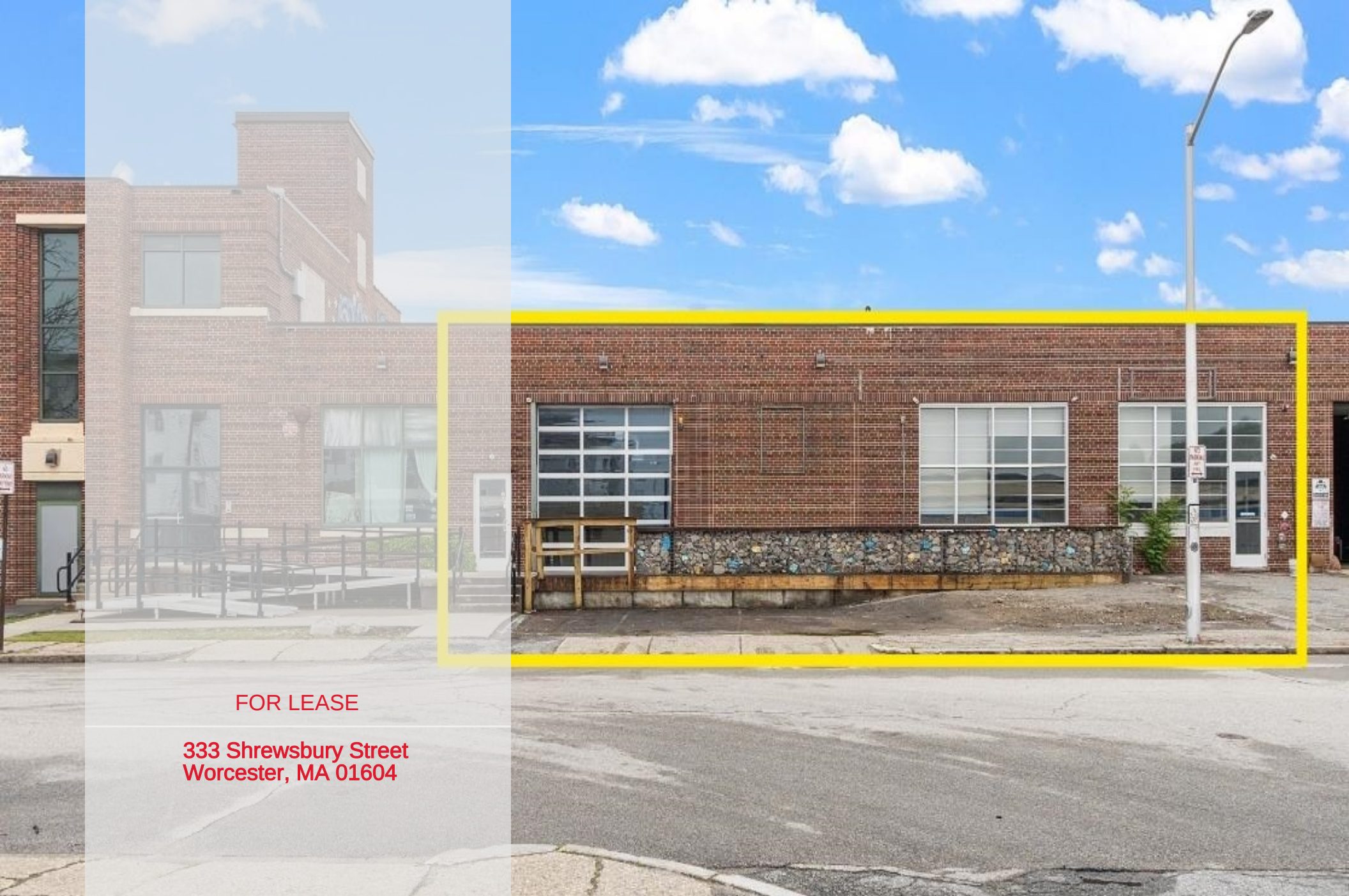




FOR LEASE

333 Shrewsbury Street
Worcester, MA 01604

James Kalogeropoulos
RE/MAX Partners
Broker Owner
(774) 696-1810
Jimmy@jimmykre.com
9585635

