

RETAIL CENTER FOR SALE



347 GREENWOOD ST

WORCESTER, MA 01607



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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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 I90 / 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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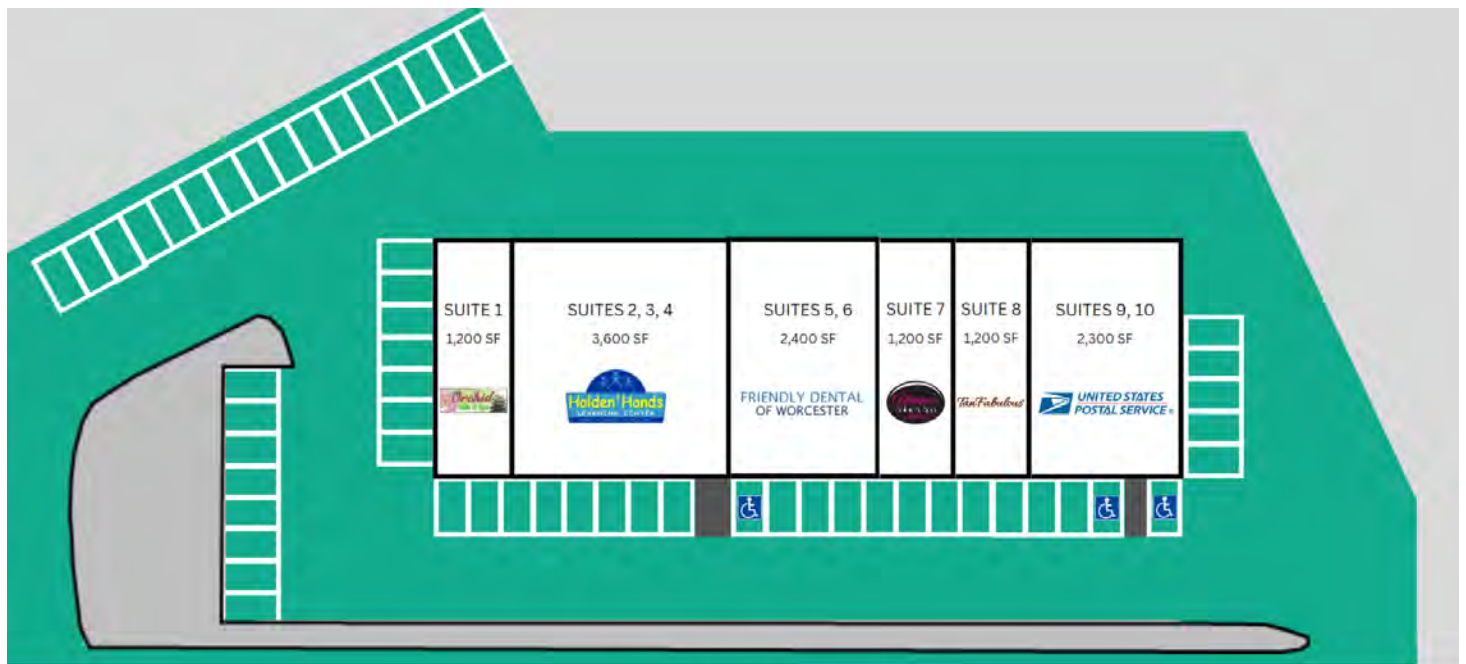


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RETAILER MAP



SITE PLAN



GREENWOOD STREET

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