

FOR LEASE RETAIL SPACE ON ROUTE 9



1150-1152 MAIN ST LEICESTER, MA 01524

Presented by:
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COMMERCIAL LIFESTYLE
ADVISORS

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

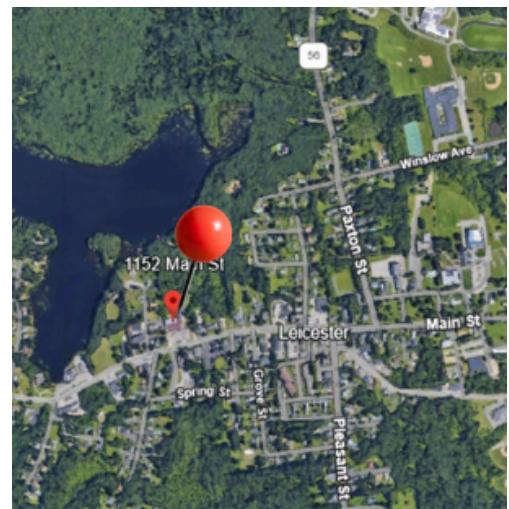
Lot Size: 2.295 ± Acres

Building Size: 26,585 ± SqFt

Zoning: CB

Frontage: 230' ± FT

Curb Cuts: 2 w/ All-Turning Capability



HIGHLIGHTS

SITE

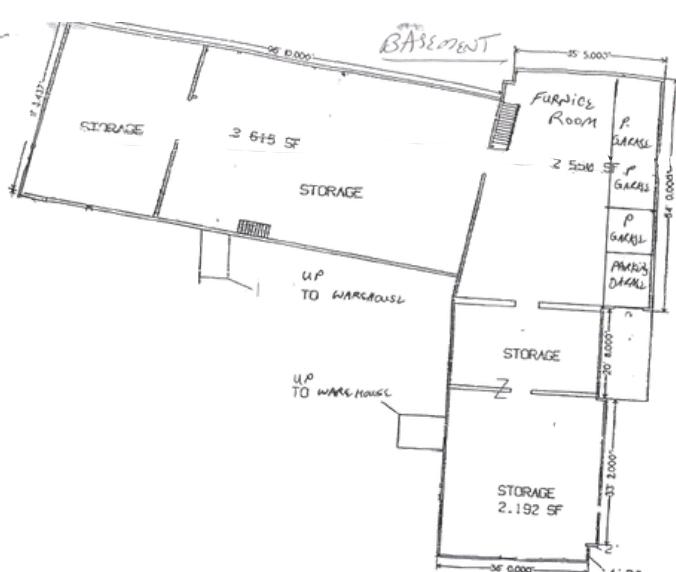
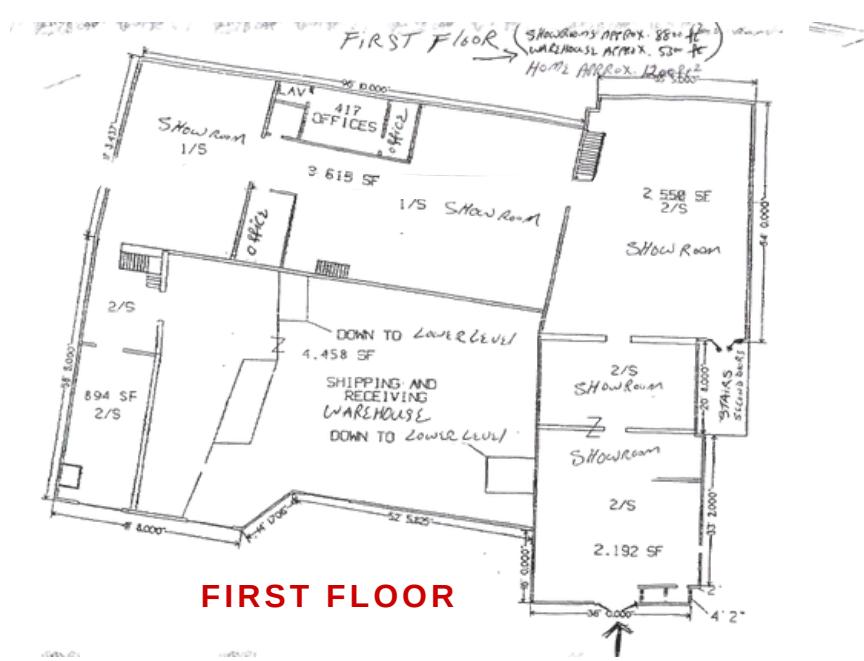
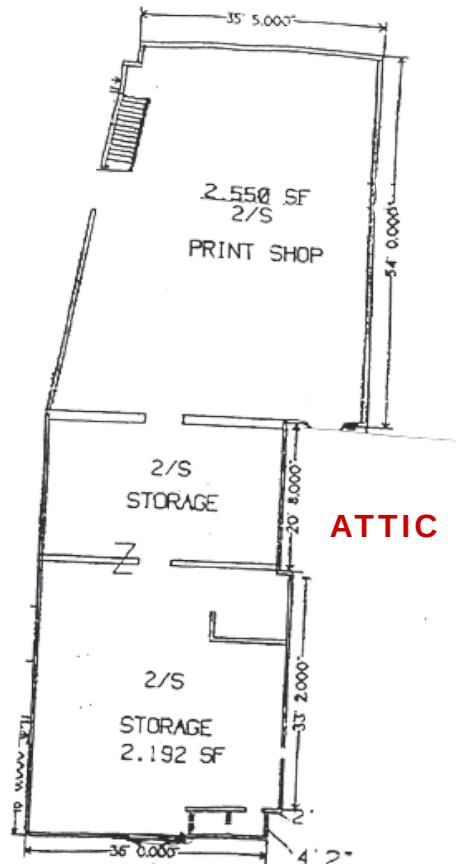
- Location: Direct, Route 9
- Acreage: 2.29 AC / 94,162 SF on (2) contiguous parcels
- Visibility: High, Major Route, Sited on bend in road
- Market: Worcester Metro- West
- Zoning: Central Business (CB)
- Parking: 50+ Surface Parking Spaces with additional space available