REMAX®

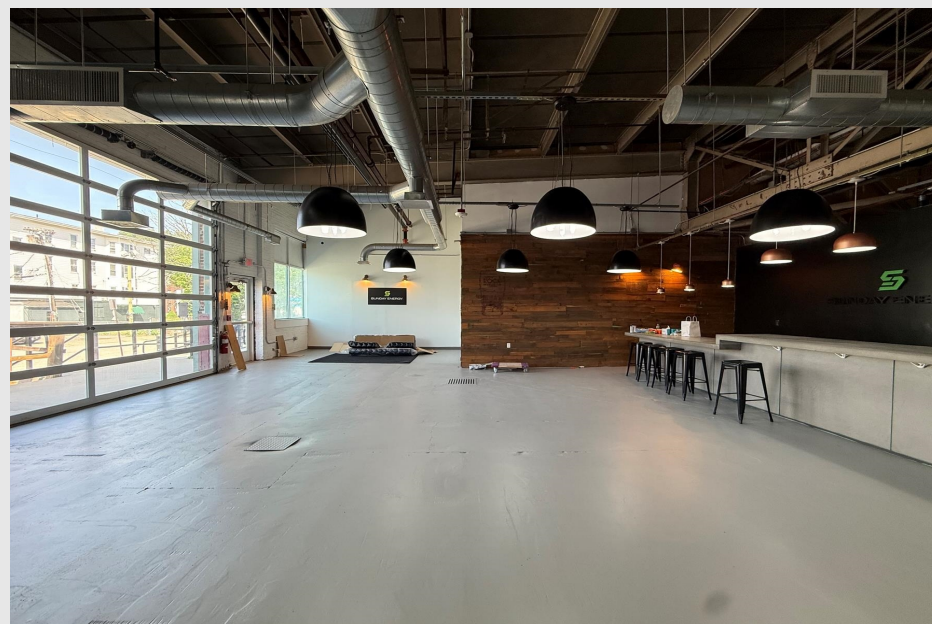
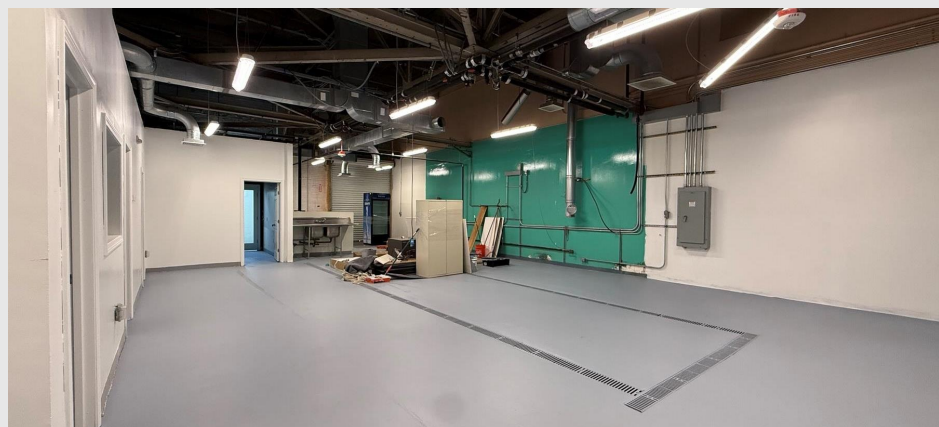
THE SPACE

Location	333 Shrewsbury Street Worcester, MA 01604
Size	5,642 SF
Space	Available
Lease Rate	\$19.00 PSF (Yearly)
Lease Type	Modified Gross

Notes Lease is subject to modified gross terms, \$19 per sq.ft. base rent includes taxes, insurance and CAM charges, plus tenant to pay electricity and gas. Prospective tenants must verify sq.ft. to their own satisfaction.

HIGHLIGHTS

- Private Offices
- Conference Room
- Two Large Workrooms
- Warehouse Area
- Six Restrooms



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
22,527	166,456	269,793

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$80,995	\$95,994	\$114,208

NUMBER OF HOUSEHOLDS

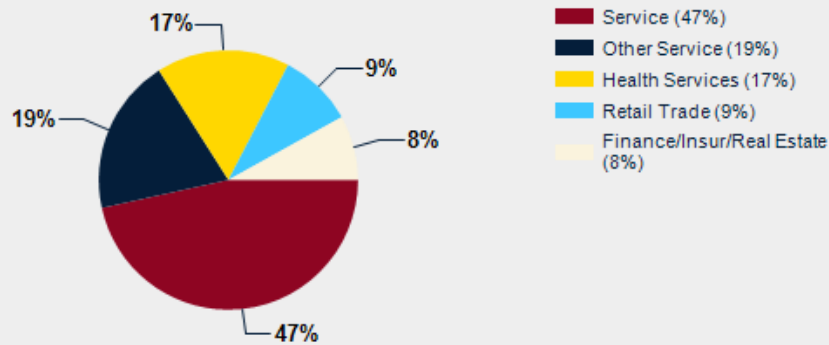
1.00 MILE	3.00 MILE	5.00 MILE
9,665	65,871	106,140



