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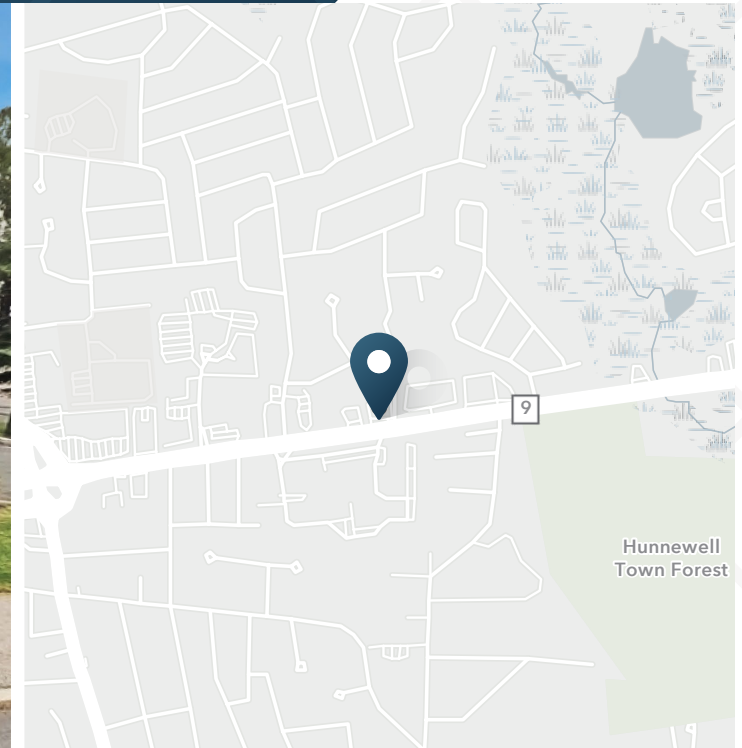
Freestanding Building on Route 9

625 Worcester Street | Natick MA



Freestanding Building on Route 9

625 Worcester Street | Natick, MA 01760



10,000-20,000 SF

Available

20,000 SF

GLA

Contact
Broker

Rate

ABOUT THE PROPERTY

- Up to 20,000 SF of retail space available, split between 10,000 SF on the first floor and 10,000 SF on the lower level
- Premier visibility along Route 9 (Worcester Street) with strong building and pylon signage
- Located on Route 9, one of MetroWest's busiest retail corridors 50,474 vehicles per day
- Easy access to Route 9, I-90 (Mass Pike), and I-95/Route 128
- Situated in a dense retail trade area serving Natick, Wellesley, and Framingham

NEARBY RETAILERS



TRAFFIC COUNTS

Worcester Street	50,474 VPD
I-90	136,914 VPD
Route 135	15,629 VPD

Year: 2025 | Source: massDOT

Market Aerial

625 Worcester St, Natick, MA



Shoppers World

Marshall's DSW Michaels ULTA
PETSMART FIVE BELOW SIERRA RACK
HOMESENSE HOBBY LOBBY TJ-MAXX
WORLD MARKET GOLF GALAXY BEST BUY

