

**NAI** Glickman Kovago & Jacobs



0.76 ACRE PRIME RETAIL SITE FOR SALE

**600 PARK AVENUE  
WORCESTER | MA**

# OFFERING OVERVIEW

## FOR SALE

10,200 Sq ft Retail/Flex Building



Ideal for an Investor or owner-occupant flex/retail user, or ideal for single-user retail redevelopment.



Situated at the signalized intersection of Park Avenue and Mill Street.

BG-2 zoning allows for 2x FAR for a multitude of retail or multifamily developments.

### PROPERTY OVERVIEW

SALE PRICE:

MARKET

BUILDING SIZE:

10,200 SF

LOT SIZE:

0.76 ACRES

YEAR BUILT:

1960

FLOORS:

1

PARKING SPACES:

15

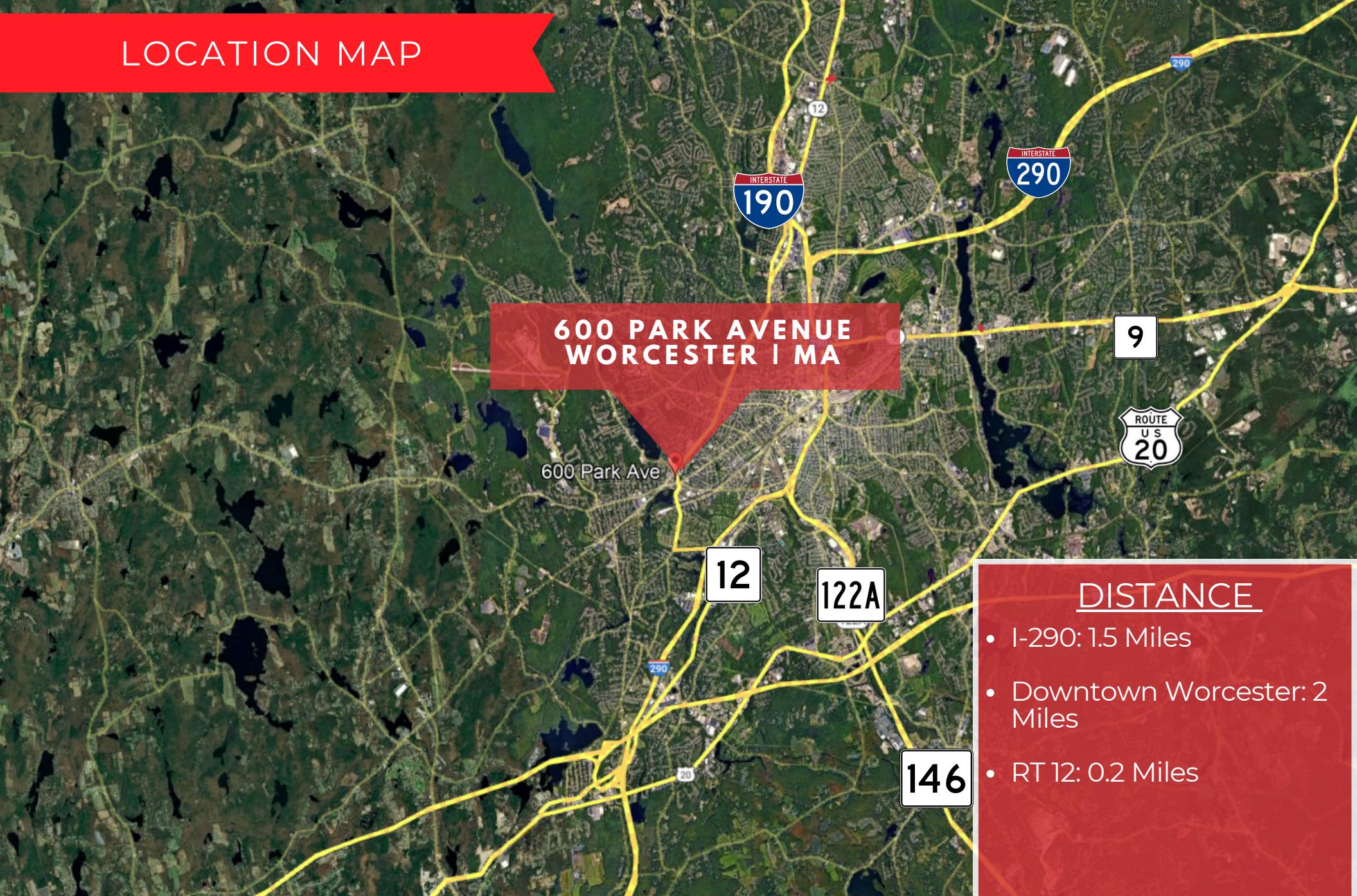
ZONING:

BG-2

TRAFFIC COUNTS:

22,000 ADT

# LOCATION MAP



Located directly at  
signalized  
intersection (Park Ave + Mill St)



Image: Airbus

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

## RETAILER MAP

Hadwen Arboretum at Clark University





## STRATEGIC LOCATION

600 Park Avenue sits along one of Worcester's busiest thoroughfares, with strong daily traffic counts and excellent street visibility—ideal for capturing walk-in and drive-by 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.