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RE/MAX Partners
164 Harding Street, Worcester, MA 01604

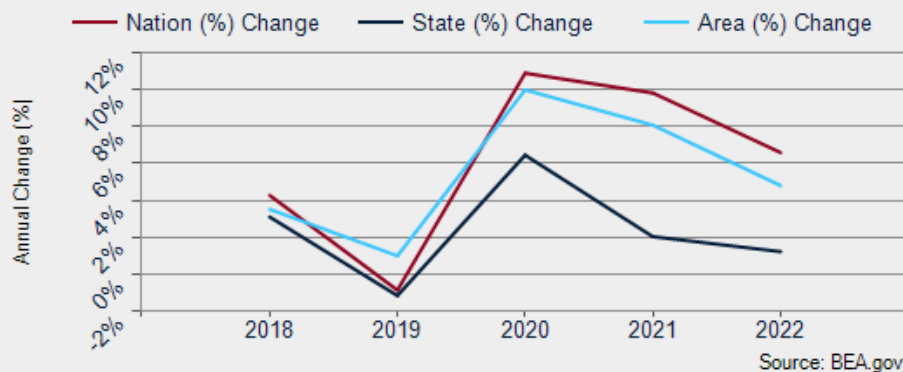
Major Industries by Employee Count



Largest Employers

UMass Memorial Medical Center	~15,000 employees
Worcester Public Schools	~3,000 employees
Saint Vincent Hospital	~2,500 employees
Worcester State University	~1,000 employees
Shrewsbury Public Schools	~800 employees
Reliant Medical Group	~700 employees
Worcester Housing Authority	~500 employees
Worcester Telegram & Gazette	~400 employees

