

# OFFICE/RETAIL SPACE FOR LEASE

636 SUNDERLAND RD | WORCESTER, MA 01604



## PROPERTY DESCRIPTION

Highly visible office/retail/ flex property located on Sunderland Road/Route 20 at the Worcester–Shrewsbury line. The site offers 17± striped surface parking spaces with excellent visibility and access, along with use of an on-site lighted sign cabinet. The building is equipped with wall-unit air conditioning. Lease structure is gross plus electricity. BL-1.0 zoning allows a mix of small-scale residential, office, retail, personal service, and institutional uses by right, providing flexibility for a wide range of tenants (see zoning table for details). The property has supported multiple prior uses, including a salon and, most recently, vehicle sales. Strong daily traffic counts of 23,122 vehicles (2025 AADT) provide outstanding exposure for customer-facing businesses.



## OFFERING SUMMARY

Lease Rate:	\$2965
Lease Type:	Gross + Electricity
Available Space:	1,148 SF
Lot Size:	0.27 Acres (11,684 SqFt)
Zoning:	BL-1
Building Size:	3,154 SF
Parking Spaces:	17±
Floors:	1



## MICHAEL BARBERA

PRINCIPAL BROKER | 508-852-4227  
MBARBERA@BAPROPERTYLIFESTYLE.COM  
451 GROVE ST | WORCESTER | MA | 01605

No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the sources thereof. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Documents and is providing the Documents solely as an accommodation to Purchaser.



## LOCATION DESCRIPTION

Situated on Sunderland Road in Worcester, this property offers excellent visibility and convenient access. Located just minutes from Route 20, I-290, and the Mass Pike (I-90), it provides strong connectivity to major highways and surrounding communities. The site is surrounded by a mix of residential neighborhoods, retail businesses, and professional services, creating a steady flow of local traffic. Nearby amenities include shopping centers, restaurants, banks, and service providers, making it an ideal location for a wide variety of commercial uses.

