

EXCEPTIONAL RETAIL STRIP FOR SALE

FULLY OCCUPIED | NNN INVESTMENT



17 EAST MOUNTAIN ST
WORCESTER, MA

NAI Glickman Kovago & Jacobs

HIGHLIGHTS

WELL-MAINTAINED AND HIGHLY VISIBLE PROPERTY WITH STRONG CURB-APPEAL

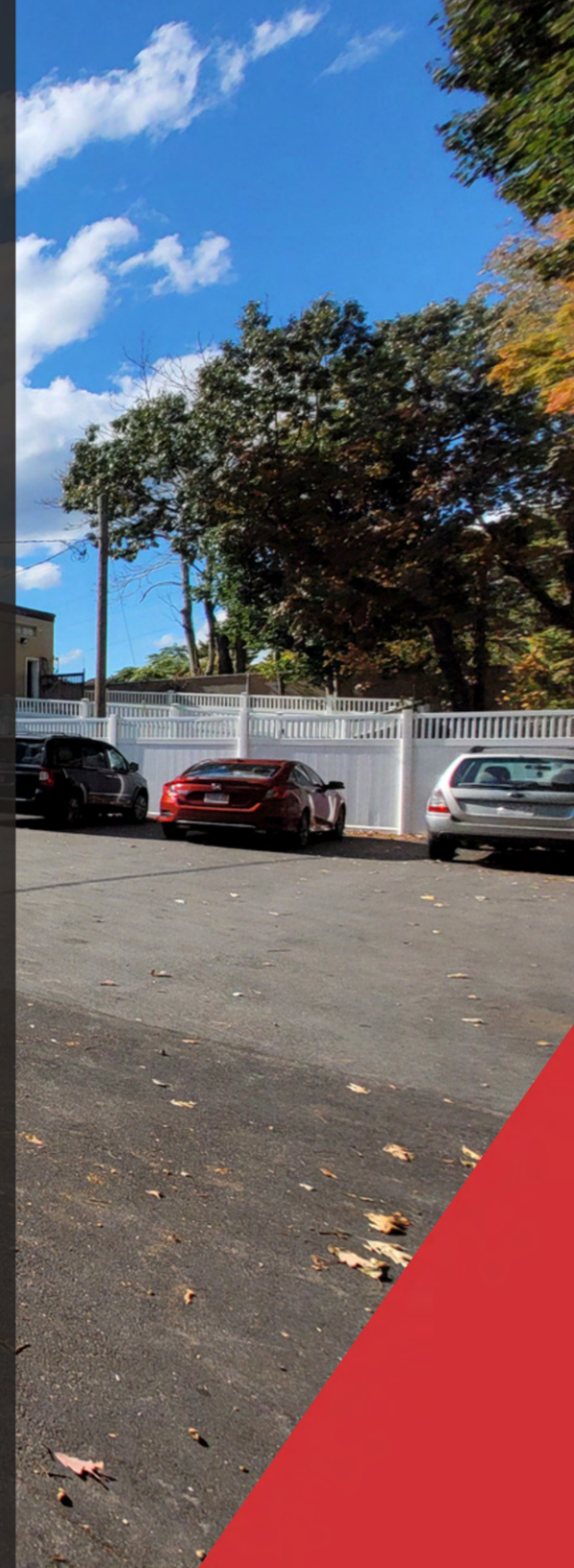


- Many recent significant upgrades
- Vibrant location with easy access to area retailers and public transportation
- Centrally located at the intersection of two major roads (E Mountain St & W Boylston St) and is less than a mile to I-90
- Average daily traffic of +/- 14,000 vehicles on E Mountain Street and +/-11,600 vehicles on W Boylston Street

12,354 SF BUILDING w/ 3 RETAIL UNITS



- 100% occupied by long-term tenants on NNN leases, providing stable income
- significant future rent increases
- Ample surface parking





STRATEGIC LOCATION & THRIVING ENVIRONMENT

Located on Mountain Street, one of the most heavily travelled roads in Worcester, 17 East Mountain St enjoys high visibility on this main street. The property is easily accessible to a population of +/- 165,000 people residing within a 5-mile radius. Additionally, the property is in close proximity to Quinsigamond Community College, which has experienced rapid growth with an increase of 20% in enrollment since the implementation of Massachusetts' new free community college legislation.