Worcester County GDP Trend

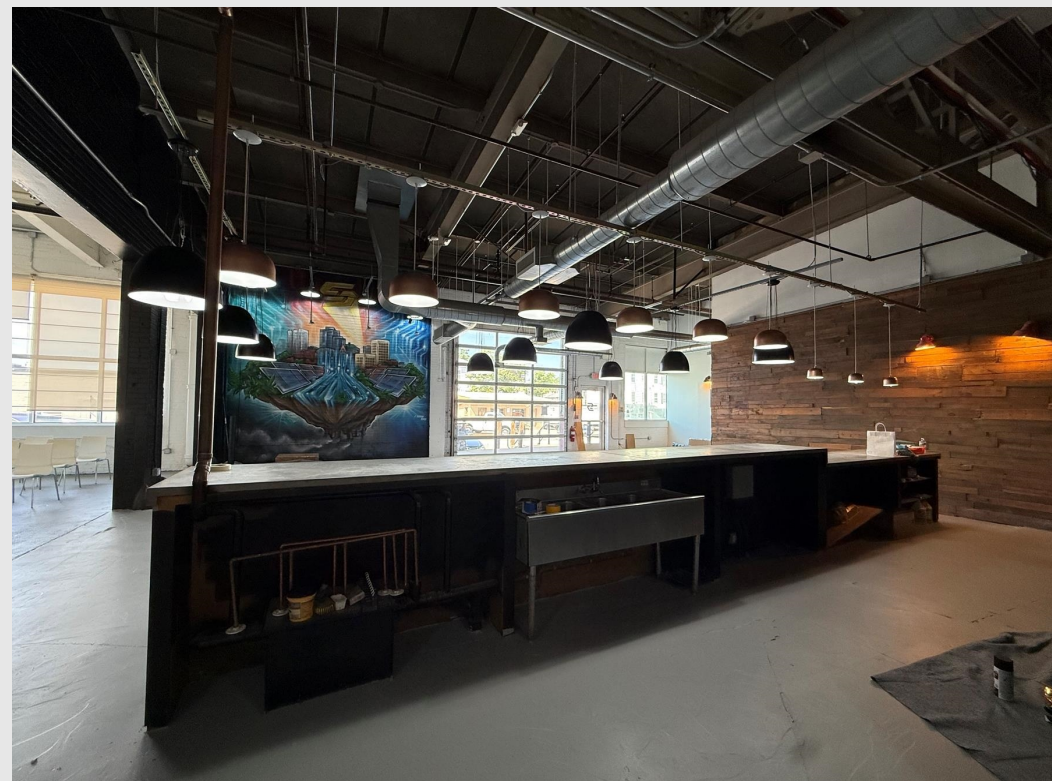


