



# FOR LEASE

## FREE-STANDING RESTAURANT/RETAIL/OFFICE RT. 9 & SHREWSBURY ST. - BEST LOCATION IN WORCESTER OPPOSITE UMASS MEDICAL CAMPUS & BIOTECH CENTER

**Available:** 6,433 SF Free-Standing Restaurant w/ Patio and Full Basement  
Piccadilly Plaza - 27,000 SF Restaurant, Retail & Office Center  
At the Gateway to Downtown Worcester from the East

### FEATURES:

- 2 Signalized Curb Cuts at Shrewsbury St. and Belmont St. (Rt. 9)
- Address: 480 Shrewsbury St., Worcester, MA
- Three Pylon Signs
- Seating: ~ 175 Interior Seats, 35 Patio Seats
- Parking: 140 Spaces
- Traffic: Shrewsbury St.: 20,956 ADT  
Belmont St. (Rt. 9): 17,079 ADT



AMERICAN COMMERCIAL REAL ESTATE  
50 LEDGEVIEW WAY #2415, WRENTHAM, MASSACHUSETTS 02093  
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Information presented herein is from sources deemed reliable. However, no warranty can be made as to the accuracy of this information, which is presented subject to prior sale, rental, or withdrawal from the market without notice.



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## 6,433 SF RESTAURANT FOR LEASE 480 SHREWSBURY ST., WORCESTER, MA

### Demographics:

	1-MILE	3-MILE	5-MILE
POPULATION	12,536	120,372	343,796
MEDIAN INCOME	\$38,981	\$49,539	\$72,453



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# FOR LEASE

## PAD LEASE OR NEW CONSTRUCTION 480 SHREWSBURY ST., WORCESTER, MA



### CONTACT US:

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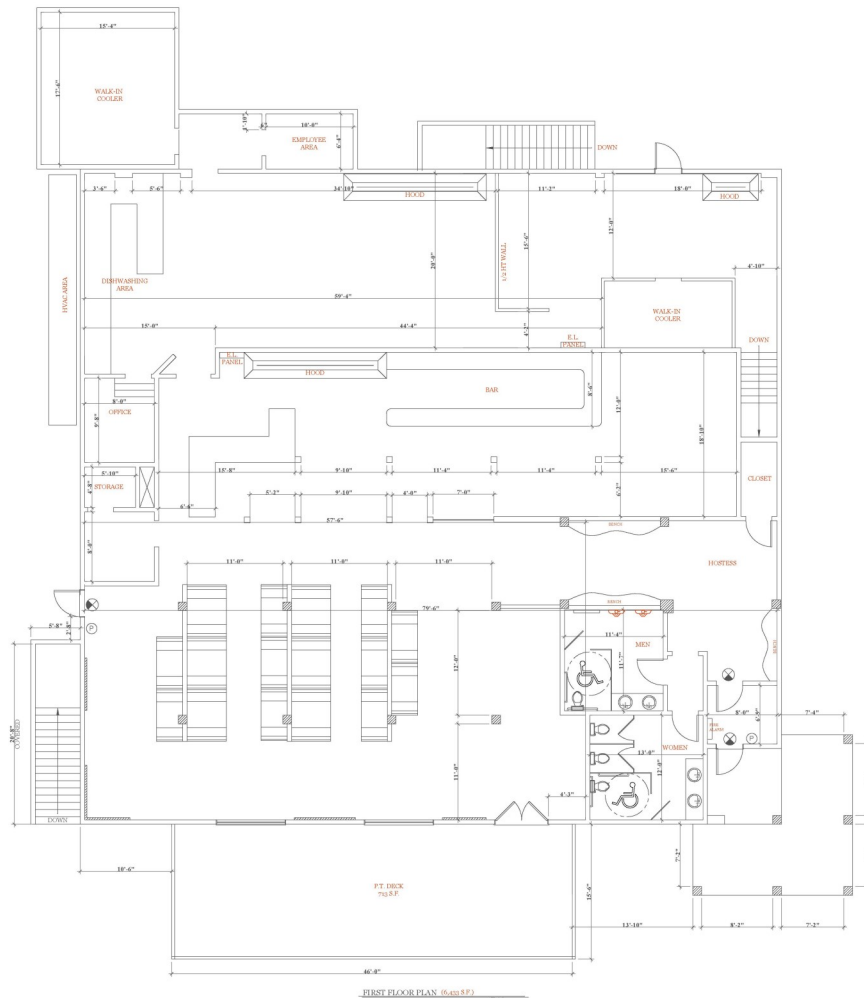
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**FOR LEASE**

**PAD LEASE OR NEW CONSTRUCTION**  
**480 SHREWSBURY ST., WORCESTER, MA**

First Floor



**CONTACT US:**

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