ROBUST DEVELOPMENT

Over the past decade, the Summit area of Worcester has undergone significant redevelopment. Once dominated by heavy industry, the area has evolved into a vibrant community, with a mix of national and regional retailers, housing developments, and public amenities.

EXECUTIVE SUMMARY

OFFERING

LISTING PRICE: \$2,700,000

BUILDING SIZE 12,354 SF

LOT SIZE 1.35 ACRES

TRAFFIC COUNT

- East Mountain St +/- 14,000 AADT
- West Boylston St +/- 11,600 AADT

PARKING +/- 40 SPACES

UTILITIES

- Heat Natural Gas
- HVAC Full
- Water & Sewer City of Worcester

ROOF TPO | Replaced 10/2023

ZONING BL-1



Lease Info

SUITE	TENANT	SF	ANNUAL RENT*	LEASE COMMENTS	EXTENSIONS
1	Waggerz Resort	+/- 5,700	\$ 76,547	<u>NNN</u> Varying annual increases Lease exp 8/2029	(2) 2-year options with 3% annual increases
2	The Vault	+/- 3,000	\$ 71,726	<u>NNN</u> 2% annual increases Lease exp 5/2028	(3) 5-year options w/ 2% annual increases
3	Bushel & Peck	+/- 1,700	\$ 38,269	<u>NNN</u> 5% annual increases Lease exp 3/2028	(2) 3-year options w/ 5% annual increases
<i>Total</i>		10,386	\$ 186,542		