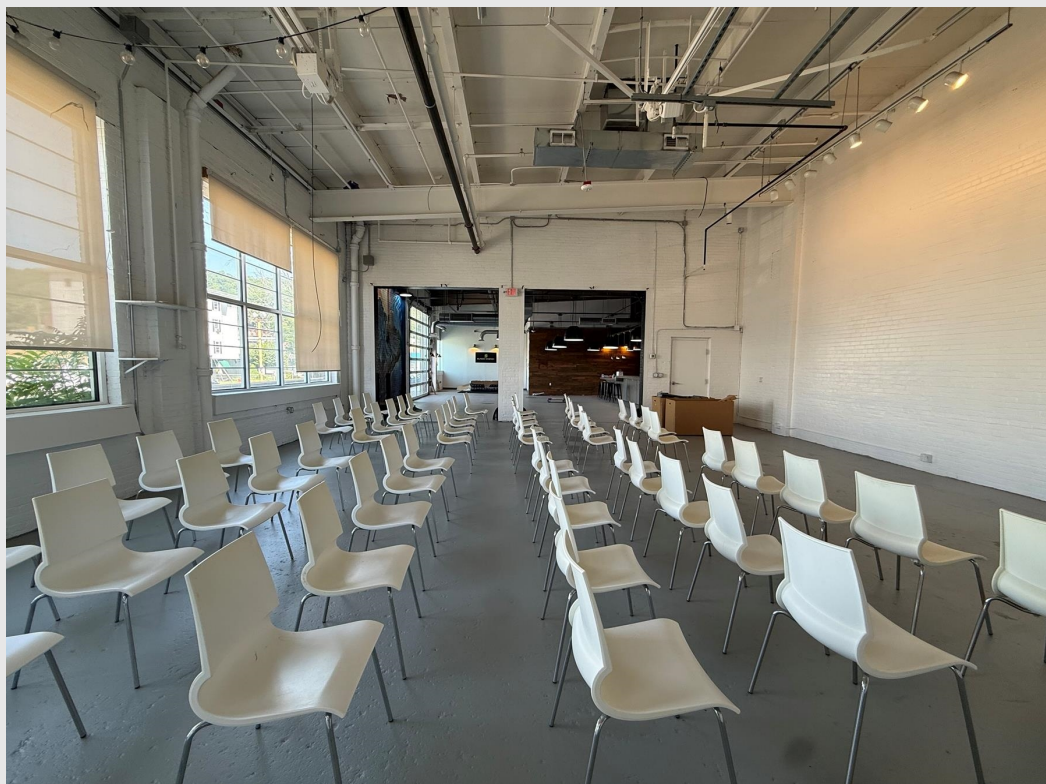
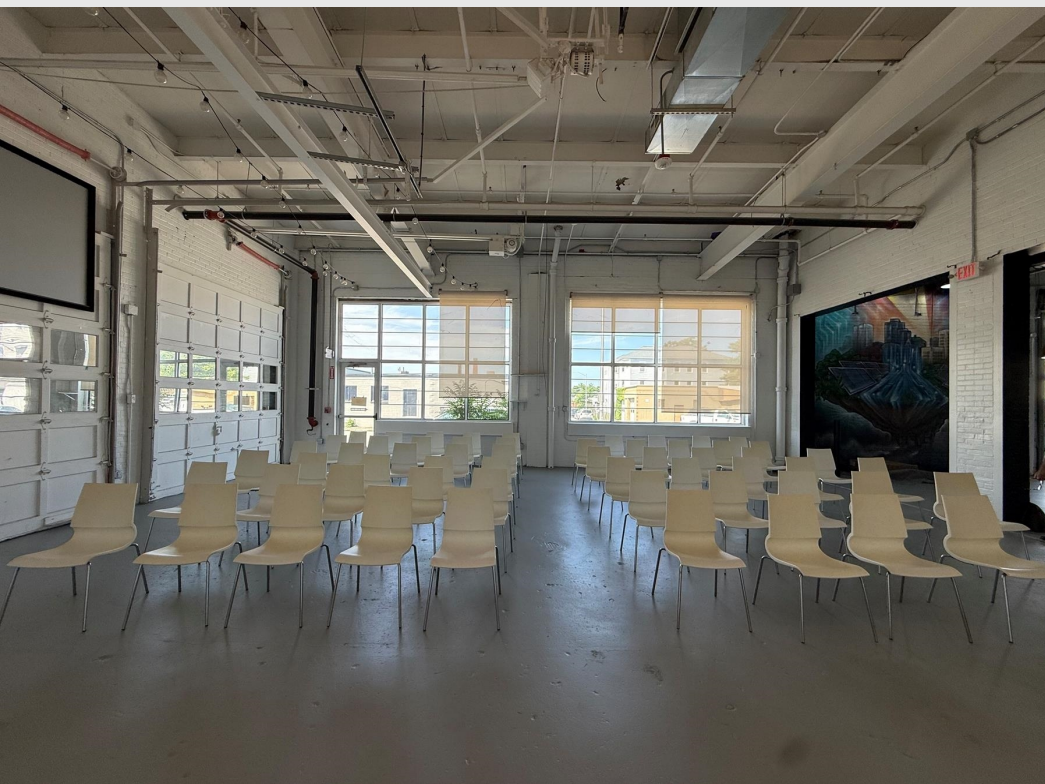


