

**NAI** Glickman Kovago & Jacobs



AUTO BODY SHOP FOR LEASE OR SALE

**73 WEST BOYLSTON DR  
WORCESTER | MA**

## PROPERTY OVERVIEW



- ±8,600 SF five-bay automotive/body shop facility
- Existing automotive equipment available with the facility
- For Lease: Shop facility with designated parking and potential use of excess parking area



- For Sale: Entire property including automotive facility, equipment, single-family residence, parking area and excess/development land
- Renovated single-family residence provides additional rental income potential



- Large fenced parking/storage area
- Excess land provides potential for additional residential development, subject to approvals
- Well suited for an owner-user, automotive operator, investor or developer

Sale Price: Negotiable

Lease Price: \$13/SF

Lease Structure: NNN

Availability: 1/1/2027

Available Space: 8,600 SF

Lot Size: 0.73 AC

Zoning: MG 1.0

Parking: 50+ Cars

# WORCESTER MARKET



## VISIBILITY

Situated in one of Worcester's established northern neighborhoods, 73 West Boylston Drive sits just off Route 12, a heavily traveled corridor connecting Worcester to West Boylston and the Wachusett region. The property is easily accessible from West Boylston Street, offering convenient connectivity to I-190 and I-290.



## STRONG SERVICE + INDUSTRIAL DEMAND

As New England's second-largest city, Worcester continues to see substantial public and private investment across residential, commercial, and institutional development. Ongoing growth throughout the region is fueling long-term demand for accessible service and repair facilities. The city's expanding population and vehicle base provide a strong customer pipeline for auto body and automotive service operators.



## STRATEGIC LOCATION

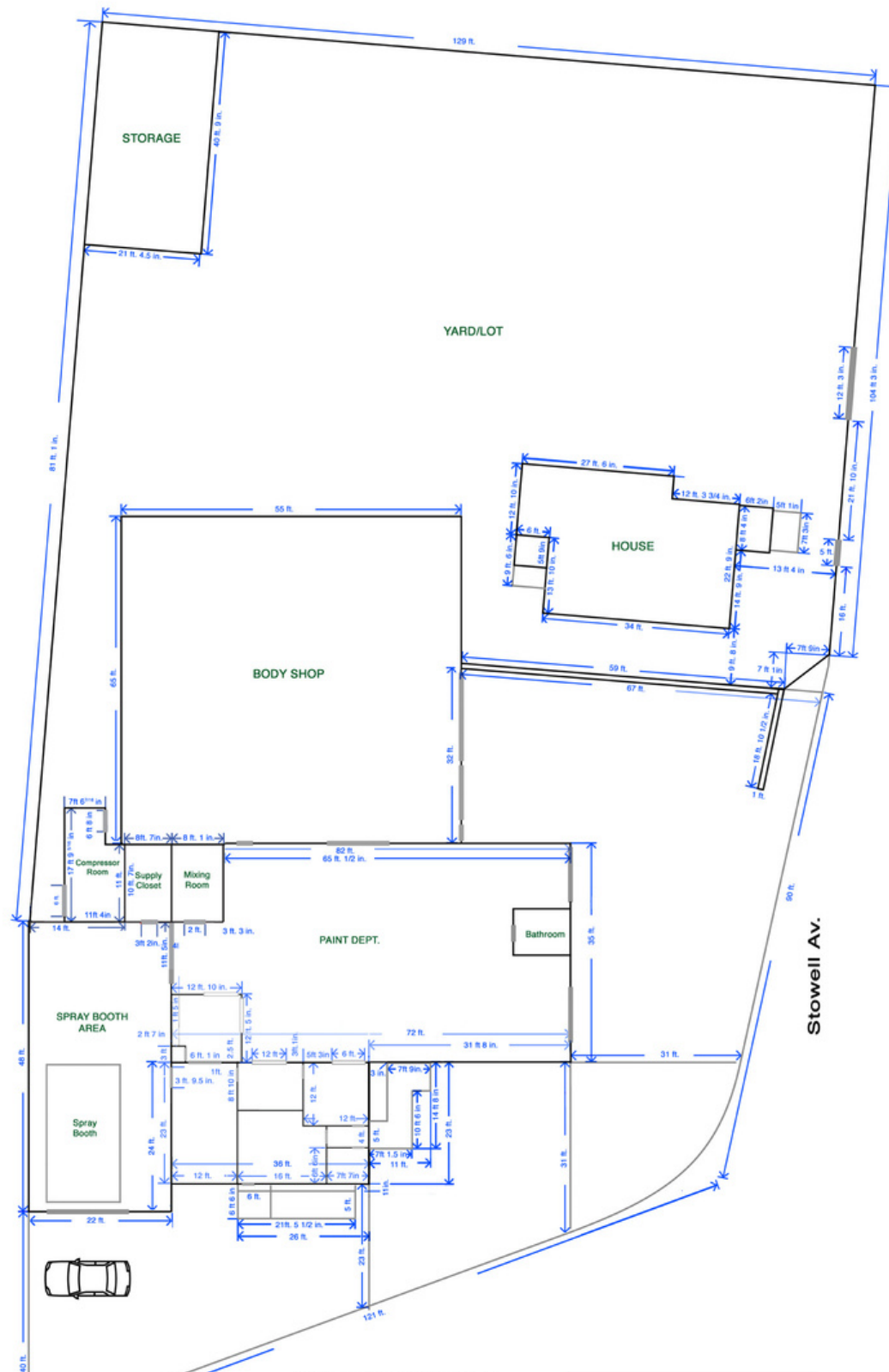
Worcester has become a regional hub for commerce, healthcare, education, and industry. The area surrounding West Boylston Drive features a mix of automotive, retail, and service businesses, creating consistent demand for facilities suited to auto body and repair operations. The property's proximity to I-190 and I-290 supports easy customer and vendor access from across Central Massachusetts.



