

FOR LEASE

RETAIL SPACE ON ROUTE 9



1150-1152 MAIN ST LEICESTER, MA 01524

Presented by:
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EXECUTIVE SUMMARY

PROPERTY

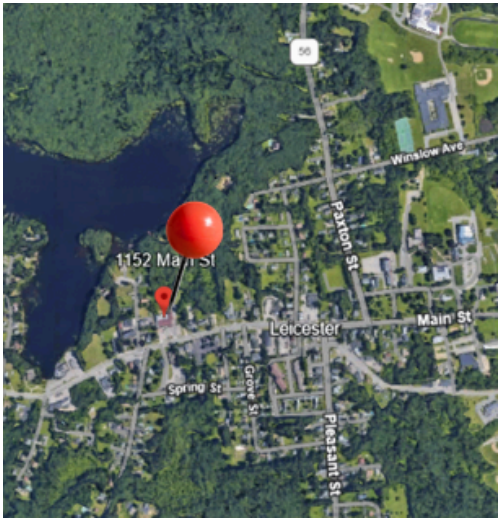
This property offers a well-maintained and adaptable space with excellent exposure along Route 9 in the Worcester Metro-West area. The site provides 50+ surface parking spaces and convenient access, making it ideal for businesses seeking strong visibility and customer reach.

The building encompasses more than 26,000 square feet of versatile space, blending showroom, warehouse, and residential components into a functional layout that can accommodate a wide range of operational needs. With natural gas heating, central air, and supplemental warehouse heaters, the property delivers reliable comfort and efficiency throughout.

In above-average condition, the space is ready for immediate occupancy and offers tenants a practical solution for both front-facing business activity and back-end operations in one location.

OFFERING SUMMARY

Lease Rate	\$6.35/ SF NNN
Address:	1150-1152 Main St Leicester, MA 01524
Lot Size:	2.295 ± Acres
Building Size:	26,585 ± SqFt
Zoning:	CB
Frontage:	230' ± FT
Curb Cuts:	2 w/ All-Turning Capability