Total GLA: 5642 sq. ft | Total: 5642 sq. ft
1st floor: 5642 sq. ft

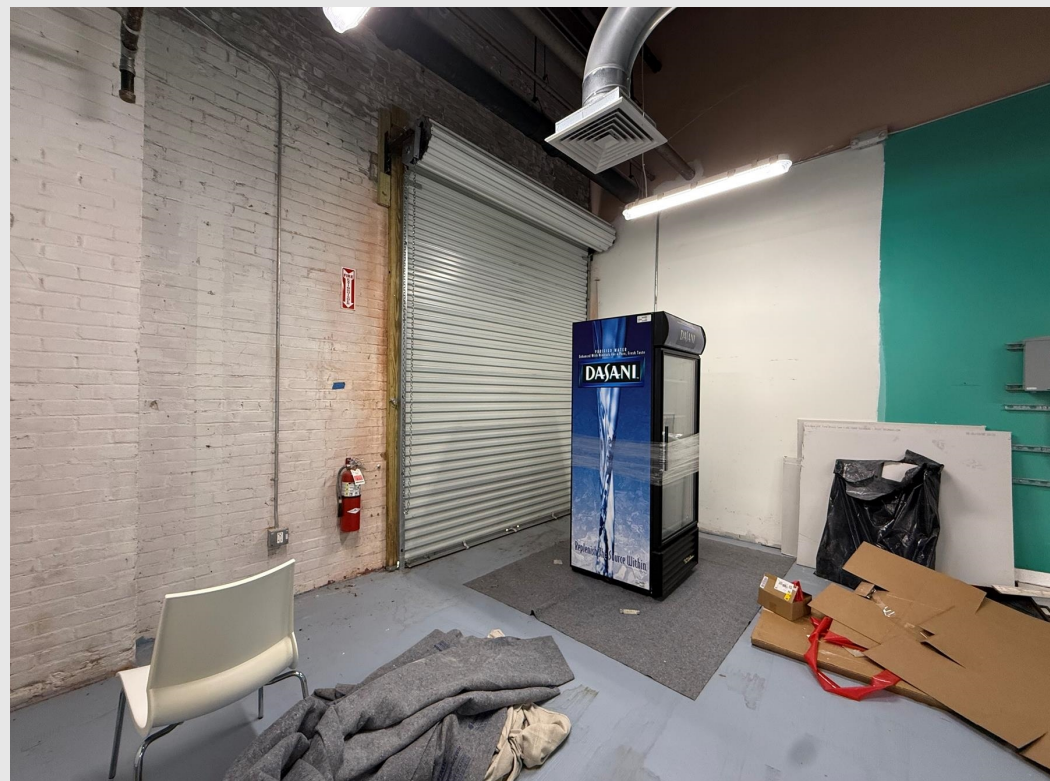






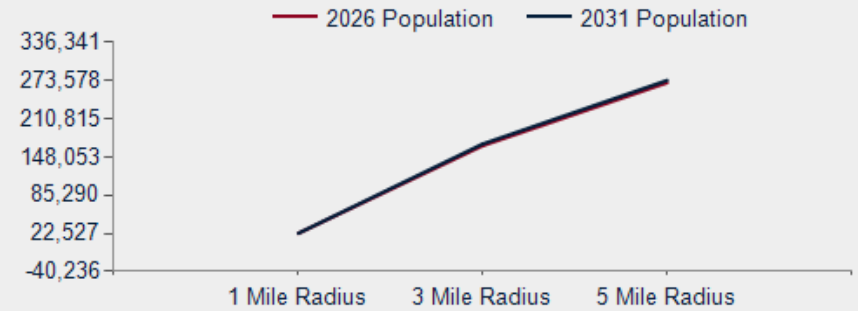




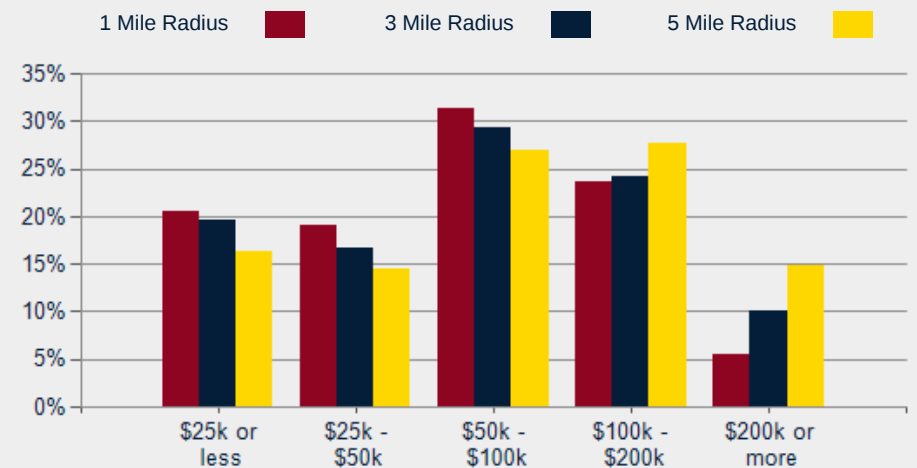


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,694	137,324	222,759
2010 Population	18,885	142,116	234,834
2026 Population	22,527	166,456	269,793
2031 Population	22,706	169,359	273,578
2026 African American	4,114	27,743	37,641
2026 American Indian	204	1,139	1,428
2026 Asian	1,643	15,136	25,980
2026 Hispanic	6,997	46,614	58,615
2026 Other Race	3,621	24,685	30,141
2026 White	9,540	77,271	145,434
2026 Multiracial	3,396	20,423	29,084
2026-2031: Population: Growth Rate	0.80%	1.75%	1.40%

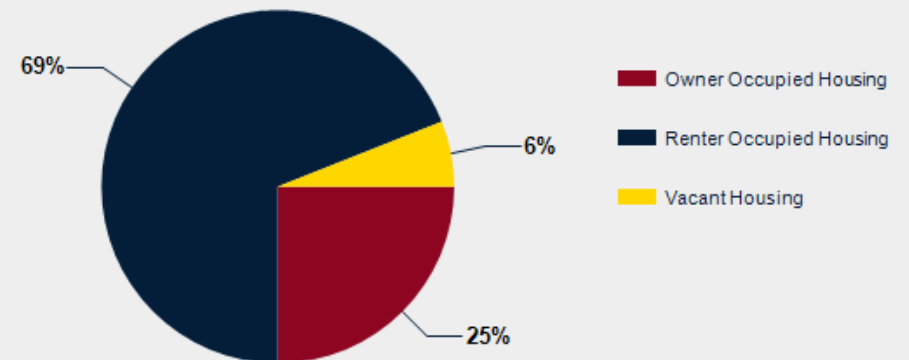
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,358	8,294	11,002
\$15,000-\$24,999	618	4,611	6,273
\$25,000-\$34,999	491	3,437	5,125
\$35,000-\$49,999	1,349	7,547	10,168
\$50,000-\$74,999	1,764	11,229	15,379
\$75,000-\$99,999	1,267	8,151	13,149
\$100,000-\$149,999	1,537	10,864	19,127
\$150,000-\$199,999	757	5,107	10,262
\$200,000 or greater	523	6,631	15,655
Median HH Income	\$64,088	\$69,507	\$83,178
Average HH Income	\$80,995	\$95,994	\$114,208



