

**NAI** Glickman Kovago & Jacobs



ESTABLISHED RESTAURANT FOR SALE

**3 STAFFORD STREET  
WORCESTER MA**



## PROPERTY OVERVIEW



High performing franchise restaurant for sale with real estate

Operating as long-term successful Moe's Southwest Grille, property is not bound to remain as the same concept



Located in highly visible location, within one of Worcester's most densely populated residential and commercial neighborhoods

Prime, highly visible location just one parcel from a major signalized intersection on Route 9



183' of Frontage

Close-by to three of Worcester's top Colleges and Universities

Average Daily Traffic Count: over 20,000 ADT

Asking Price \$2,250,000

Building Area 4,403 SF

Living Area 4,370 SF

Lot Size 0.57 AC

Zoning BG 2.0

Parking 42 - Surface

Year Built 1965

Year Renovated 2015



# SITE MAP

MAIN ST

9

**3 STAFFORD STREET  
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STAFFORD ST

## DISTANCE

- At major intersection with Route 9
- 1.7 Miles to I-290
- 2.5 Miles to CBD
- 3.3 Miles to Route 146
- 5 Miles to Route 20



# RETAILER MAP



Auto  
Zone



Hammond  
Heights

LINCOLN  
SQUARE



Lake  
Quinsigamond



Walgreens

122



MAIN  
MIDDLE



3 STAFFORD STREET  
WORCESTER | MA



PROVIDENCE



WEBSTER  
SQUARE

Marshalls

9



146



REDWOOD  
HILLS



Quinsigamond  
Village



Oakland  
Heights



land Park

Pakachoag

Dorothy Pond



# WORCESTER MARKET



## VISIBILITY

This property offers 183 feet of prominent frontage and visibility directly off Main Street in the Webster Square Corridor, with an average daily traffic count of over 20,000 vehicles. UPDATE.



## ROBUST RETAIL MARKET

The Webster Square Corridor is a well-established retail hub with a strong mix of national, regional, and local tenants that drive consistent consumer activity.



## BRAND EXPANSION

Moe's Southwest Grill, fondly known as Moe's, is a lively fast-casual Southwestern restaurant chain founded in Atlanta, Georgia, in December 2000, with franchising beginning around 2001. Its name stands for "Musicians, Outlaws and Entertainers," paying homage to artists and pop-culture with music-themed décor. Today Moe's is part of the GoTo Foods family. The brand now boasts around 580–650 U.S. locations as of early 2025 and celebrated its 25th anniversary with continued growth, innovation in loyalty programs, remodeling efforts, and strong franchise development. In Worcester, Moe's operates at 3 Stafford Street.



## STRATEGIC LOCATION

Positioned just one parcel from a signalized intersection on Route 9, the site sits within one of Worcester's most densely populated residential and commercial neighborhoods.



## GROWING REGIONAL DEMAND

As New England's second-largest city, Worcester continues to expand with new residential, commercial, and institutional development fueling long-term retail demand.



# DEMOGRAPHICS



**3 STAFFORD STREET  
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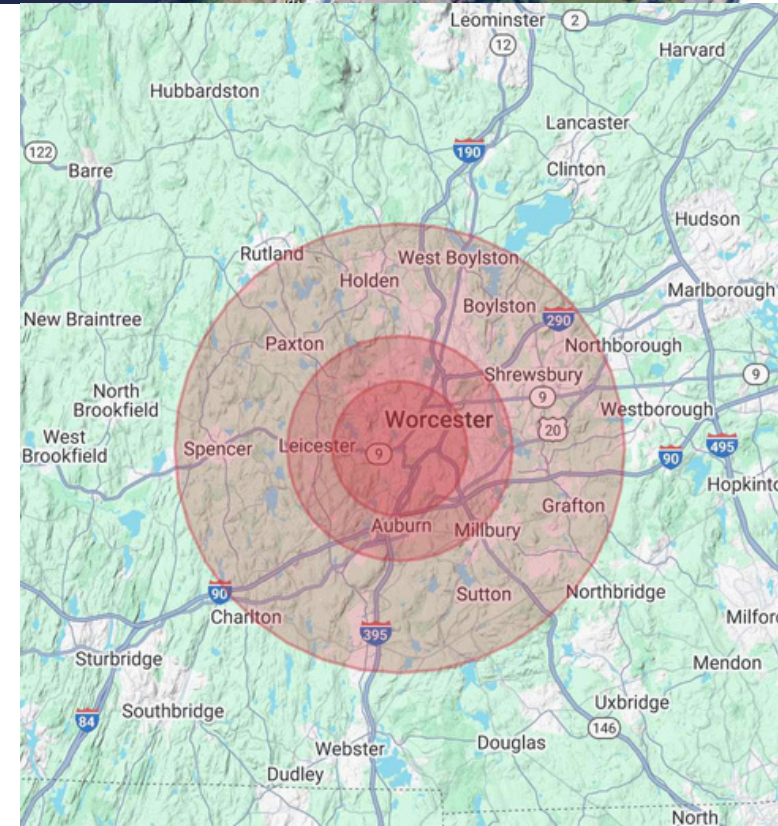
## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	132,297	221,866	380,713
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	49,452	85,102	146,378
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$84,995	\$94,433	\$117,896
Average House Value	\$376,188	\$384,853	\$446,037

Demographics data derived from AlphaMap





# EXTERIOR PHOTOS





# INTERIOR PHOTOS





# KITCHEN PHOTOS





## CONTACT US



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## MARKETED EXCLUSIVELY BY:



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**BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION**

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