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



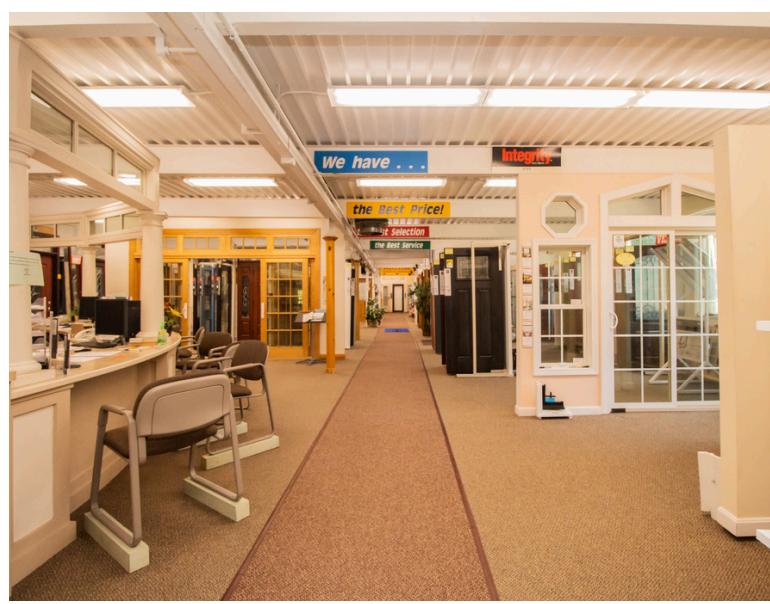
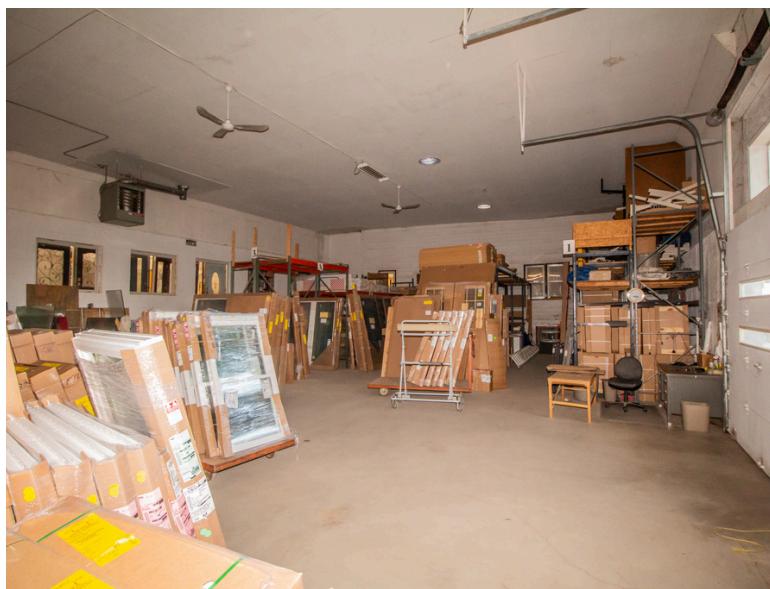
FOR LEASE | 1150-1152 MAIN ST LEICESTER, MA