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

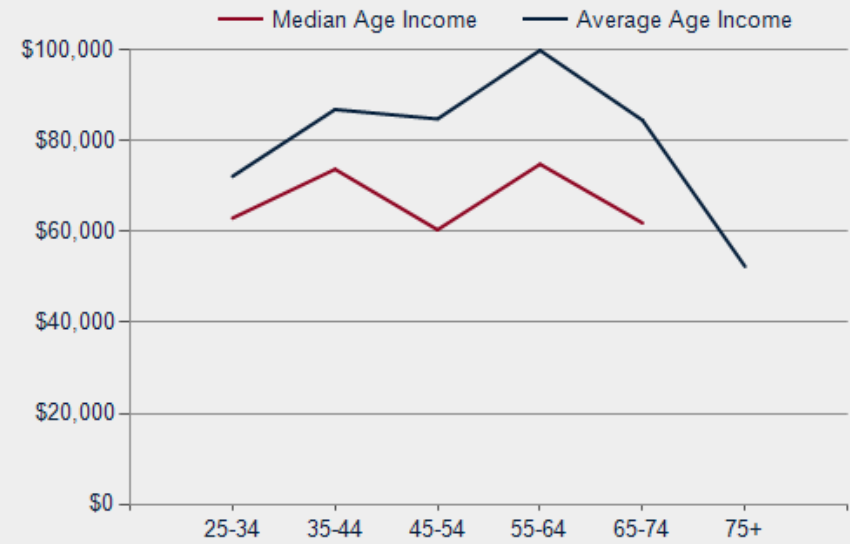
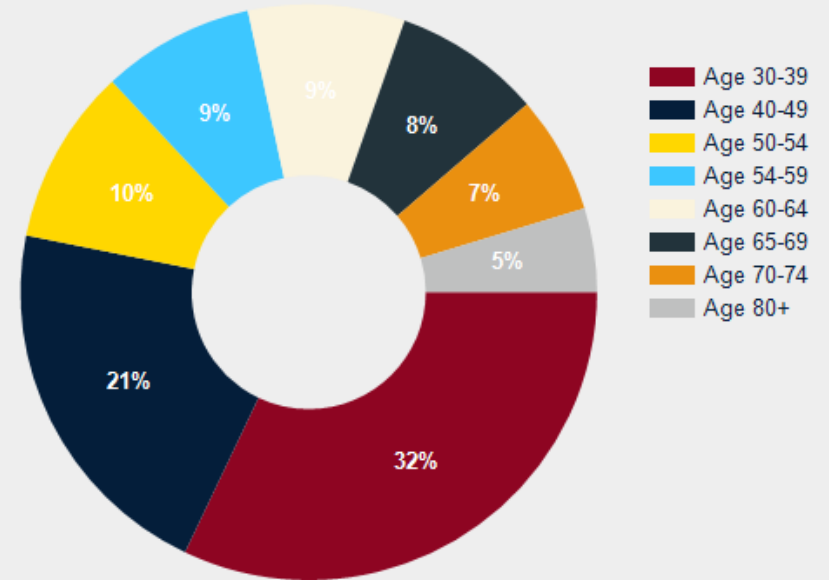


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,340	13,782	20,672
2026 Population Age 35-39	1,782	12,208	19,366
2026 Population Age 40-44	1,499	10,408	17,071
2026 Population Age 45-49	1,214	9,255	15,539
2026 Population Age 50-54	1,272	9,058	15,297
2026 Population Age 55-59	1,099	8,995	15,809
2026 Population Age 60-64	1,130	8,798	15,597
2026 Population Age 65-69	1,064	7,882	14,405
2026 Population Age 70-74	851	6,219	11,451
2026 Population Age 75-79	605	4,569	8,639
2026 Population Age 80-84	407	2,741	5,366
2026 Population Age 85+	438	2,792	5,550
2026 Population Age 18+	17,806	134,458	218,714
2026 Median Age	35	35	37
2031 Median Age	37	37	39

