

0.76 ACRE PRIME RETAIL SITE FOR SALE

**600** PARK AVENUE  
WORCESTER MA



## 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)



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



# RETAILER MAP



**600** PARK AVE  
WORCESTER | MA

600 Park Ave

**MILL STREET  
PLAZA**

**WEBSTER  
SQUARE PLAZA**

**WORCESTER**

Google

**BerkshireBank**



**POPEYES**

**DUNKIN'**

**shaw's**

**Applebee's**  
GRILL + BAR

**DOLLAR  
GENERAL**



McDonald's

**CLARK  
UNIVERSITY**

University Park

Clark University

Santana Company Barbershop



Wendy's

Peppercom



Knights of Columbus

Coes Reservoir Boardwalk

Coes Park

MILL STREET PLAZA

Village Apartments

Bennett State Pool

Marshalls

Shaw's

Quality Muffler & Brake

Cookies Worcester Dispensary

Bnai Brith Cemetery

St John's Cem

El Rincon Criollo



# WORCESTER MARKET



## 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



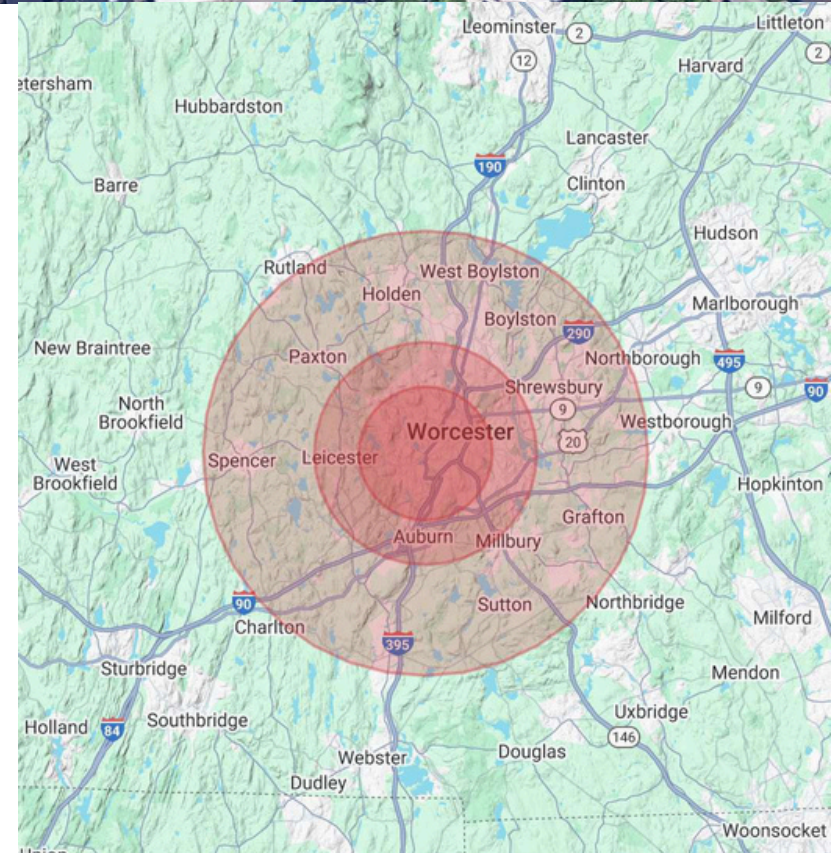
## Population

	3 Miles	5 Miles	10 Miles
Total Population	149,264	230,291	385,689
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	55,880	88,744	148,266
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$84,882	\$94,326	\$118,557
Average House Value	\$372,139	\$382,469	\$447,104

Demographics data derived from AlphaMap





## CONTACT US



**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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WORCESTER | MA**

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