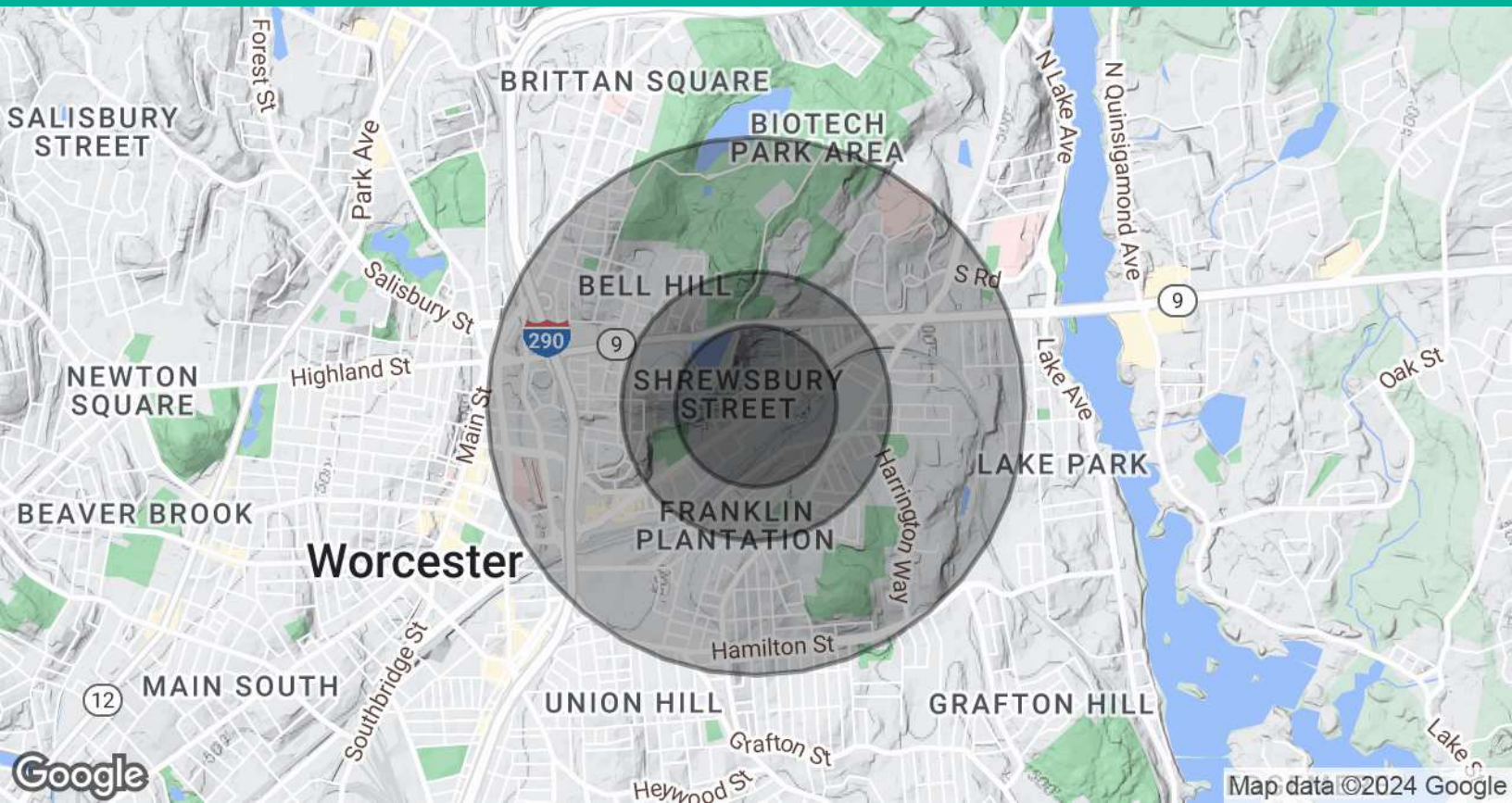
COFFEE SHOP / CAFE
 SPA / SALON
 BARBER SHOP
 DENTIST
 GENERAL RETAIL

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	2,000 SF
Lot Size:	3,756 SF
Building Size:	2,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	683	3,263	9,332
Total Population	1,353	7,278	22,715
Average HH Income	\$56,284	\$64,345	\$72,012





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,353	7,278	22,715
Average Age	43	39	38
Average Age (Male)	42	38	36
Average Age (Female)	44	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	683	3,263	9,332
# of Persons per HH	2	2.2	2.4
Average HH Income	\$56,284	\$64,345	\$72,012
Average House Value	\$299,083	\$300,299	\$323,991

Demographics data derived from AlphaMap