PROPERTY PHOTOS | EXTERIOR



FOR LEASE | 1150-1152 MAIN ST LEICESTER, MA

PROPERTY PHOTOS | INTERIOR

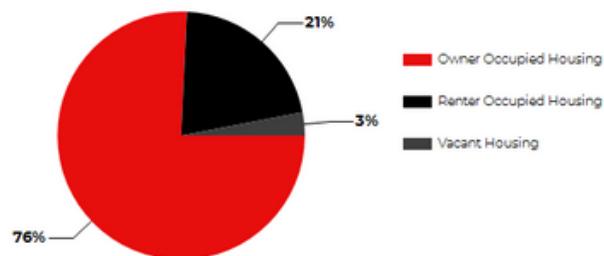


SITE PLAN

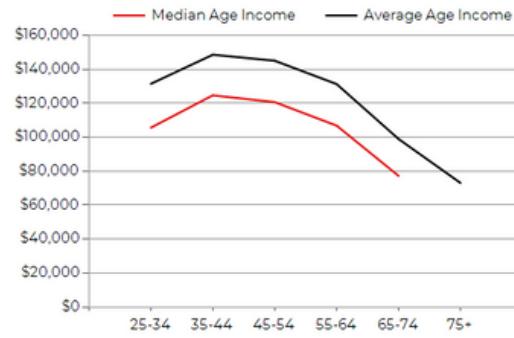
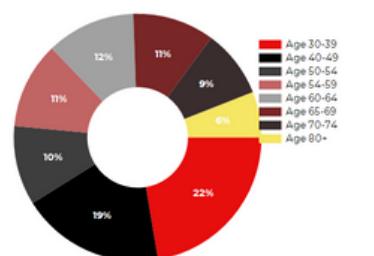
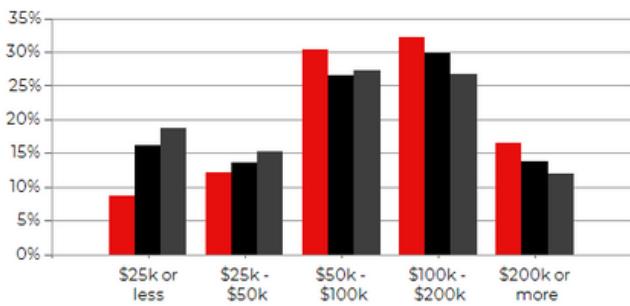


DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE	2025 POPULATION BY AGE	3 MILE	5 MILE	7 MILE
2000 Population	11,671	81,079	183,680	2025 Population Age 30-34	917	6,708	15,778
2010 Population	12,746	84,243	191,295	2025 Population Age 35-39	921	6,270	14,551
2025 Population	13,074	91,620	215,235	2025 Population Age 40-44	788	5,690	13,156
2030 Population	13,058	91,861	217,623	2025 Population Age 45-49	750	5,227	11,992
2025 African American	1,024	9,137	26,930	2025 Population Age 50-54	854	5,544	12,529
2025 American Indian	36	333	997	2025 Population Age 55-59	930	5,770	12,734
2025 Asian	544	6,439	13,549	2025 Population Age 60-64	956	5,730	12,566
2025 Hispanic	1,325	17,130	48,588	2025 Population Age 65-69	877	5,407	11,588
2025 Other Race	638	8,324	24,945	2025 Population Age 70-74	732	4,474	9,232
2025 White	9,771	58,287	125,474	2025 Population Age 75-79	491	3,311	6,747
2025 Multiracial	1,057	9,068	23,260	2025 Population Age 80-84	321	1,936	4,174
2025-2030: Population: Growth Rate	-0.10%	0.25%	1.10%	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	2025 INCOME BY AGE	3 MILE	5 MILE	7 MILE
less than \$15,000	148	3,049	8,672	Median Household Income 25-34	\$105,693	\$91,288	\$79,970
\$15,000-\$24,999	292	2,677	6,858	Average Household Income 25-34	\$131,547	\$112,618	\$100,281
\$25,000-\$34,999	170	1,717	4,343	Median Household Income 35-44	\$124,777	\$107,886	\$93,661
\$35,000-\$49,999	443	3,085	8,242	Average Household Income 35-44	\$148,727	\$133,966	\$120,012
\$50,000-\$74,999	648	4,686	11,988	Median Household Income 45-54	\$120,765	\$109,570	\$98,946
\$75,000-\$99,999	877	4,685	10,604	Average Household Income 45-54	\$145,183	\$134,009	\$122,573
\$100,000-\$149,999	920	6,759	14,369	Median Household Income 55-64	\$106,915	\$101,151	\$89,591
\$150,000-\$199,999	704	3,797	7,846	Average Household Income 55-64	\$131,396	\$124,575	\$116,071
\$200,000 or greater	830	4,893	9,959	Median Household Income 65-74	\$77,282	\$68,845	\$63,259
Median HH Income	\$97,678	\$86,404	\$77,445	Average Household Income 65-74	\$99,049	\$93,338	\$90,535
Average HH Income	\$122,500	\$111,626	\$103,078	Average Household Income 75+	\$73,102	\$67,164	\$66,139



3 Mile Radius 5 Mile Radius 7 Mile Radius



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