Cloverleaf Mall

Burlington ALDI
ETHAN ALLEN
Total Wine & More Guitar Center

Framingham Mall

TARGET Lowe's BJS
STOP & SHOP HomeGoods

9/27 Plaza

STOP & SHOP PET SUPPLIES PLUS
Staples Advance Auto Parts
DOLLAR TREE Panera

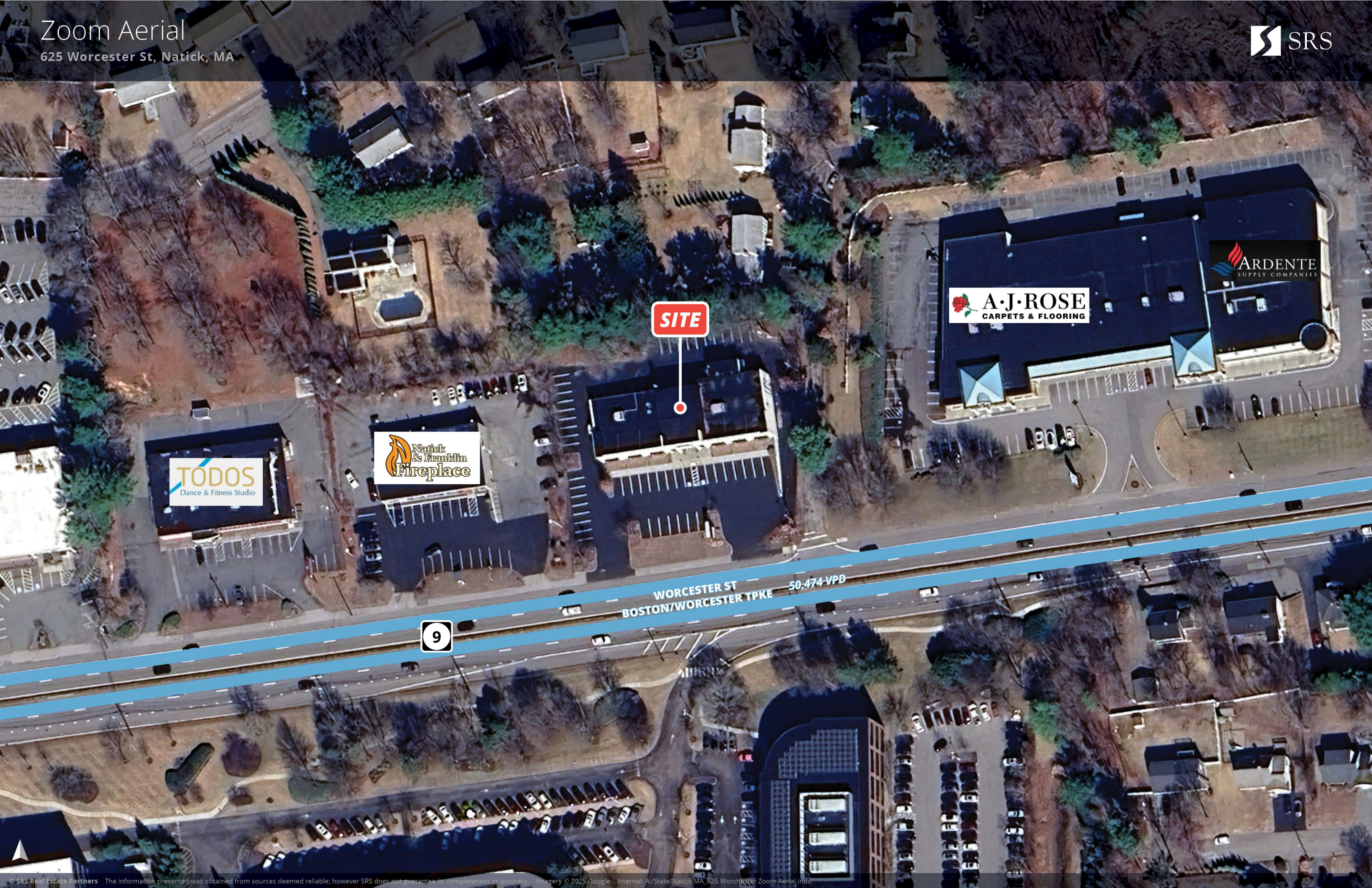
Sherwood Plaza

Apple DICK'S Sporting Goods
LA FITNESS BARNES & NOBLE
SKECHERS SALLY BEAUTY
paper store

Natick Mall

NORDSTROM Macy's Apple
H&M UNIQLO LEGO GAP
ANTHROPOLOGIE Sur la table
PINK AMERICAN EAGLE Madewell
POTTERY BARN URBAN HOLLISTER OUTFITTERS Foot Locker





SITE

A-J-ROSE
CARPETS & FLOORING

ARDENTE
SUPPLY COMPANIES

Natick
& Franklin
Fireplace

TODOS
Dance & Fitness Studio

WORCESTER ST
BOSTON/WORCESTER TPKE 50,474 VPB

9



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	9,464	66,783	149,479
2030 Projected Population	9,388	66,324	149,532
Proj. Annual Growth 2025 to 2030	-0.16%	-0.14%	0.01%

Daytime Population

2025 Daytime Population	8,994	78,341	166,525
Workers	5,103	48,538	96,576
Residents	3,891	29,803	69,949

Income

2025 Est. Average Household Income	\$213,499	\$233,209	\$227,039
2025 Est. Median Household Income	\$166,124	\$163,591	\$147,828