## GROWING REGIONAL DEMAND

Worcester's population has grown steadily in recent years, adding to the region's daytime traffic and vehicle volume. Combined with the city's diverse population and central location within Worcester County, the surrounding market offers strong long-term potential for auto body, service, and light industrial users.

# SITE PLAN

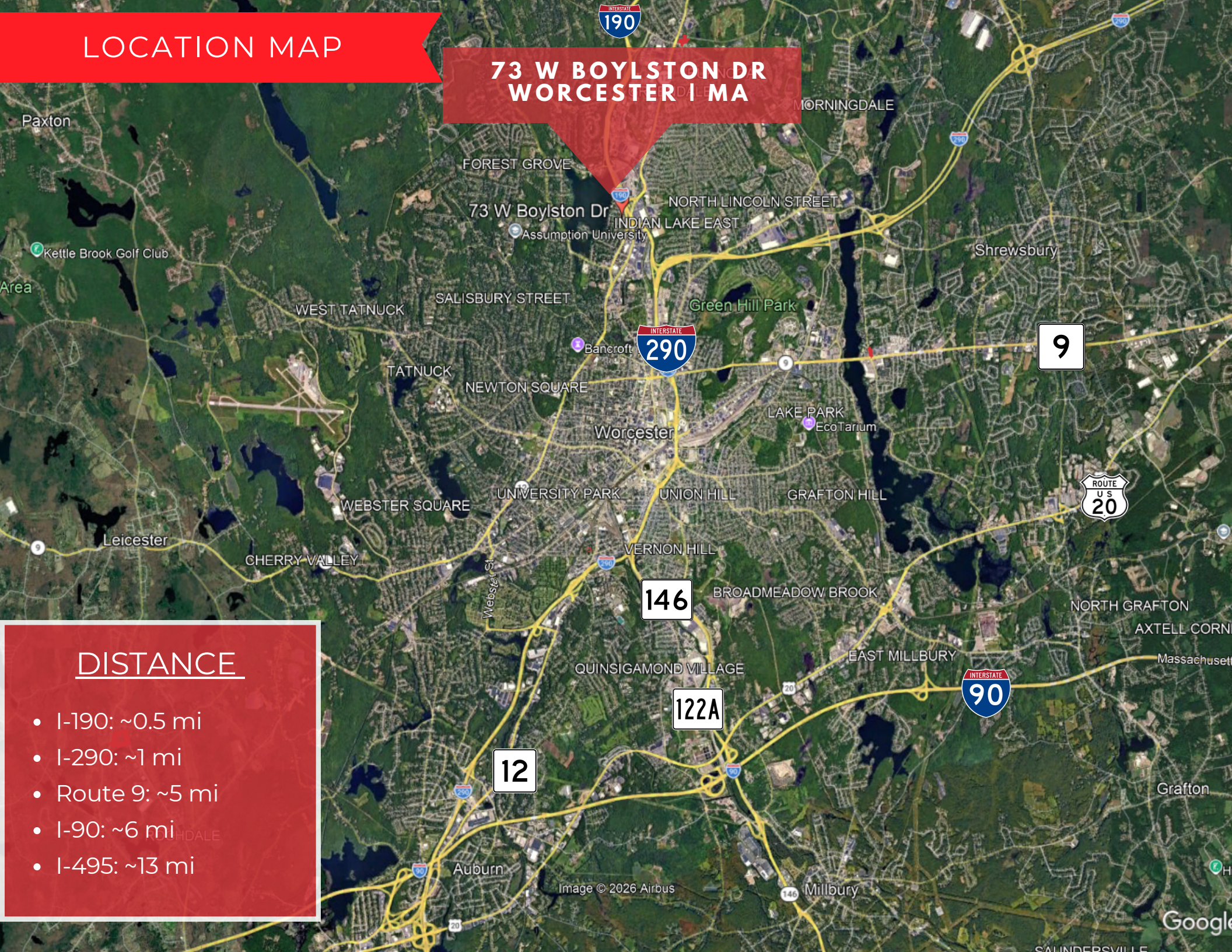


# PHOTOS



# LOCATION MAP

**73 W BOYLSTON DR  
WORCESTER, MA**



## DISTANCE

- I-190: ~0.5 mi
- I-290: ~1 mi
- Route 9: ~5 mi
- I-90: ~6 mi
- I-495: ~13 mi

DEMOGRAPHICS

73 W BOYLSTON DR  
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Pro Shine Auto Body (Worcester)

Cutzby mk

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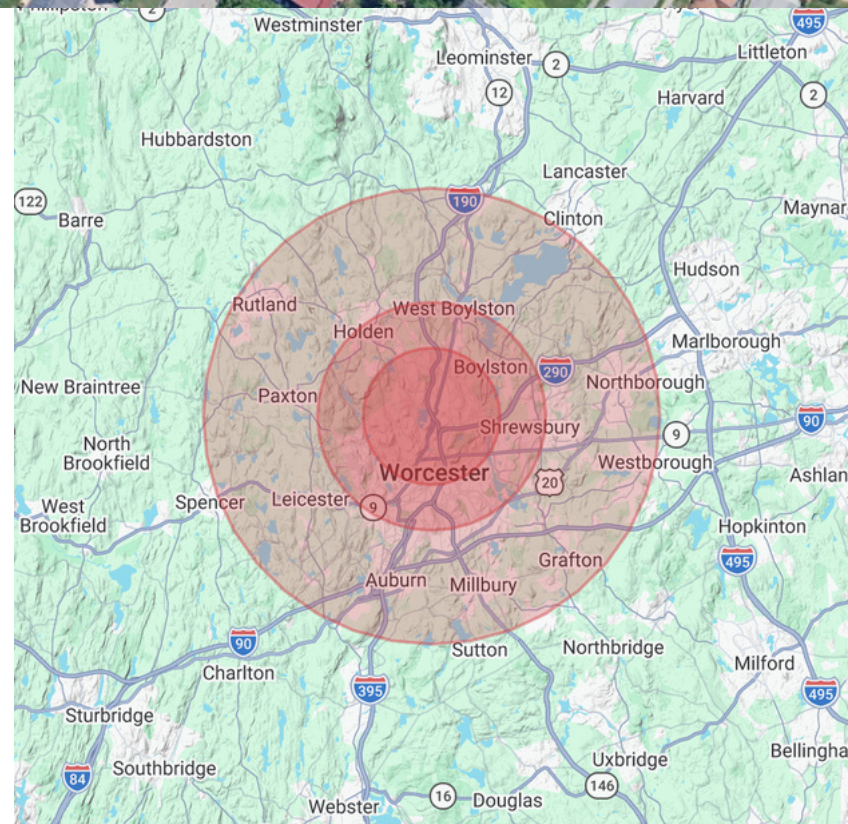


Pro Shine Auto Body (Worcester)

Cutzby mk

| Population           | 3 Miles   | 5 Miles   | 10 Miles  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 120,147   | 240,117   | 386,115   |
| Average Age          | 36.8      | 37.1      | 39.3      |
| Average Age (Male)   | 35.8      | 36.1      | 38.5      |
| Average Age (Female) | 38.7      | 38.9      | 40.8      |
|                      |           |           |           |
| Households & Income  | 3 Miles   | 5 Miles   | 10 Miles  |
| Total Households     | 46,718    | 91,980    | 147,467   |
| # of Persons per HH  | 2.6       | 2.6       | 2.6       |
| Average HH Income    | \$98,681  | \$101,152 | \$120,971 |
| Average House Value  | \$376,853 | \$386,774 | \$437,370 |

2023 American Community Survey (ACS)



MARKETED EXCLUSIVELY BY:

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**BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION**

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