HIGHLIGHTS

SITE

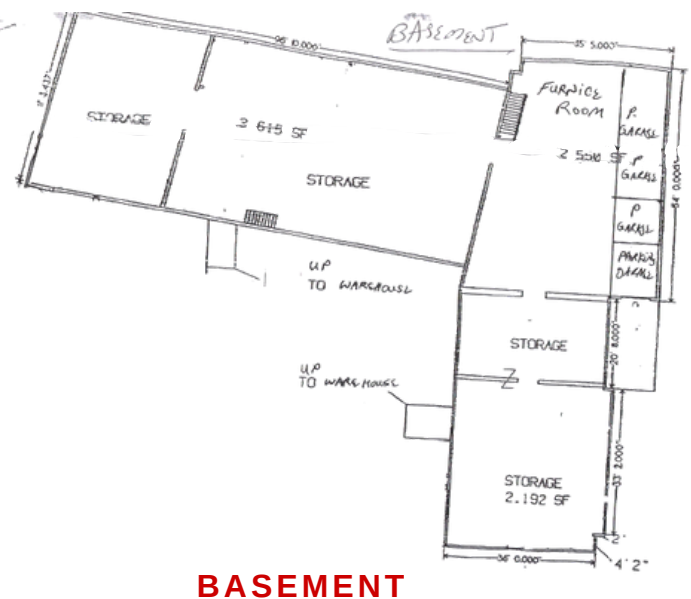
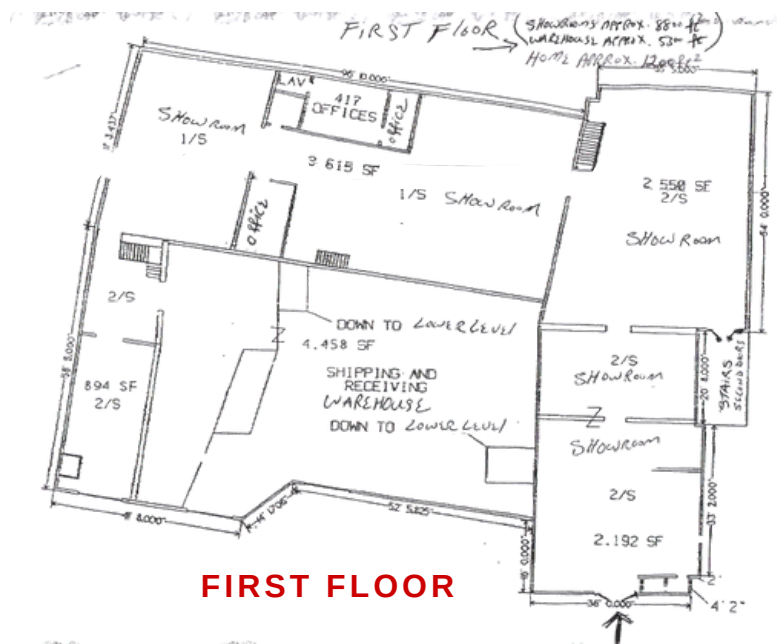
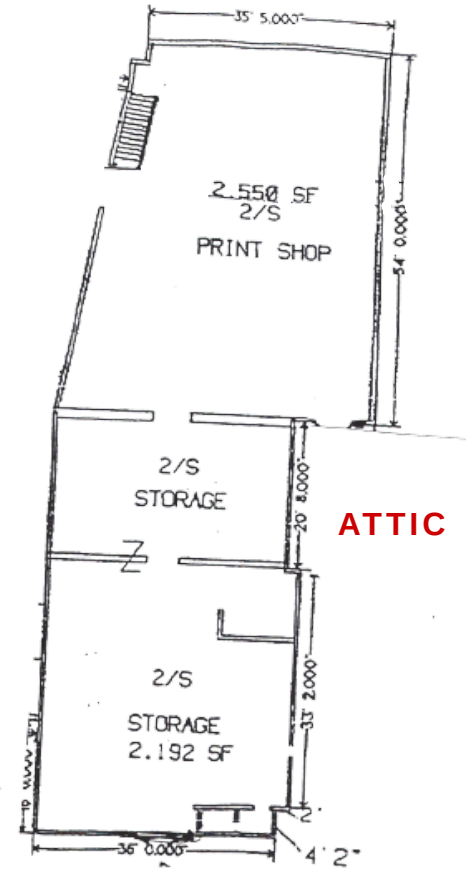
- Location: Direct, Route 9
- Acreage: 2.29 AC / 94,162 SF on (2) contiguous parcels
- Visibility: High, Major Route, Sited on bend in road
- Market: Worcester Metro- West
- Zoning: Central Business (CB)
- Parking: 50+ Surface Parking Spaces with additional space available

IMPROVEMENTS

- Size: 26,585 sq. ft. +/- *sq footage approximate
- Structure: Wood Frame and Concrete Block
- Roofing Material: Combination Asphalt Shingle & Rolled Roofing
- Heating & Cooling:
 - Primary Heating Fuel: Natural Gas
 - Central Air Conditioning and Central Forced Hot Air in Kitchen-Cabinet Area, Combination of Electric (Offices), Forced Hot Water Baseboards & Forced Hot Water Fan-Based Dischargers.
- (3) Loading Docks + (1) Ground Level Loading Dock
- (5) Drive-in Bays

BUILDING AREA SUMMARY

SPACE TYPE AREA	(SF)
Retail / Office / Showroom (Ground Floor):	8,800
Warehouse – Above Grade (Ground Floor):	4,920
Basement Warehouse (Below Grade):	8,365
Residential Apartment (3rd Floor):	1,500±
Storage (3rd Floor – Balance):	3,000±
Total:	26,585