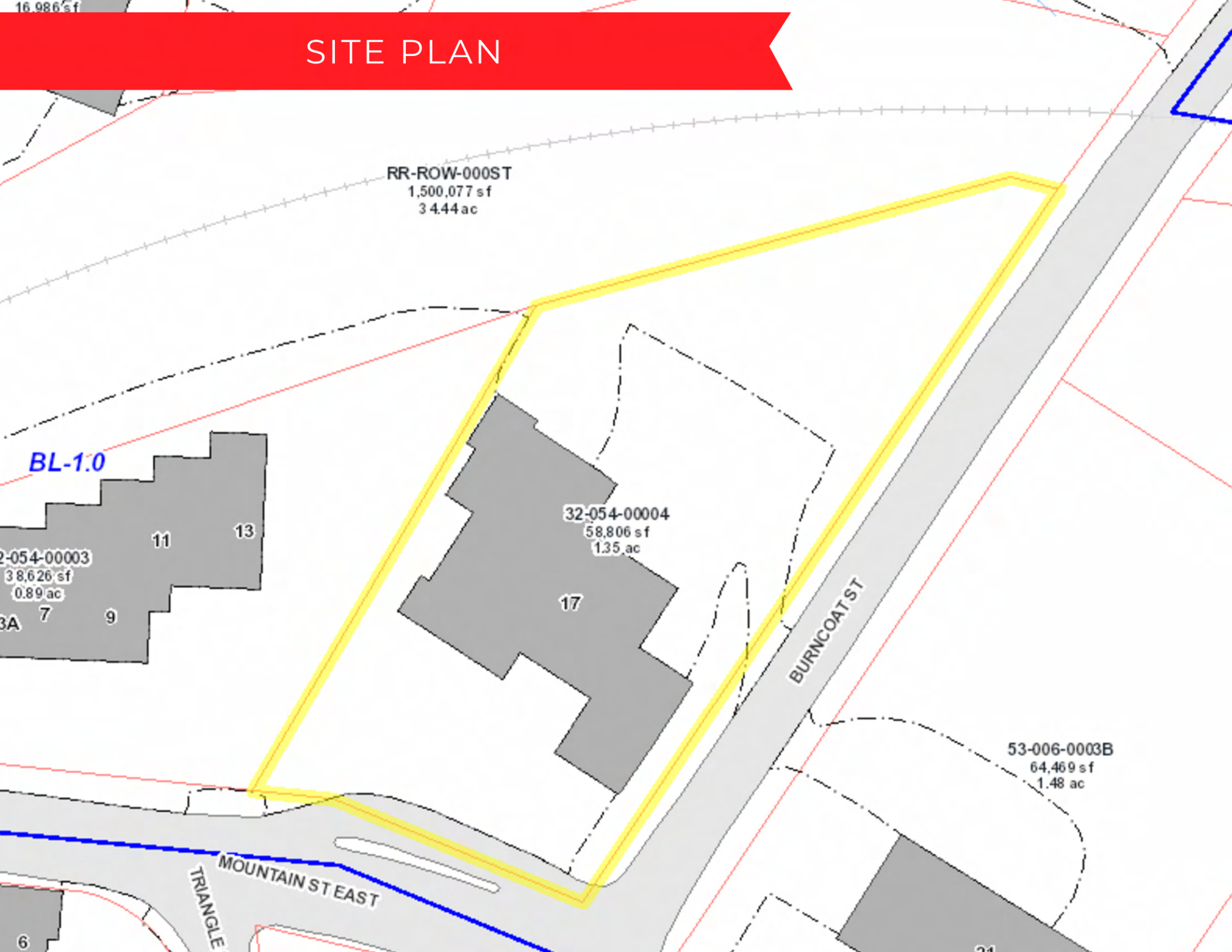
**2025 Base Rent*

PROJECTED RENT ROLL

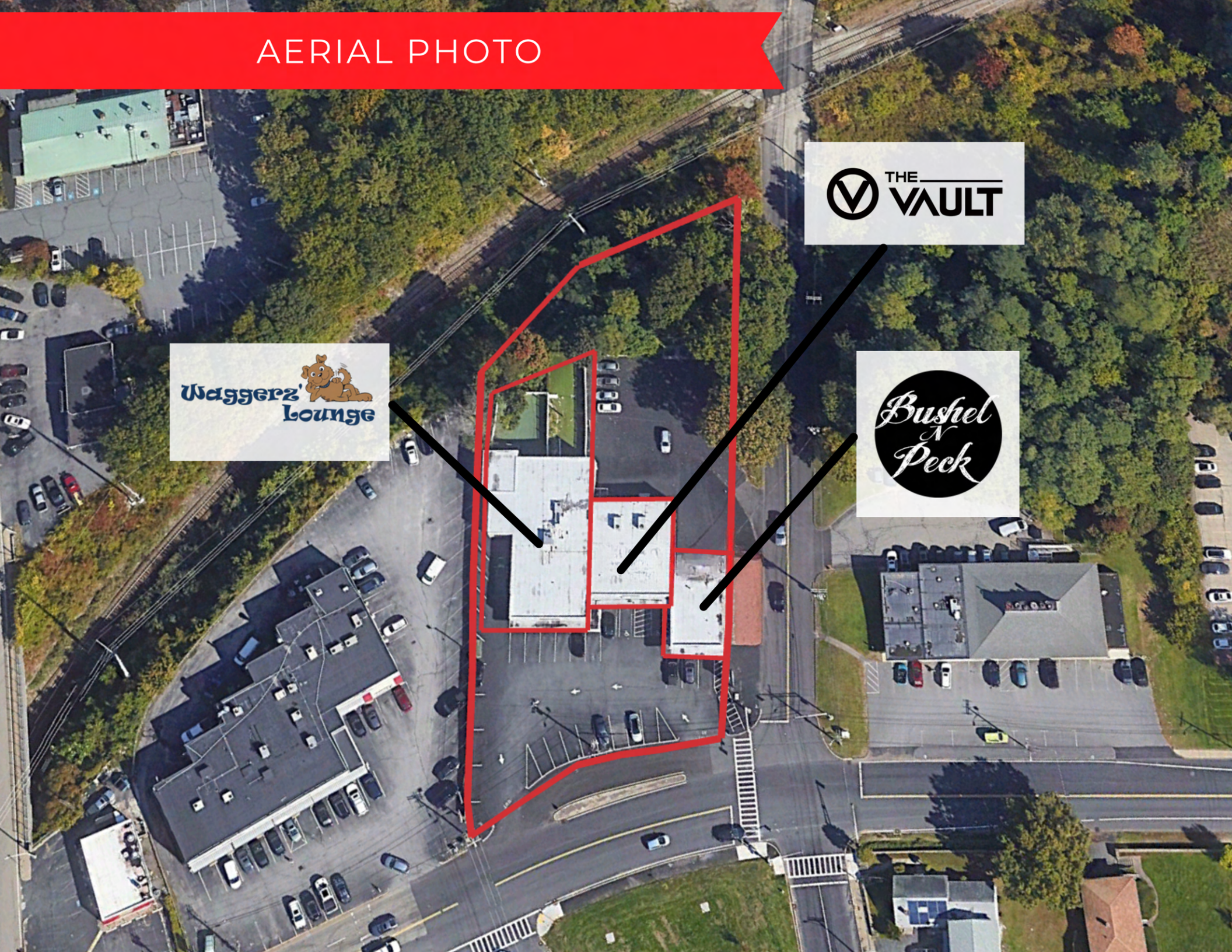
TENANT	BASE RENT (2025)	BASE RENT (2026)	BASE RENT (2027)	BASE RENT (2028)	BASE RENT (2029)	BASE RENT (2030)
Waggerz Resort	\$ 76,547	\$ 85,543	\$ 94,004	\$ 100,886	\$ 107,384	\$ 112,028
The Vault	\$ 71,726	\$ 73,161	\$ 74,624	\$ 76,117	\$ 77,639	\$ 79,192
Bushel & Peck	\$ 38,269	\$ 40,182	\$ 42,191	\$ 44,301	\$ 46,516	\$ 48,842
Total	\$ 186,542	\$ 198,885	\$ 210,819	\$ 221,303	\$ 231,539	\$ 240,061

