



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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419 Worcester Road, Framingham, MA 01701

# For Lease

AVAILABLE SPACE  
INTERIOR



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# For Lease

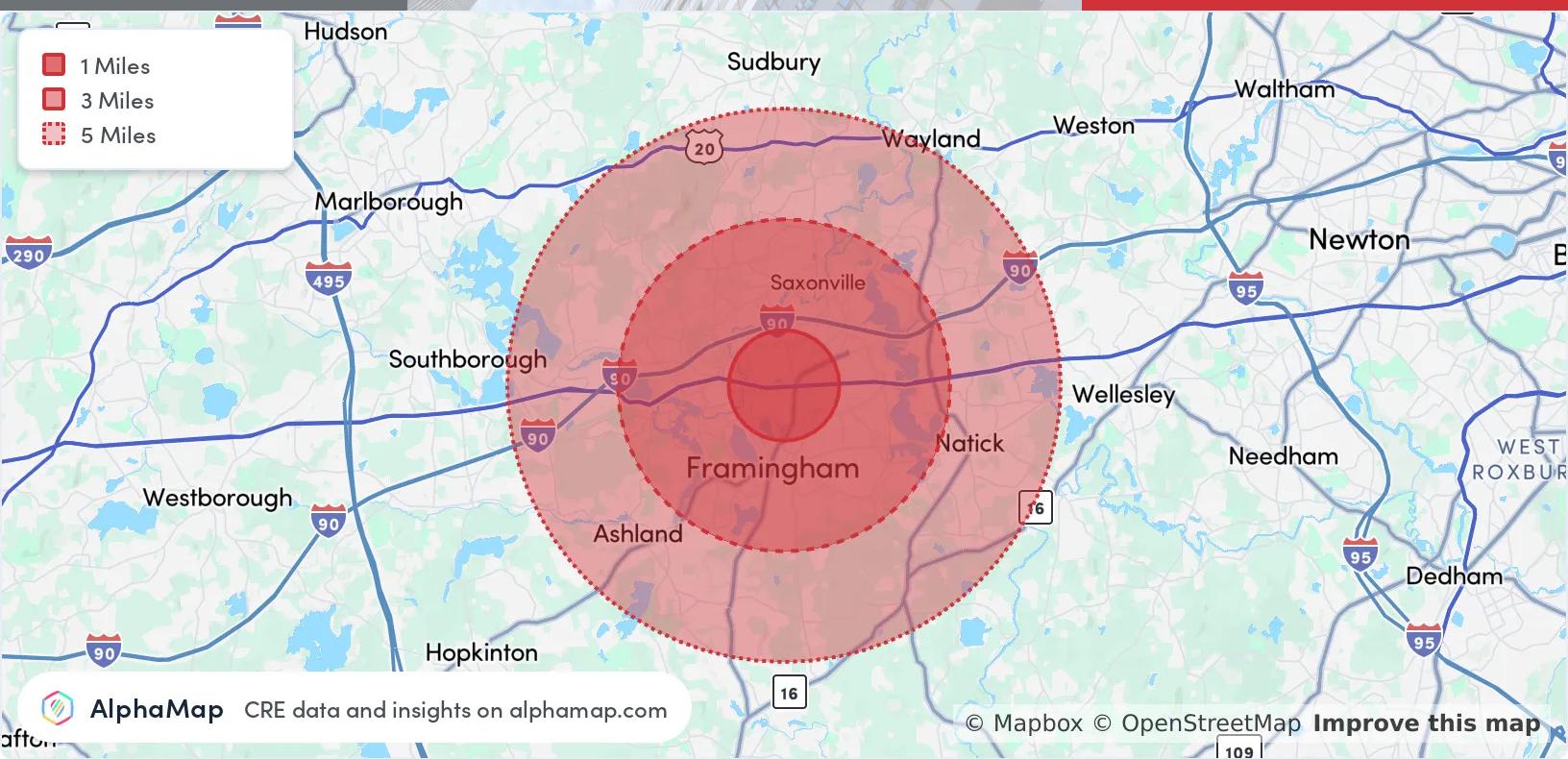
## FLOOR PLAN



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

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## 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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