



NAI Glickman Kovago & Jacobs



8,511 SF RETAIL SPACE | FOR LEASE

**994** GRAFTON STREET  
WORCESTER | MA

# OFFERING OVERVIEW

## FOR SALE



Prime location on Worcester's high-visibility retail corridor, Grafton Street



Exceptional opportunity for dynamic retail use or ground lease development



108,000+ population within 3 miles, with projected growth



Surrounded by major retailers: McDonald's, Starbucks, Dunkin', O'Reilly Auto Parts, Taco Bell, and adjacent to +/- 190,000 sq ft Perkins Farm Marketplace, anchored by Stop & Shop, Ollies, and Crunch Fitness.

## PROPERTY OVERVIEW

BUILDING SIZE: 8,511 SF

LOT SIZE: 0.7 ACRES

YEAR BUILT: 1988

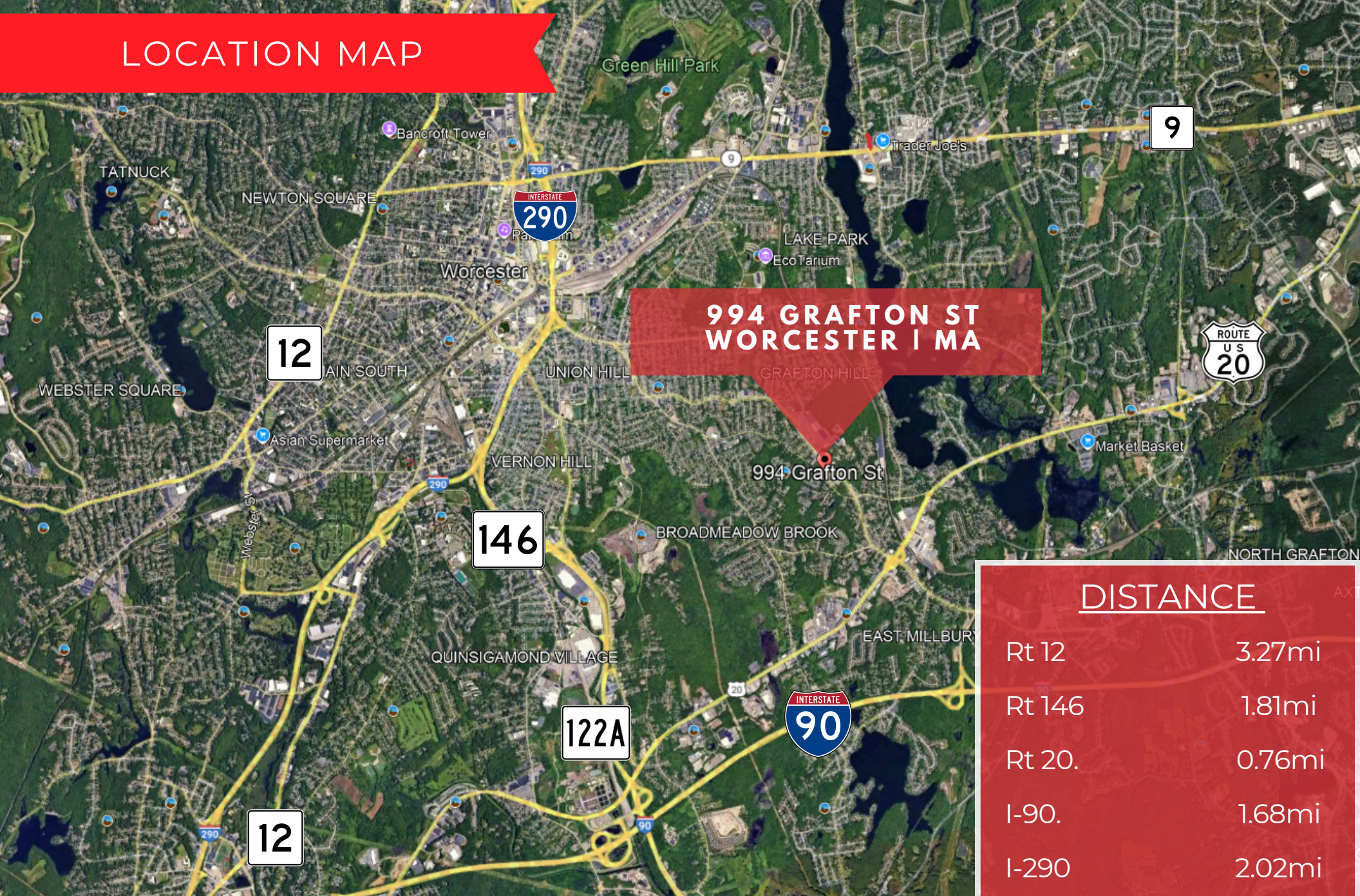
FLOORS: 1

PARKING SPACES: 28

ZONING: BL-1

TRAFFIC COUNTS: 20,600 ADT

# LOCATION MAP



**994 GRAFTON ST  
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## DISTANCE

Rt 12	3.27mi
Rt 146	1.81mi
Rt 20.	0.76mi
I-90.	1.68mi
I-290	2.02mi



Proximity to key transportation routes  
including Rt 12 | Rt 20 | I-90 | I-290

# RETAILER MAP



**994 GRAFTON STREET  
WORCESTER | MA**



**Roosevelt  
Elementary  
School**

**A.P. Fish  
Seafood Market**

**WORCESTER**

# WORCESTER MARKET



## STRATEGIC LOCATION

994 Grafton Street sits along one of Worcester's most active retail corridors, offering outstanding visibility and strong daily traffic counts—ideal for retailers looking to attract both drive-by and neighborhood customers.

