

For Lease

1,750± SF
RETAIL & SALON
SPACE



Frontage on Route 9 (Worcester Road) & Route 30 (Cochituate Road)

419 Worcester Road

419 Worcester Road

Framingham, Massachusetts 01701

Property Highlights

- **Fully Renovated & Turn-Key:** Recently upgraded throughout with modern finishes, ensuring a move-in-ready experience for a salon or similar business.
- **Comfortable Suite Layout:** Features 3 Private Restrooms, Kitchenette & Laundry Room.
- **Pristine Condition:** Meticulously cared for, reflecting a high standard of maintenance and cleanliness.
- **FFE Available:** Select furniture, fixtures, and equipment (FFE) are available for purchase, offering added value for new tenants.
- **Prime Signage Opportunities:** Prominent signage visibility on two major routes (Route 9 & 30), maximizing exposure to high-traffic areas.

Offering Summary

Available SF:	1,750± SF
Building Size:	6,550± SF
Lot Size:	0.65 Acres
Parking:	40 (6/, 1000 SF)
Traffic Count:	55,000 ADT
Lease Rate & Term:	Please Call For Details

For More Information

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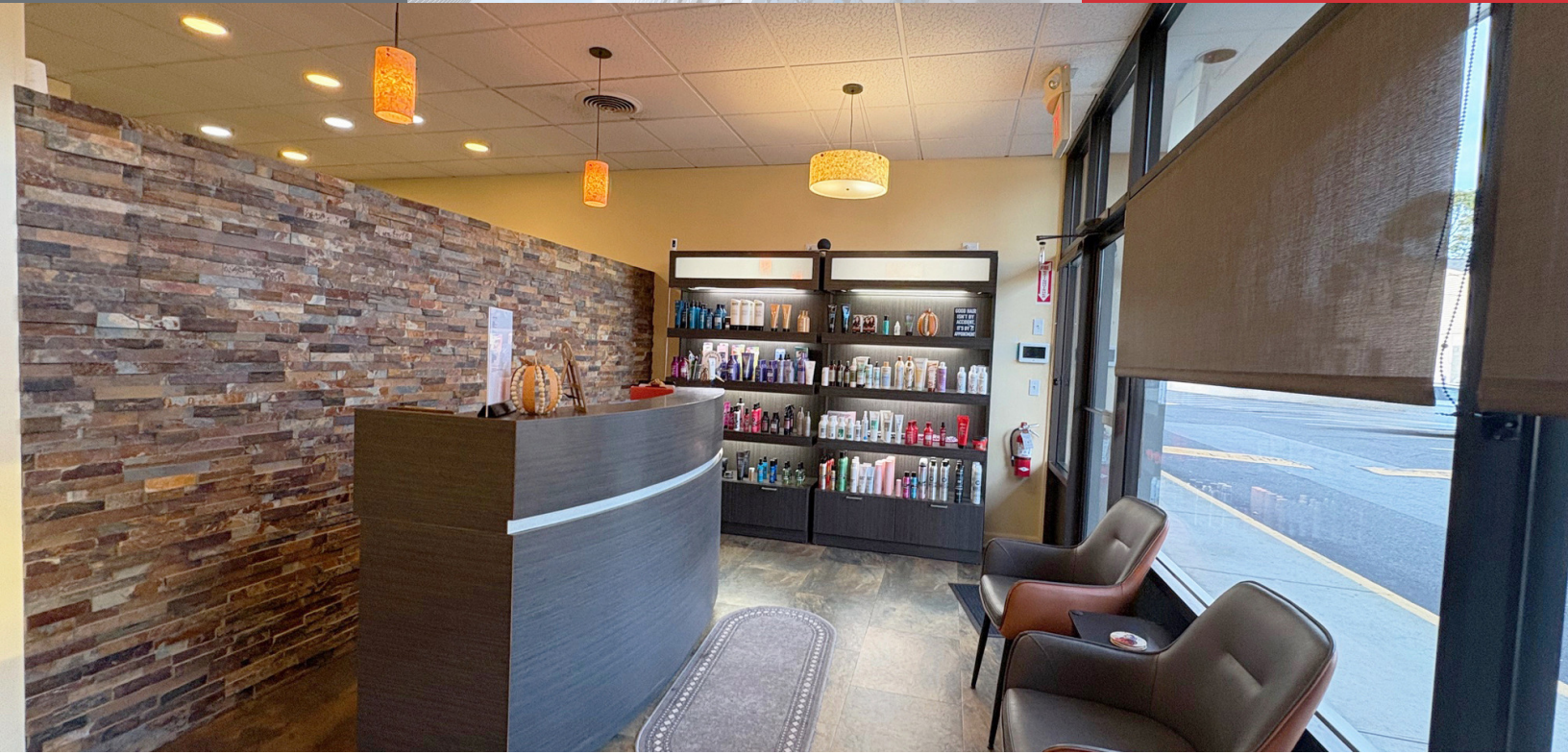
Marilyn Santiago