PROPERTY PHOTOS | EXTERIOR



PROPERTY PHOTOS | INTERIOR



SITE PLAN



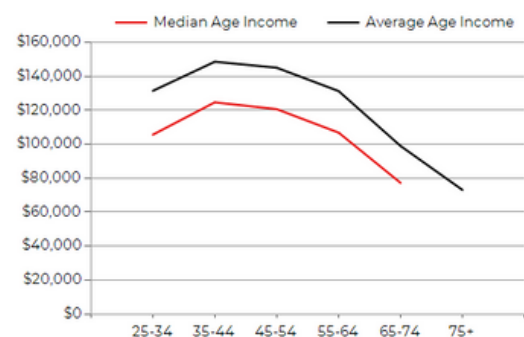
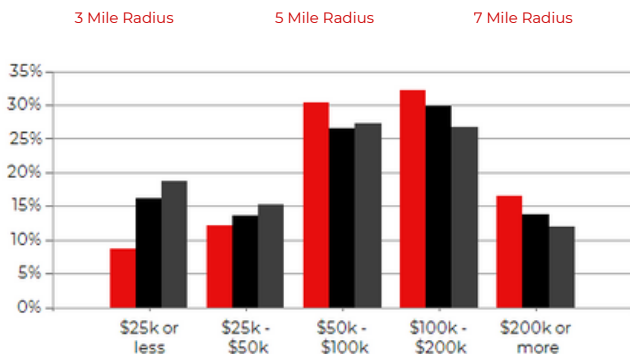
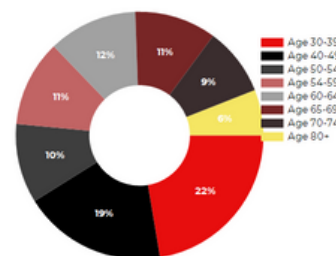
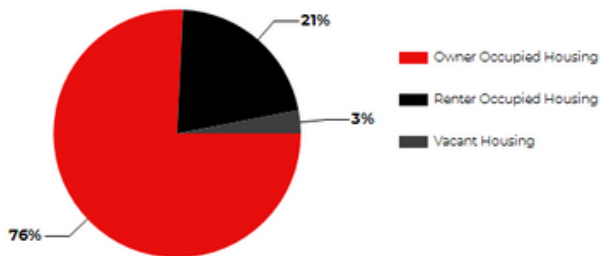
DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2000 Population	11,671	81,079	183,680
2010 Population	12,746	84,243	191,295
2025 Population	13,074	91,620	215,235
2030 Population	13,058	91,861	217,623
2025 African American	1,024	9,137	26,930
2025 American Indian	36	333	997
2025 Asian	544	6,439	13,549
2025 Hispanic	1,325	17,130	48,588
2025 Other Race	638	8,324	24,945
2025 White	9,771	58,287	125,474
2025 Multiracial	1,057	9,068	23,260
2025-2030: Population: Growth Rate	-0.10%	0.25%	1.10%

2025 POPULATION BY AGE	3 MILE	5 MILE	7 MILE
2025 Population Age 30-34	917	6,708	15,778
2025 Population Age 35-39	921	6,270	14,551
2025 Population Age 40-44	788	5,690	13,156
2025 Population Age 45-49	750	5,227	11,992
2025 Population Age 50-54	854	5,544	12,529
2025 Population Age 55-59	930	5,770	12,734
2025 Population Age 60-64	956	5,730	12,566
2025 Population Age 65-69	877	5,407	11,588
2025 Population Age 70-74	732	4,474	9,232
2025 Population Age 75-79	491	3,311	6,747
2025 Population Age 80-84	321	1,936	4,174
2025 Population Age 85+	254	1,760	3,912
2025 Population Age 18+	10,667	74,928	175,032
2025 Median Age	43	39	37
2030 Median Age	43	41	38

2025 HOUSEHOLD INCOME	3 MILE	5 MILE	7 MILE
less than \$15,000	148	3,049	8,672
\$15,000-\$24,999	292	2,677	6,858
\$25,000-\$34,999	170	1,717	4,343
\$35,000-\$49,999	443	3,085	8,242
\$50,000-\$74,999	648	4,686	11,988
\$75,000-\$99,999	877	4,685	10,604
\$100,000-\$149,999	920	6,759	14,369
\$150,000-\$199,999	704	3,797	7,846
\$200,000 or greater	830	4,893	9,959
Median HH Income	\$97,678	\$86,404	\$77,445
Average HH Income	\$122,500	\$111,626	\$103,078

2025 INCOME BY AGE	3 MILE	5 MILE	7 MILE
Median Household Income 25-34	\$105,693	\$91,288	\$79,970
Average Household Income 25-34	\$131,547	\$112,618	\$100,281
Median Household Income 35-44	\$124,777	\$107,886	\$93,661
Average Household Income 35-44	\$148,727	\$133,966	\$120,012
Median Household Income 45-54	\$120,765	\$109,570	\$98,946
Average Household Income 45-54	\$145,183	\$134,009	\$122,573
Median Household Income 55-64	\$106,915	\$101,151	\$89,591
Average Household Income 55-64	\$131,396	\$124,575	\$116,071
Median Household Income 65-74	\$77,282	\$68,845	\$63,259
Average Household Income 65-74	\$99,049	\$93,338	\$90,535
Average Household Income 75+	\$73,102	\$67,164	\$66,139



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