



**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 – DUBOM MARKET  
WALKING DISTANCE TO FRAMINGHAM STATE UNIVERSITY**

**1,000 sq. ft. (LEASE PENDING)**

**WITH THREE EXAM ROOMS  
SMALL OFFICE, WAITING AREA  
TWO HAND SINKS & MOP SINK IN-SUITE  
HANDICAP-ACCESSIBLE ENTRY  
COMMON ADA RESTROOMS  
\$2,833/month  
plus \$21/month trash/recycling & utilities**

**3,000 sq. ft.**

**A CHILDREN GYM  
LARGE OPEN PLAY AREA  
SMALL OFFICE, WAITING AREA, STORAGE  
ADA RESTROOMS IN-SUITE  
SIGNAGE ON ROUTE 9 PYLON  
UTILITIES SEPARATELY METERED  
\$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**

**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. MWCRE represents the Lessor. Listing broker is related to owner. Info updated 12-1-2025*

**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
- 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)



**KENWOOD ORGANIZATION INC.**

building owner management office is located on-site

**Listing Broker: Mark Aron**

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

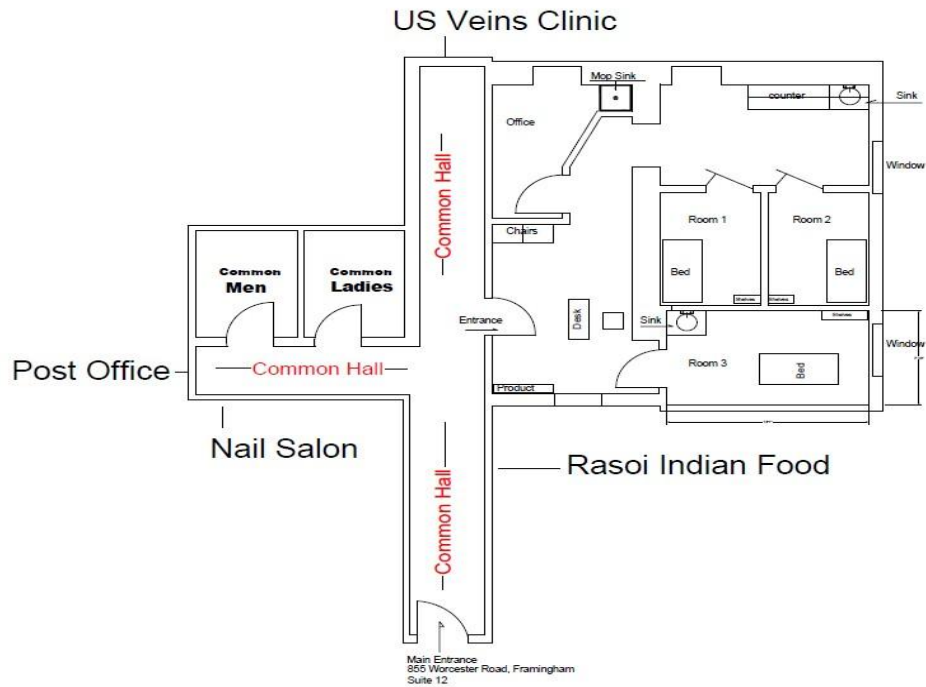
*The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MWCRE represents the Lessor. Listing broker is related to owner.*