**Assuming Lease Extensions Executed*

SITE PLAN

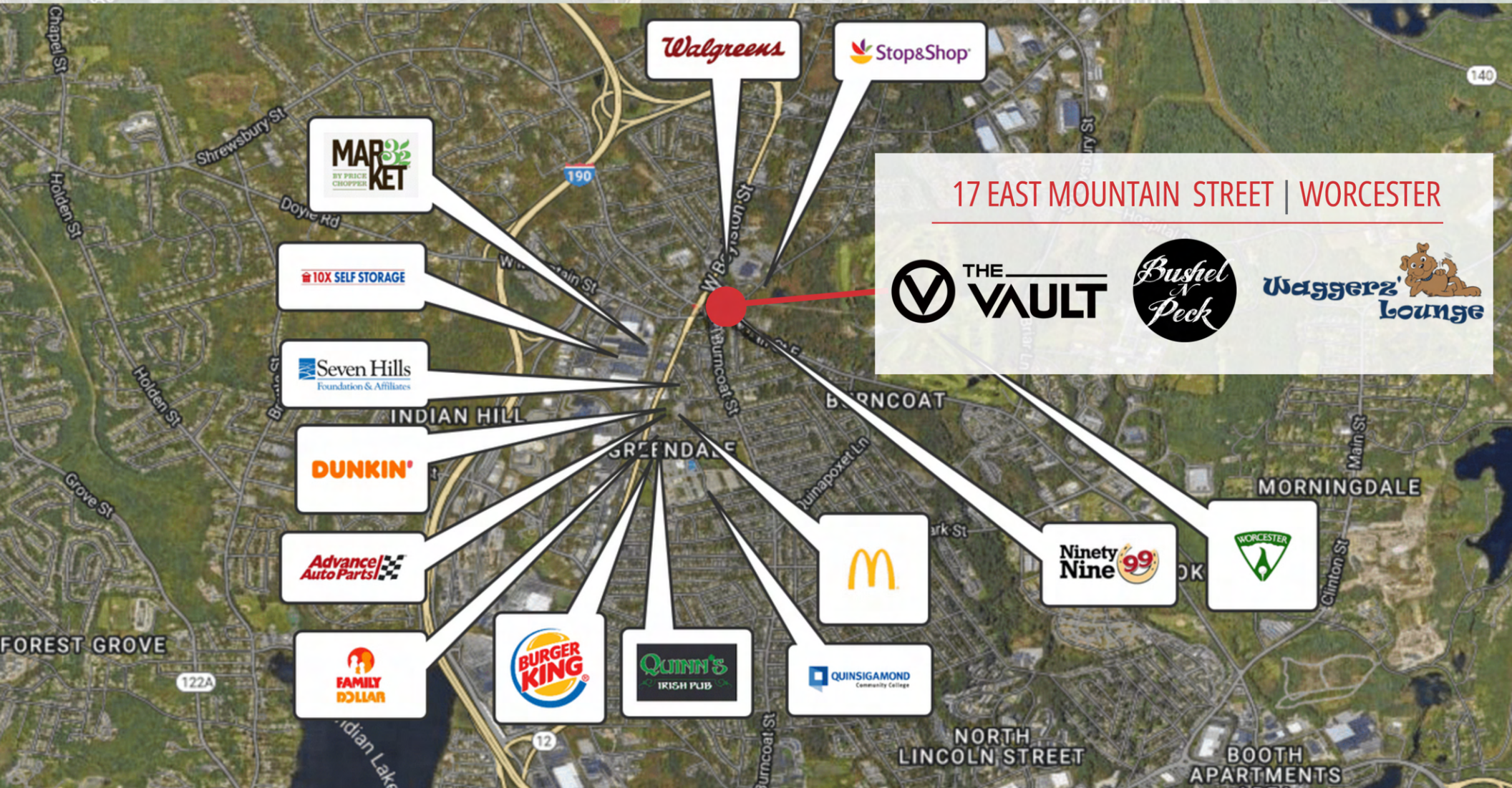


AERIAL PHOTO



RETAILER MAP

ACCESS TO MAJOR RETAILERS NEARBY INCLUDE:
STOP & SHOP | WALGREEN'S | PRICE CHOPPER | 99 RESTAURANT



17 EAST MOUNTAIN STREET | WORCESTER

 THE VAULT  



DRIVE TO I-190
< 1 MILE



DRIVE TO I-290
< 5 MILES



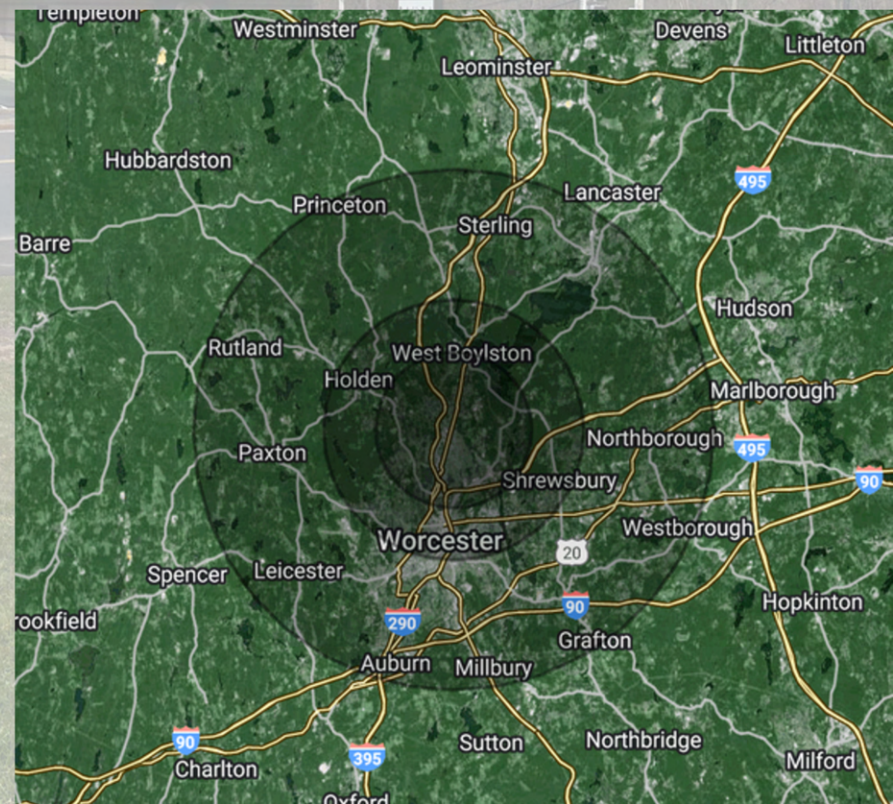
DOWNTOWN WORCESTER
5 MILES

DEMOGRAPHICS/RETAIL TRADE AREA



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	58,806	164,474	364,347
Average Age	38.8	38.7	39.4
Average Age (Male)	37.0	37.0	38.1
Average Age (Female)	41.8	40.9	41.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	23,369	67,945	148,514
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$88,797	\$82,689	\$92,566
Average House Value	\$241,997	\$240,261	\$277,686

* Demographic data derived from 2020 ACS - US Census



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A white rectangular sign with a red border. On the left, the number '17' is displayed in large white font on a blue background. To the right, the text 'EAST MOUNTAIN ST' and 'WORCESTER, MA' is written in bold blue capital letters. The sign is positioned in front of a building with a 'Waggerz Lounge' sign and a 'Vault' sign.

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