

**FREESTANDING
RETAIL/OFFICE/FLEX
FOR LEASE**

801 WORCESTER ST, NATICK, MA 01760

BERNARD GIBBONS, SR. VP
617.492.9900 | bernard@abgrealty.com



PROPERTY SUMMARY

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

This prime retail/flex property offers exceptional visibility and exposure along busy Route 9, one of MetroWest's most traveled retail corridors. Featuring a modern façade with prominent signage opportunities, the property provides excellent frontage and accessibility for both vehicular and pedestrian traffic. The space is well-suited for a variety of commercial uses, with flexible floor plans and ample on-site parking. Its strategic location along Route 9 ensures consistent visibility and easy access. With a functional layout and high traffic counts, this property presents a strong opportunity for success.

PROPERTY HIGHLIGHTS

- Easy accessibility for both vehicles and pedestrians along busy Route 9
- Flexible floor plan adaptable for various commercial uses
- Ample on-site parking for customers and staff
- High traffic counts ensuring strong daily exposure
- Tailboard loading docks available for deliveries

OFFERING SUMMARY

Lease Rate:

Negotiable

Available SF:

10,000 - 24,448 SF

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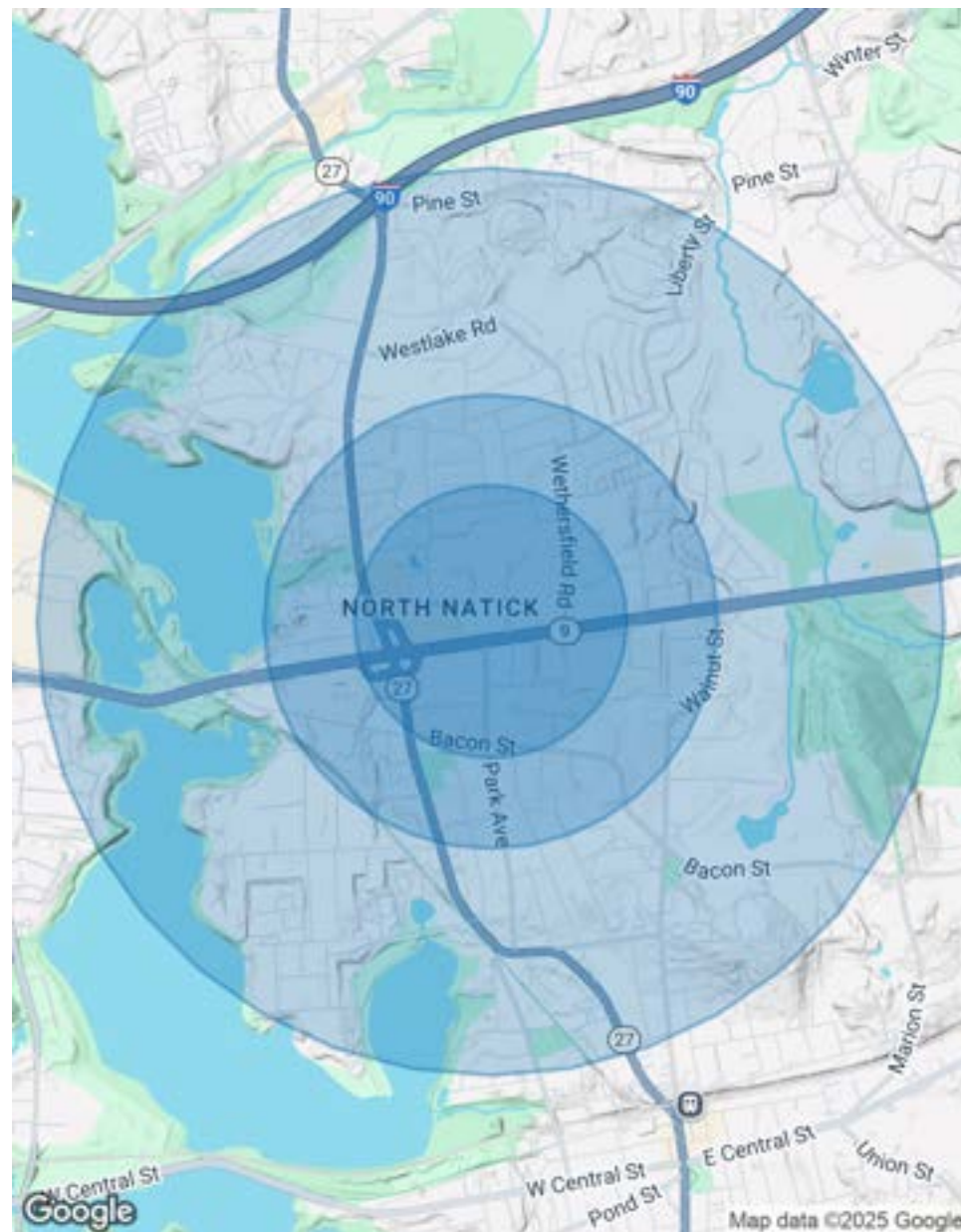


DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	724	2,301	8,390
Average Age	44	43	42
Average Age (Male)	41	41	40
Average Age (Female)	46	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	260	855	3,229
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$202,824	\$204,449	\$198,910
Average House Value	\$809,399	\$807,755	\$828,830

Demographics data derived from AlphaMap



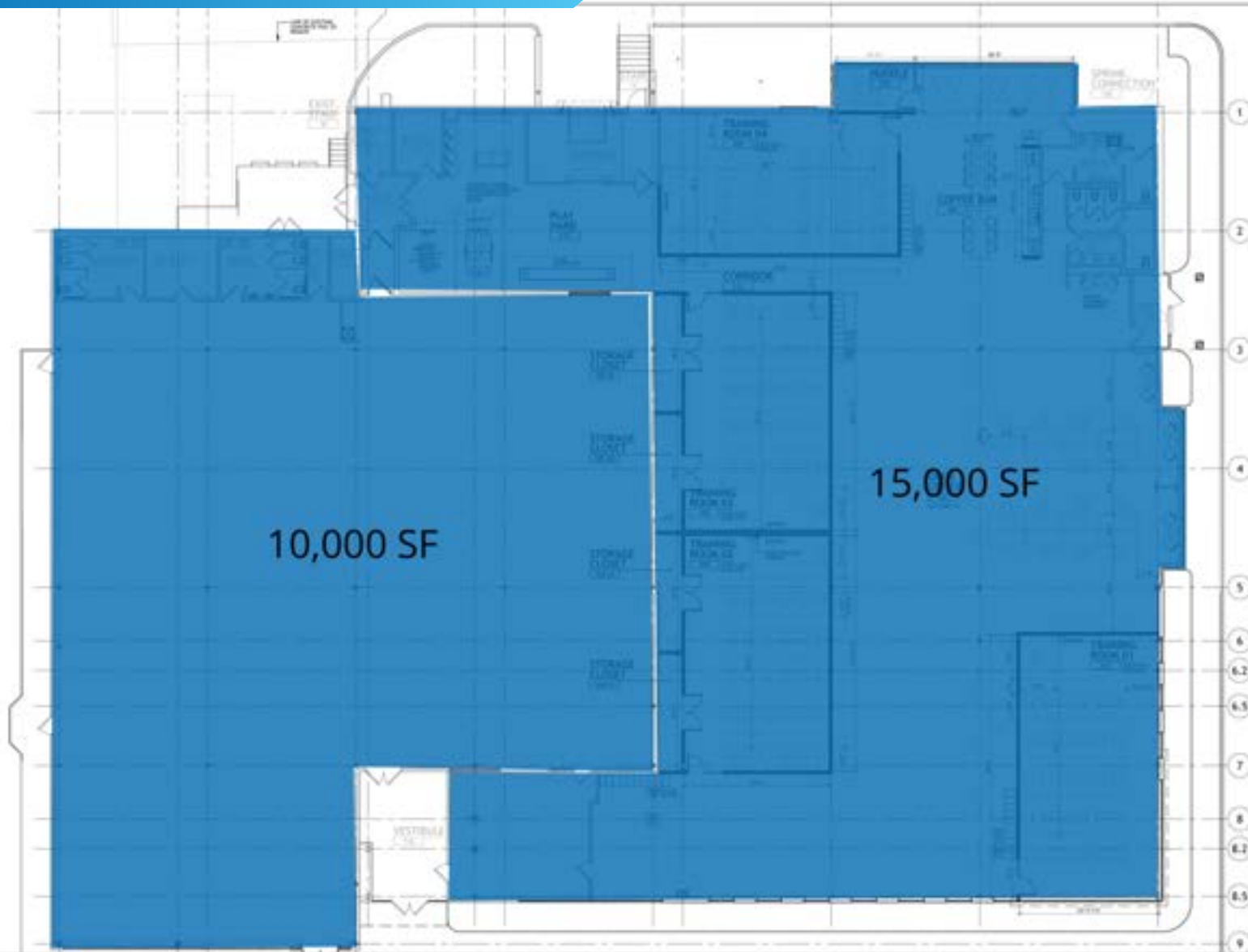
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FLOOR PLAN

