

**PRIME +/- 2 ACRE REDEVELOPMENT SITE FOR
SALE/GROUND LEASE**

205

**HOPE AVE
WORCESTER, MA**



OFFERING SUMMARY

Offering

SALE PRICE: SUBJECT TO OFFERS

GROUND LEASE: MARKET

LOT SIZE +/- 2.0 Acres

ZONING BL-1

TRAFFIC COUNT (HOPE AVE) 16,000 AADT

BUILDINGS ON-SITE

Size	Current Usage
2,405 SF	Former Liquor Store (Vacant)
783 SF	Small Restaurant (Vacant)
1,798 SF	Bakery (MTM)
1,205 SF	Restaurant (Vacant)
423 SF	Barbershop (Vacant)



SALE/LEASE HIGHLIGHTS



IDEAL FOR REDEVELOPMENT

- PERFECT FOR SINGLE OR MULTI-USE RETAIL REDEVELOPMENT
- SUITABLE FOR OWNER-OCCUPIED INVESTMENT



ZONED BL-1 FOR DIVERSE COMMERCIAL OPPORTUNITIES

CLEARED AND FLAT +/- 2 ACRE SITE WITH CURB CUTS ON BOTH WEBSTER ST AND HOPE AVE.



PRIME LOCATION IN THE BUSTLING WORCESTER AREA STRONG FOUNDATION FOR LONG-TERM GROWTH

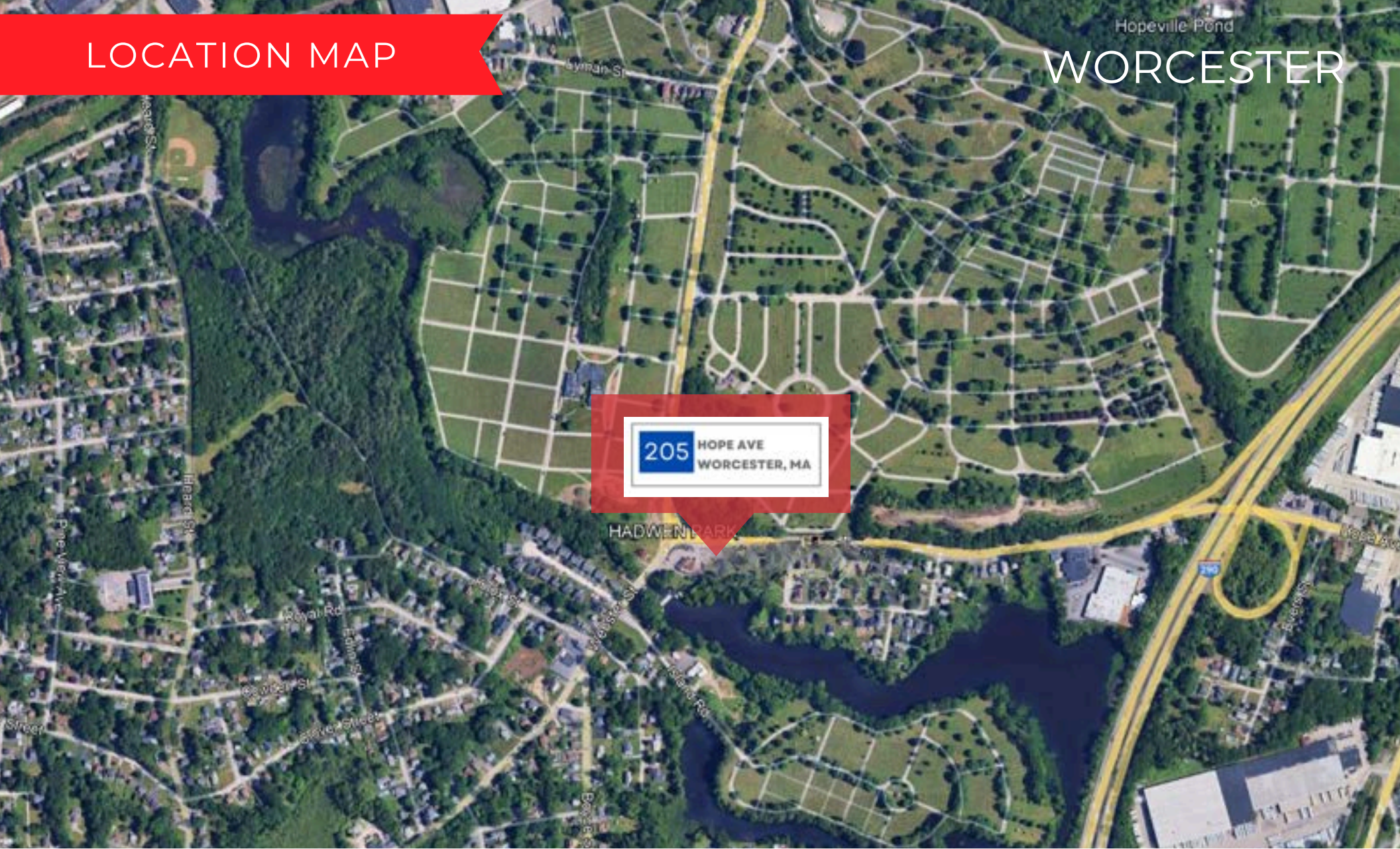
VACANT OR MONTH-TO-MONTH AGREEMENTS WITH EXISTING TENANTS

- AVAILABLE FOR LONG-TERM GROUND LEASE OR PURCHASE



LOCATION MAP

Hopeville Pond
WORCESTER



205 HOPE AVE
WORCESTER, MA



High-Visibility
Location



Located at a heavily
trafficked rotary at
Hope Ave & Webster St



Adjacent to I-290 North
on-ramp at the
Auburn/Worcester line

BOUNDARY LINES



Situated on the Hope Ave/Webster St rotary with access to Auburn, Webster Square in Worcester, and the I-290 (north) onramp, offering high visibility and access to major routes into Worcester, Auburn, and beyond.

WORCESTER MARKET



STRATEGIC LOCATION

Located on Hope Ave, the property stands in close proximity to key transportation networks, facilitating streamlined connectivity with major hubs and markets.



THRIVING ENVIRONMENT

As the city of Worcester continues its tremendous momentum, with population growth of 14% from 2010 to 2020, there's an incredible opportunity for investors to capitalize on evolving market dynamics.



ROBUST DEVELOPMENT

Worcester is booming. Over \$4.5 billion in major projects in the past decade has fueled positive change. Public and private investments totaling nearly \$2.5 billion have spurred hundreds of residential and commercial developments. This dynamic environment attracts businesses, offering a thriving landscape for them to contribute to the local economy.

DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
Total Population	123,087	212,942	373,028
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	38	40	41
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	46,029	81,850	143,489
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$82,792	\$93,926	\$117,141
Average House Value	\$370,592	\$385,476	\$445,098

Demographics data derived from AlphaMap



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205

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