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419 Worcester Road, Framingham, MA 01701

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AVAILABLE SPACE
INTERIOR



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FLOOR PLAN



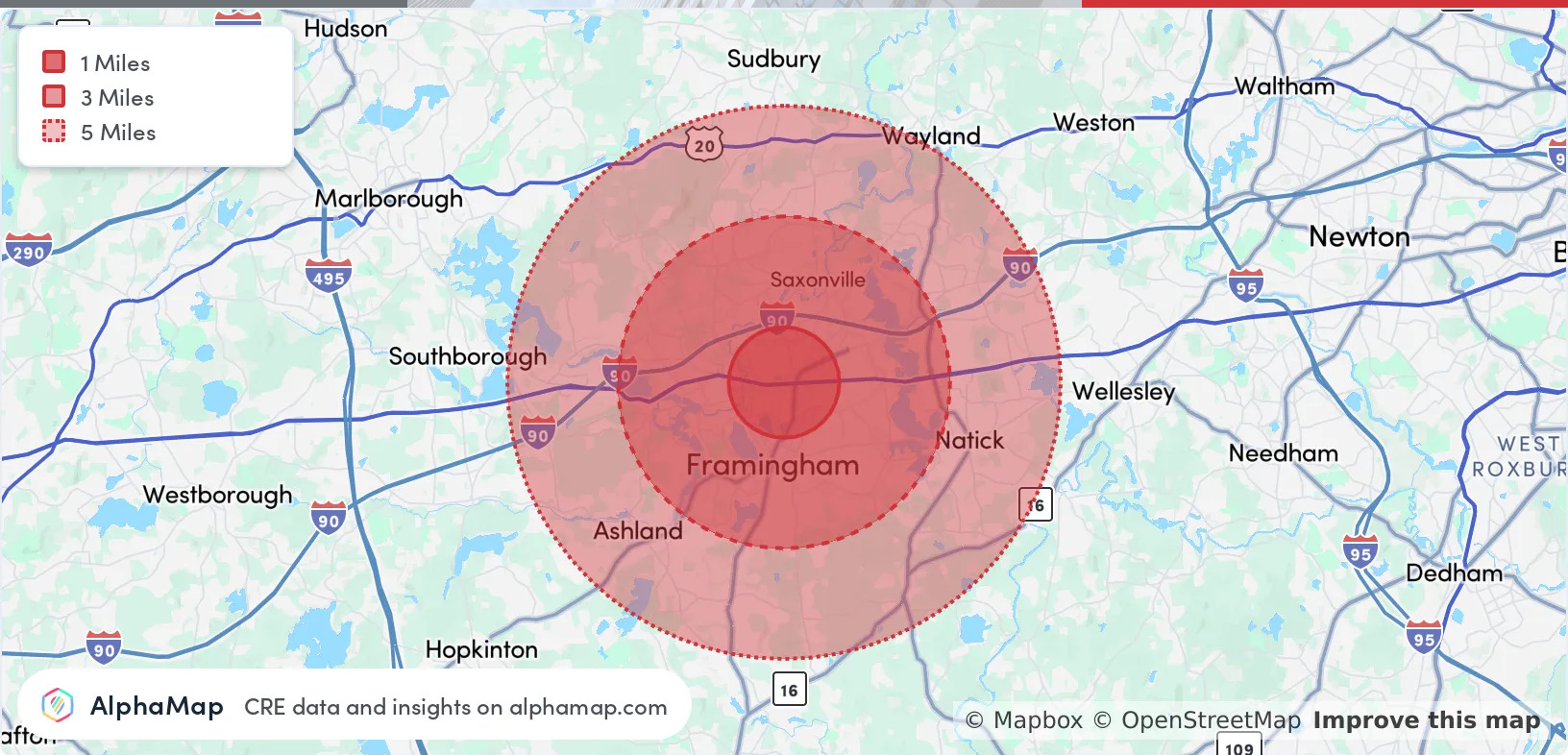
Floor Plan May Not Be To Scale - For Illustration Purposes Only

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AREA DEMOGRAPHICS
Retail & Salon
Space



Population	1 Mile	3 Miles	5 Miles
Total Population	13,937	87,906	148,559
Average Age	42	41	42
Average Age (Male)	40	39	40
Average Age (Female)	43	42	43

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	5,661	33,972	56,775
Persons per HH	2.5	2.6	2.6
Average HH Income	\$131,227	\$150,119	\$181,244
Average House Value	\$613,249	\$632,574	\$726,505
Per Capita Income	\$52,490	\$57,738	\$69,709

Map and demographics data derived from AlphaMap

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