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ADDITIONAL PHOTOS

RETAIL PROPERTY FOR LEASE

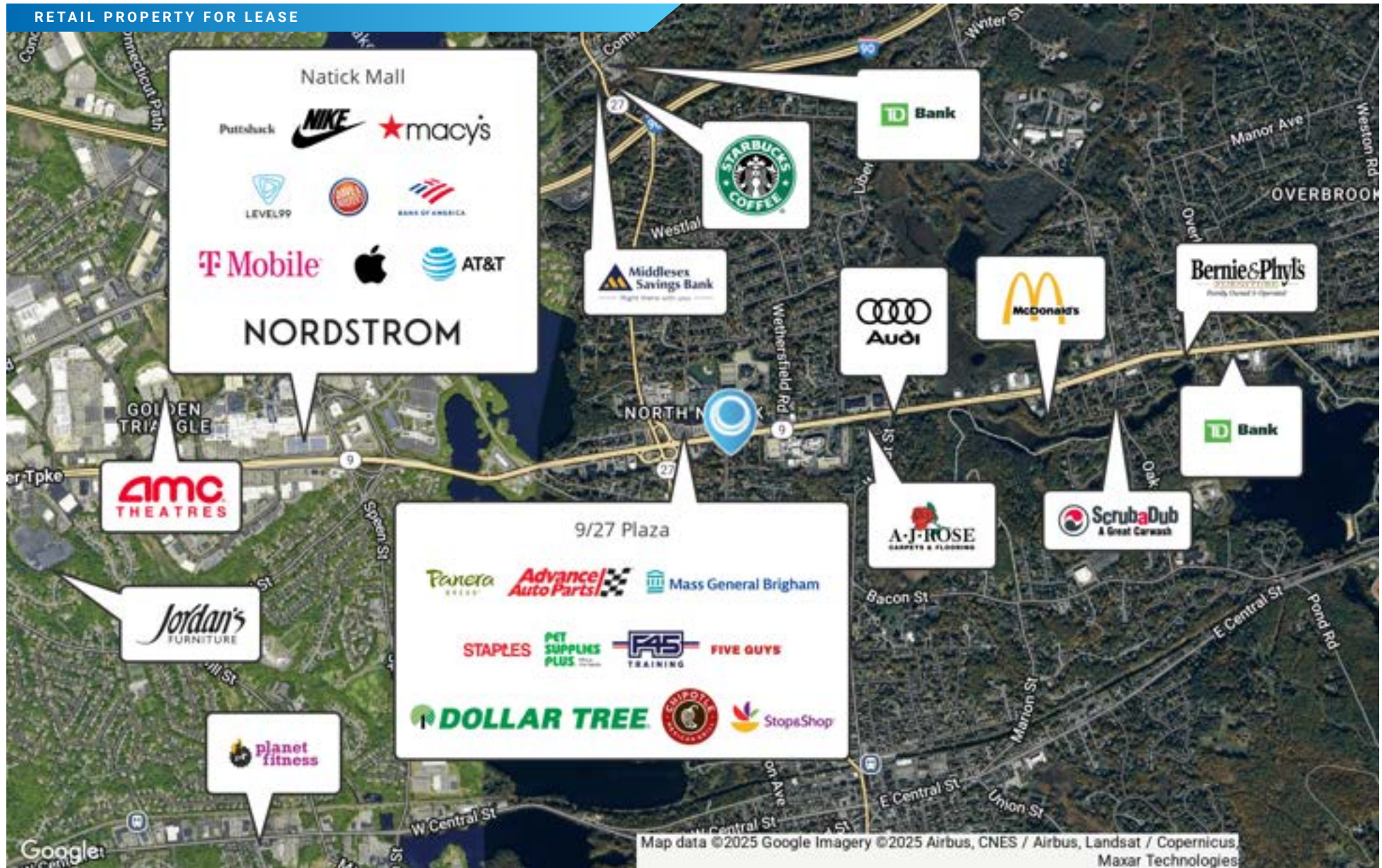


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RETAILER MAP

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CONTACT US

RETAIL PROPERTY FOR LEASE



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