**METROWEST  
COMMERCIAL R.E.**

**THE REGIONAL EXPERTS**

**1,000 SF UNIT**

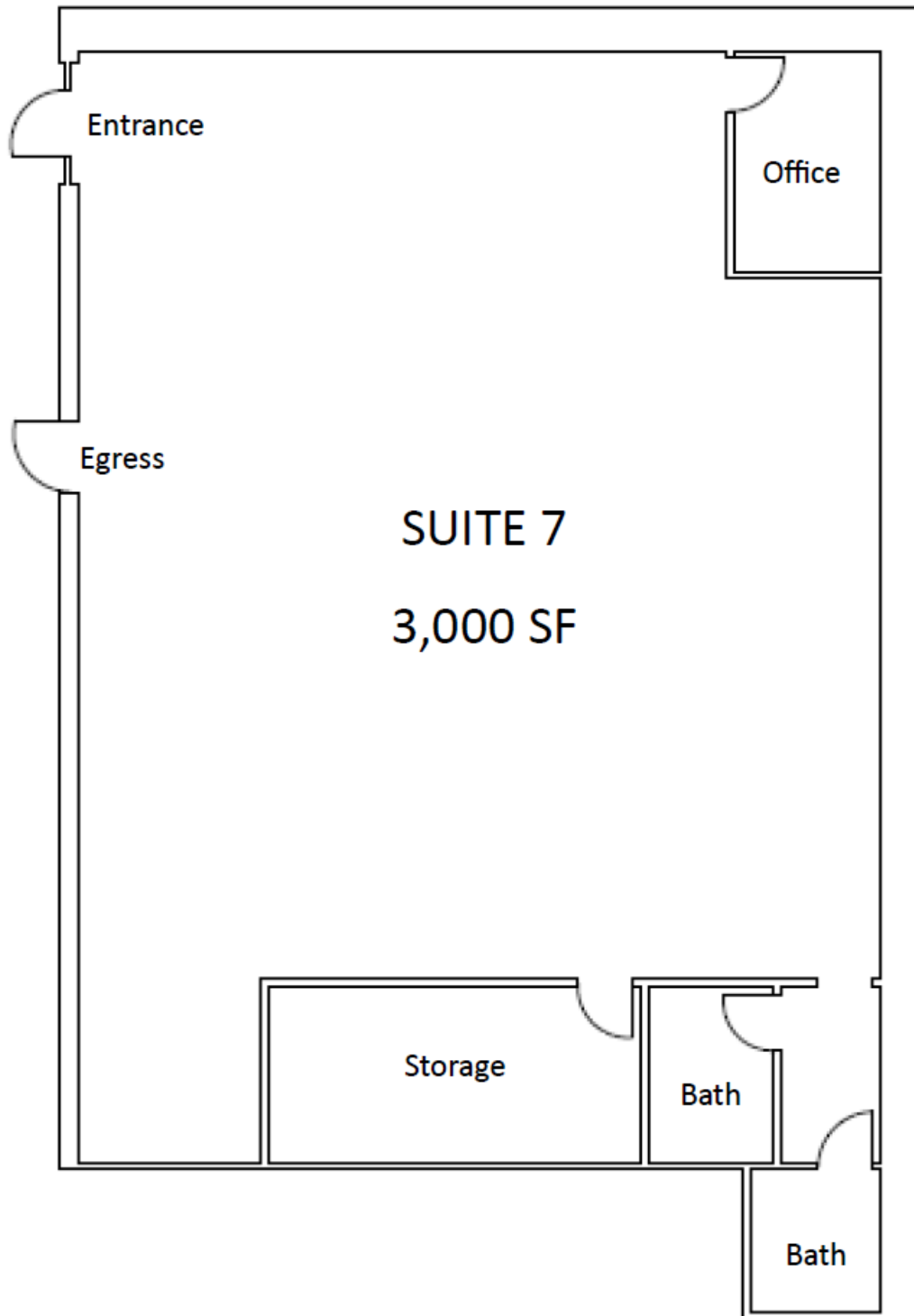




**METROWEST  
COMMERCIAL R. E.**  
THE REGIONAL EXPERTS

**REAR COURTYARD AT TROLLEY SQUARE**

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



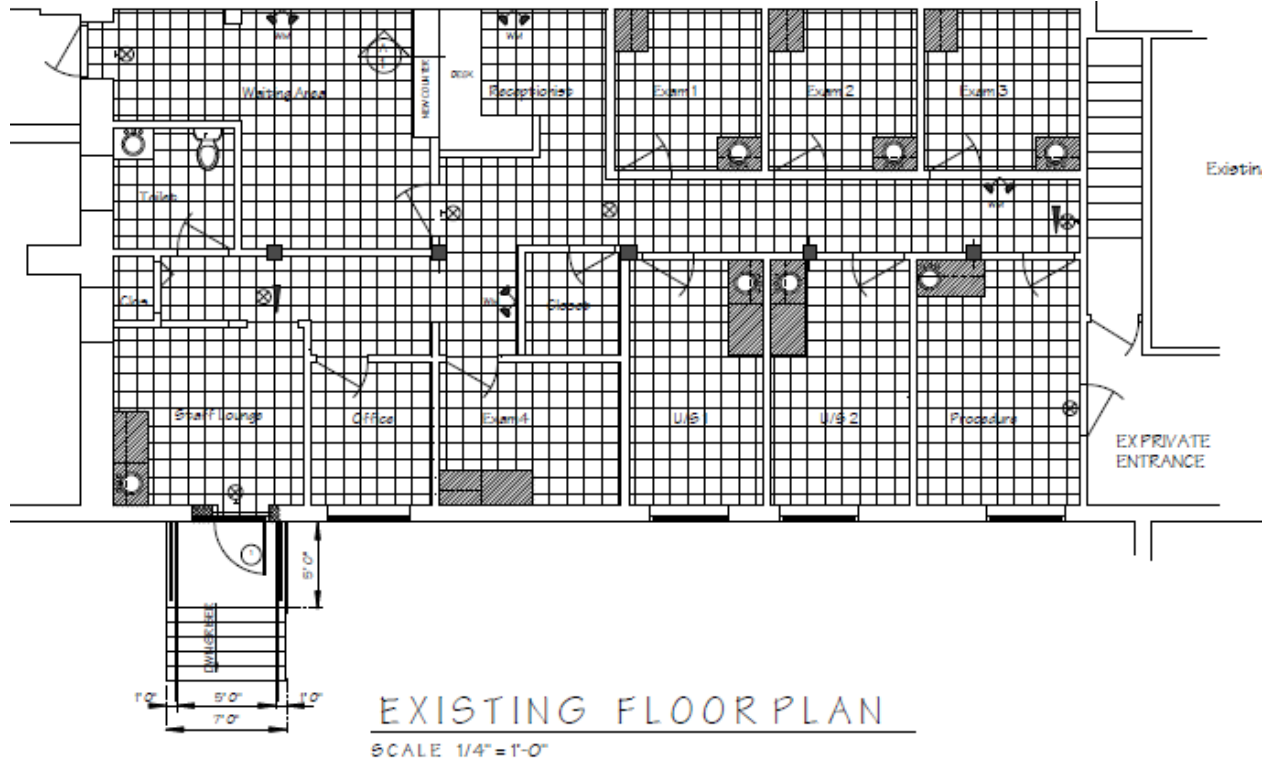




# METROWEST COMMERCIAL R.E.

THE REGIONAL EXPERTS

1,789 SF UNIT - AVAILABLE April, 2026



## 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  |

**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*