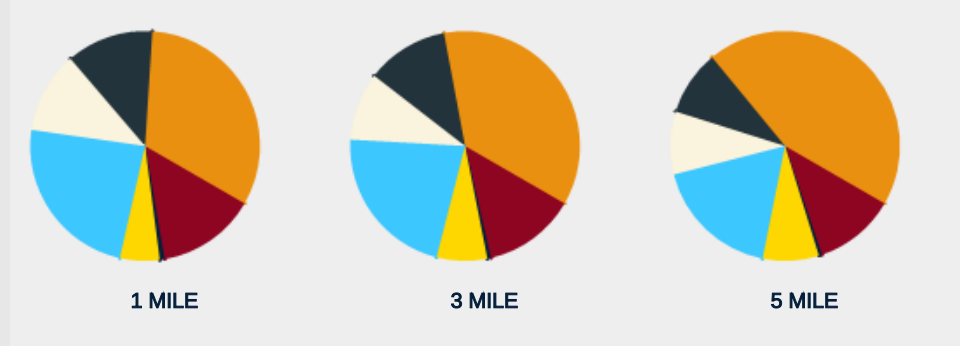
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,011	\$64,406	\$75,053
Average Household Income 25-34	\$72,204	\$85,279	\$100,689
Median Household Income 35-44	\$73,760	\$80,728	\$99,147
Average Household Income 35-44	\$86,925	\$110,186	\$131,255
Median Household Income 45-54	\$60,433	\$81,831	\$104,311
Average Household Income 45-54	\$84,841	\$111,167	\$138,631
Median Household Income 55-64	\$74,879	\$86,643	\$106,967
Average Household Income 55-64	\$99,952	\$115,627	\$134,651
Median Household Income 65-74	\$61,922	\$61,892	\$72,840
Average Household Income 65-74	\$84,566	\$87,518	\$103,374
Average Household Income 75+	\$52,362	\$66,349	\$74,553

Population By Age



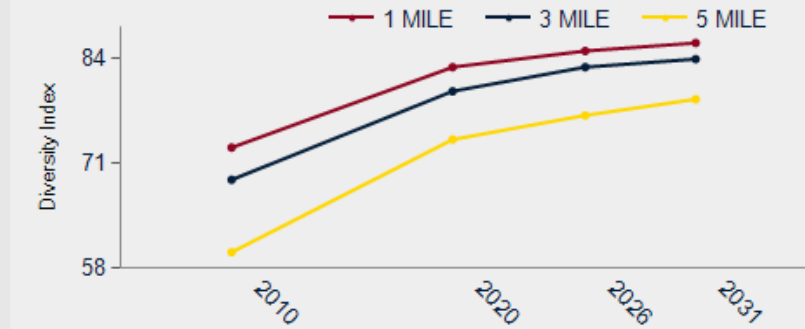
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	86	84	79
Diversity Index (current year)	85	83	77
Diversity Index (2020)	83	81	74
Diversity Index (2010)	73	69	60

POPULATION BY RACE



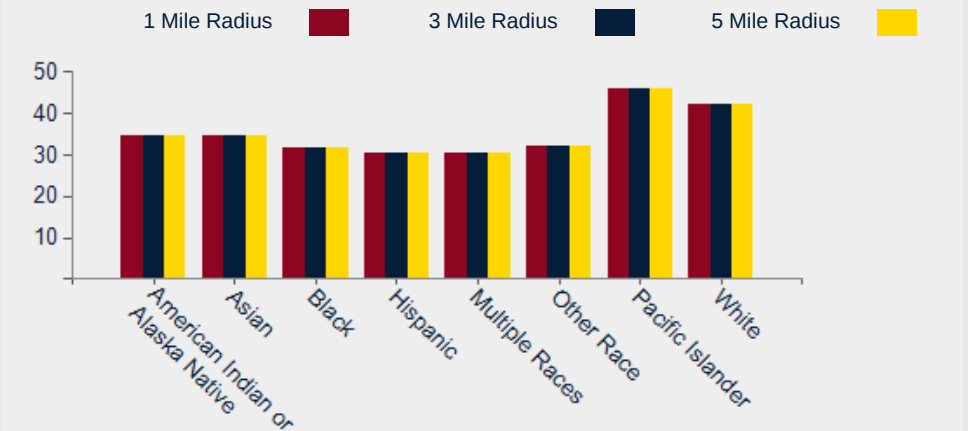
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	14%	13%	11%
American Indian	1%	1%	0%
Asian	6%	7%	8%
Hispanic	24%	22%	18%
Multiracial	12%	10%	9%
Other Race	12%	12%	9%
White	32%	36%	44%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	34	35
Median Asian Age	35	33	34
Median Black Age	32	31	32
Median Hispanic Age	30	30	30
Median Multiple Races Age	30	30	30
Median Other Race Age	32	32	33
Median Pacific Islander Age	46	40	45
Median White Age	42	40	44

2026 MEDIAN AGE BY RACE



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Exclusively Marketed by:



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Broker Owner

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REMAX

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