RETAIL CENTER FOR SALE



347 GREENWOOD ST

WORCESTER, MA 01607



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Retail
Building Size:	12,000 SF
Lot Size:	1.66 Acres
Frontage:	200 Ft.
Zoning:	BL-1.0 Limited Business Use
Utilities:	Separately Metered
Sprinklers:	Fully Sprinklered
Parking:	(57) Parking Spots
Storefront Windows:	6'0" x 7'0"
Traffic Counts:	Route 20 24K ADT Greenwood Street 11K ADT

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to share the retail strip property at 347 Greenwood Street in Worcester now for sale. The site is visible from Route 20 and less than 1-mile to 190 / Mass Pike, and just over 1-mile to Route 122A. The WRTA's inbound bus to Worcester can be accessed at the Route 11 stop directly in front of the center on Greenwood Street. Big-box retailers across the street at RK Worcester Fair (199K SF) supplement the retail consumer draw to this area.

At 100% occupancy, this 12,000 SF retail property currently provides an attractive NOI with tremendous future upside as the Worcester retail market continues to attract retailers & developers.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	86,985	204,881	291,183
Average HH Income	\$88,618	\$91,812	\$102,140



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ADDITIONAL PHOTOS







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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

RETAILER MAP





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SITE PLAN





GREENWOOD STREET



C: 508.736.9250

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