Worcester is Massachusetts' second-largest city, experiencing ongoing population growth, development, and investment in infrastructure, education, and life sciences.



## THRIVING ENVIRONMENT

The city's diverse economy supports a healthy commercial market—from healthcare and higher education to startups and small businesses—driving steady demand for office, retail, and mixed-use spaces. Surrounded by established neighborhoods, colleges, and healthcare institutions, this location benefits from a steady flow of local residents, students, and professionals.



## CONNECTIVITY

994 Grafton Street offers convenient access to major routes, including I-290, and is easily reachable by public transportation. The area's walkable mix of dining, retail, and residential options creates a highly accessible environment for customers and employees alike.

# PHOTOS



# DEMOGRAPHICS

## 994 GRAFTON ST WORCESTER | MA

### Population

Total Population

3 Miles

5 Miles

10 Miles

114,673

240,405

425,110

Average Age

38

39

40

Average Age (Male)

37

38

39

Average Age (Female)

39

40

41

### Households & Income

Total Households

3 Miles

5 Miles

10 Miles

45,386

93,851

162,314

# of Persons per HH

2.5

2.6

2.6

Average HH Income

\$90,868

\$99,141

\$127,585

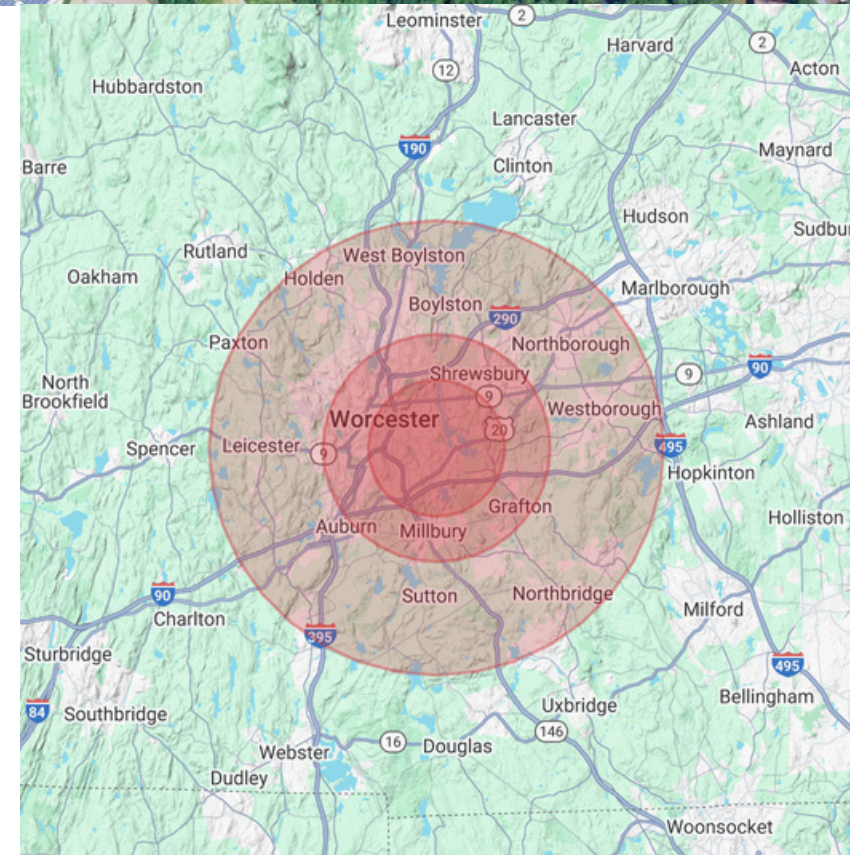
Average House Value

\$384,144

\$405,204

\$475,763

Demographics data derived from AlphaMap



## CONTACT US



**MICHAEL JACOBS**  
Managing Principal

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774.230.3448  
[mjacobs@glickmankovago.com](mailto:mjacobs@glickmankovago.com)



**TIM WHITTREDGE**  
Vice President

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774.239.1900  
[twhittredge@glickmankovago.com](mailto:twhittredge@glickmankovago.com)



**JOEY POWERS**  
Associate Broker

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774.823.0808  
[jpowers@glickmankovago.com](mailto:jpowers@glickmankovago.com)

## LISTED EXCLUSIVELY BY:



**MICHAEL C. JACOBS**  
Managing Principal

774.230.3448

[mjacobs@glickmankovago.com](mailto:mjacobs@glickmankovago.com)



**TIM WHITTREDGE**  
Vice President

774.239.1900

[twhittredge@glickmankovago.com](mailto:twhittredge@glickmankovago.com)



**JOEY POWERS**  
Associate Broker

774.823.0808

[jpowers@glickmankovago.com](mailto:jpowers@glickmankovago.com)



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**BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION**

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