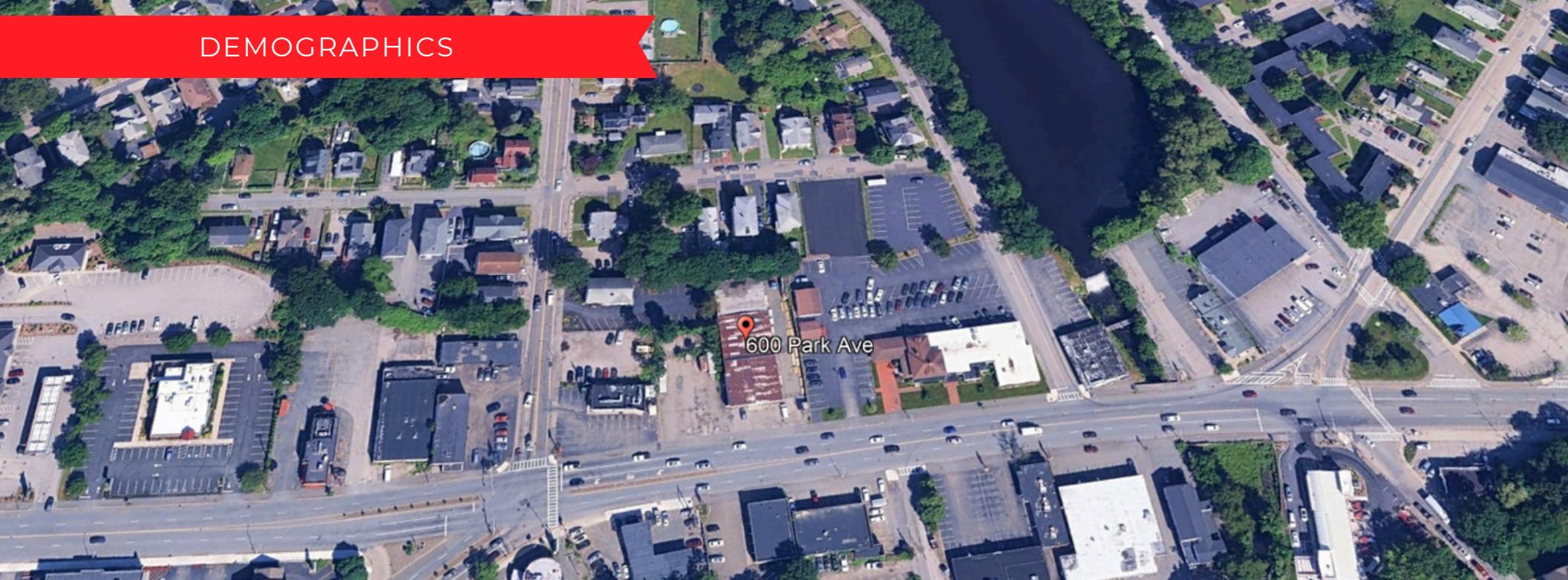
## CONNECTIVITY

Centrally located with quick access to I-290 and public transportation, the area around 600 Park Ave offers walkable dining, retail, and residential options, appealing to professionals and residents alike.

## PHOTOS



## DEMOGRAPHICS



### Population

	3 Miles	5 Miles	10 Miles
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Total Population	149,264	230,291	385,689
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Average Age	38	39	40
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Average Age (Male)	37	38	39
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Average Age (Female)	38	40	41
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### Households & Income

	3 Miles	5 Miles	10 Miles
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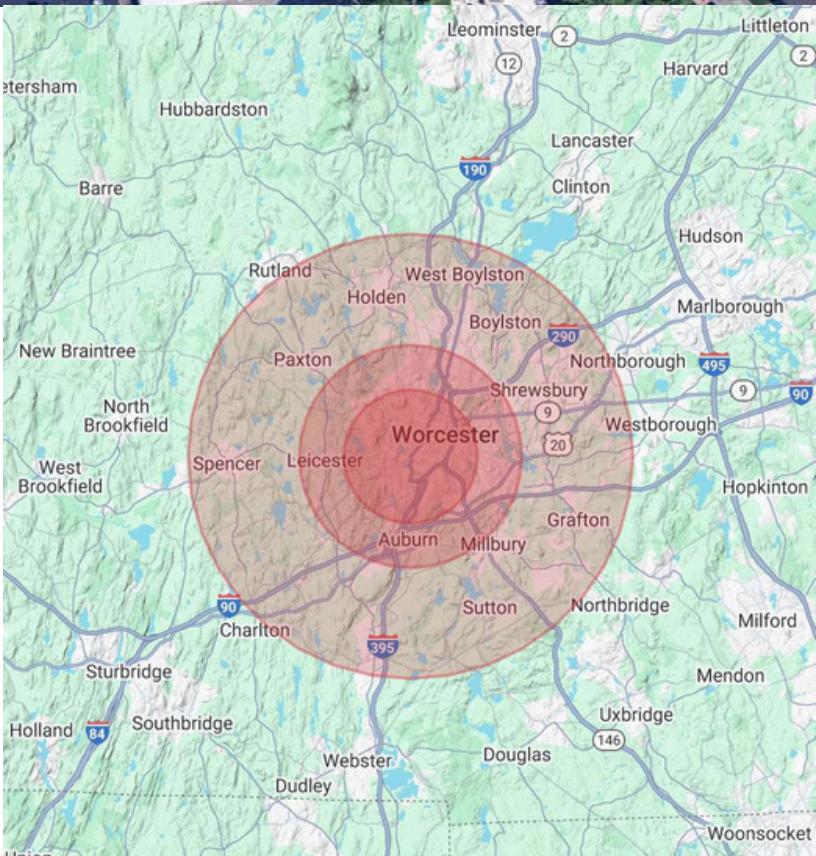
Total Households	55,880	88,744	148,266
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# of Persons per HH	2.7	2.6	2.6
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Average HH Income	\$84,882	\$94,326	\$118,557
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Average House Value	\$372,139	\$382,469	\$447,104
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Demographics data derived from  
AlphaMap





**MICHAEL 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)

**NAI Glickman Kovago & Jacobs**

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

[www.glickmankovago.com](http://www.glickmankovago.com)

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