Households & Growth

2025 Estimated Households	3,591	24,955	53,952
2030 Estimated Households	3,575	24,864	54,102
Proj. Annual Growth 2025 to 2030	-0.09%	-0.07%	0.06%

Race & Ethnicity

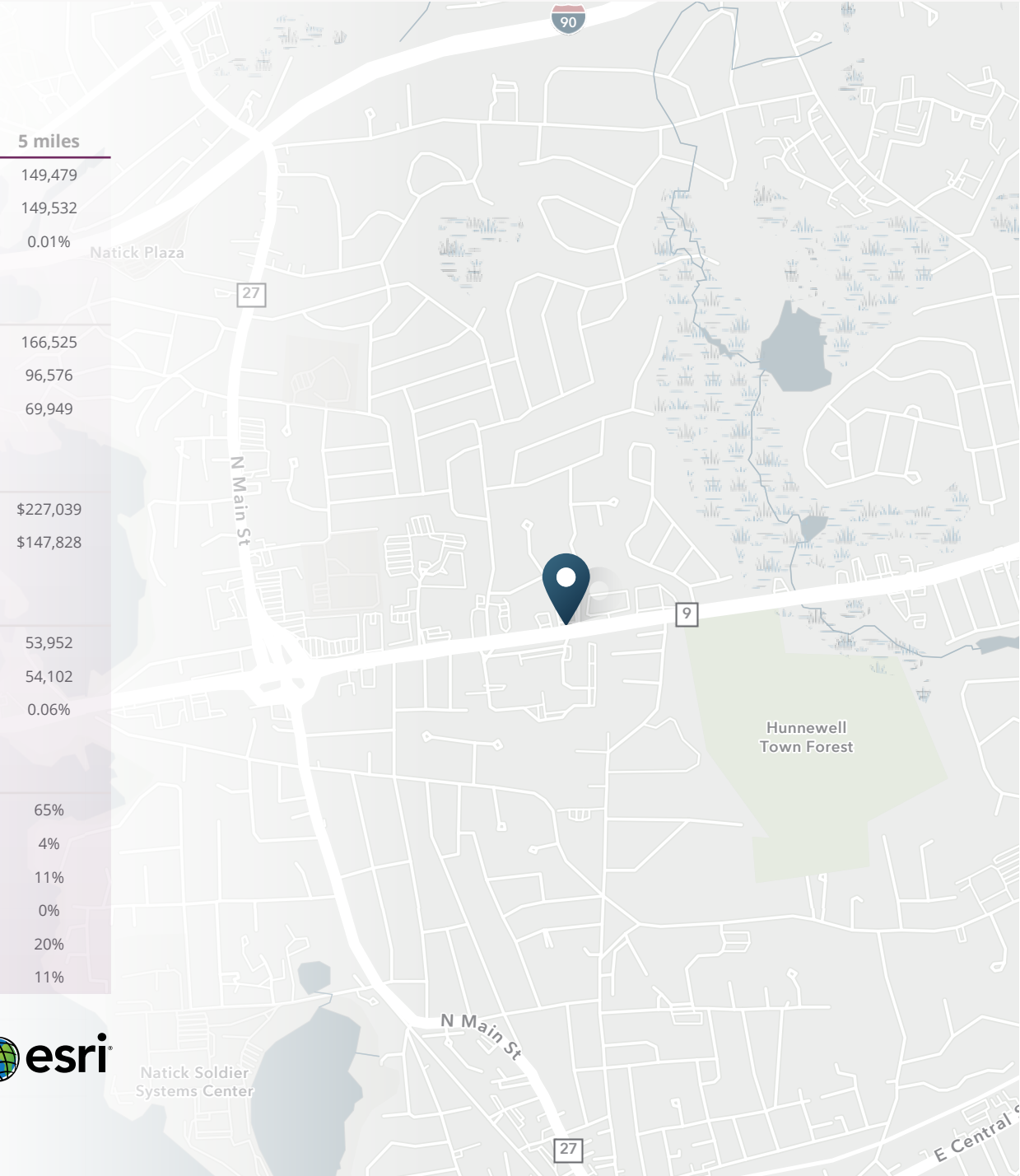
2025 Est. White	77%	70%	65%
2025 Est. Black or African American	2%	3%	4%
2025 Est. Asian or Pacific Islander	11%	15%	11%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	10%	12%	20%
2025 Est. Hispanic (Any Race)	5%	7%	11%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Natick Soldier
Systems Center





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