



AVAILABLE 2,500 SF

Sunnyside Plaza

945 Worcester Street | Natick, MA



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2,500 SF

Available

120 SF ATM End Cap

Available

Brokers -

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DESCRIPTION

- Sunnyside Plaza is strategically located at 945 Worcester Street in Natick, on Route 9 (westbound side) at the intersection with Route 27.
- Tenants include ATI Physical Therapy, Inspired Closets, H&R Block, Tama Restaurant, Square Pizza, Vanity Fur, and Primula.
- Sunnyside Plaza provides easy egress and ingress off Rt 9, with tremendous traffic counts, and desirable demographics where Rt 9 & Rt 27 meet.
- Highly visible with exceptional access to Metro-West demographics.
- Fully built out Urgent Care/medical space

CURRENT TENANTS



TRAFFIC COUNTS

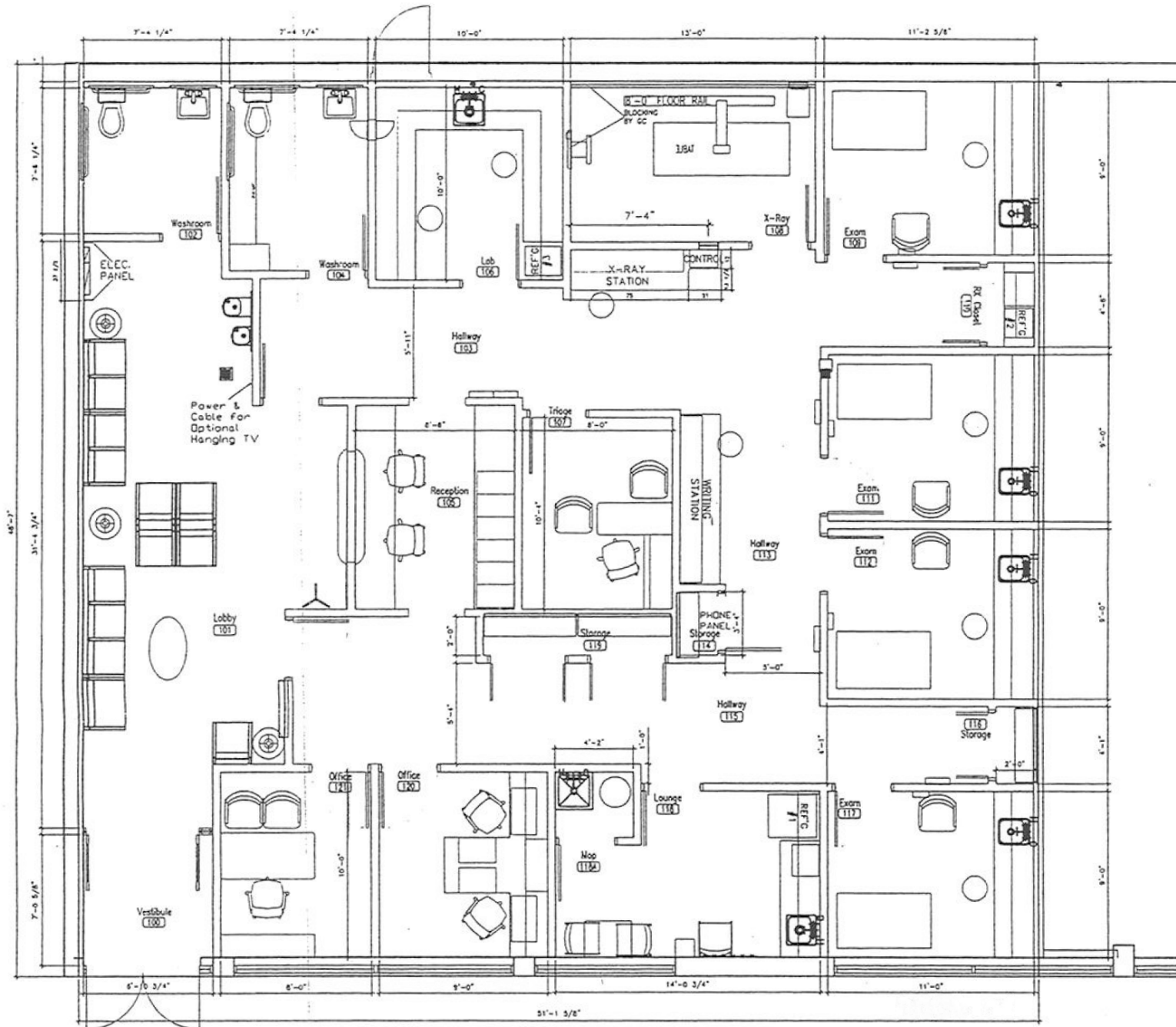
Worcester Street, adjacent to Site VPD

Worcester Street, W of Site

Year: 2019 | Source: massDOT

55,392 VPD

107,508 VPD





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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	7,941	77,049	150,453
2029 Projected Population	7,960	76,672	150,571
Proj. Annual Growth 2024 to 2029	0.05%	-0.10%	0.02%

Daytime Population

2024 Daytime Population	9,515	89,990	164,931
Workers	6,275	55,046	94,406
Residents	3,240	34,944	70,525

Income

2024 Est. Average Household Income	\$194,342	\$185,632	\$198,487
2024 Est. Median Household Income	\$140,571	\$123,371	\$133,105

Households & Growth

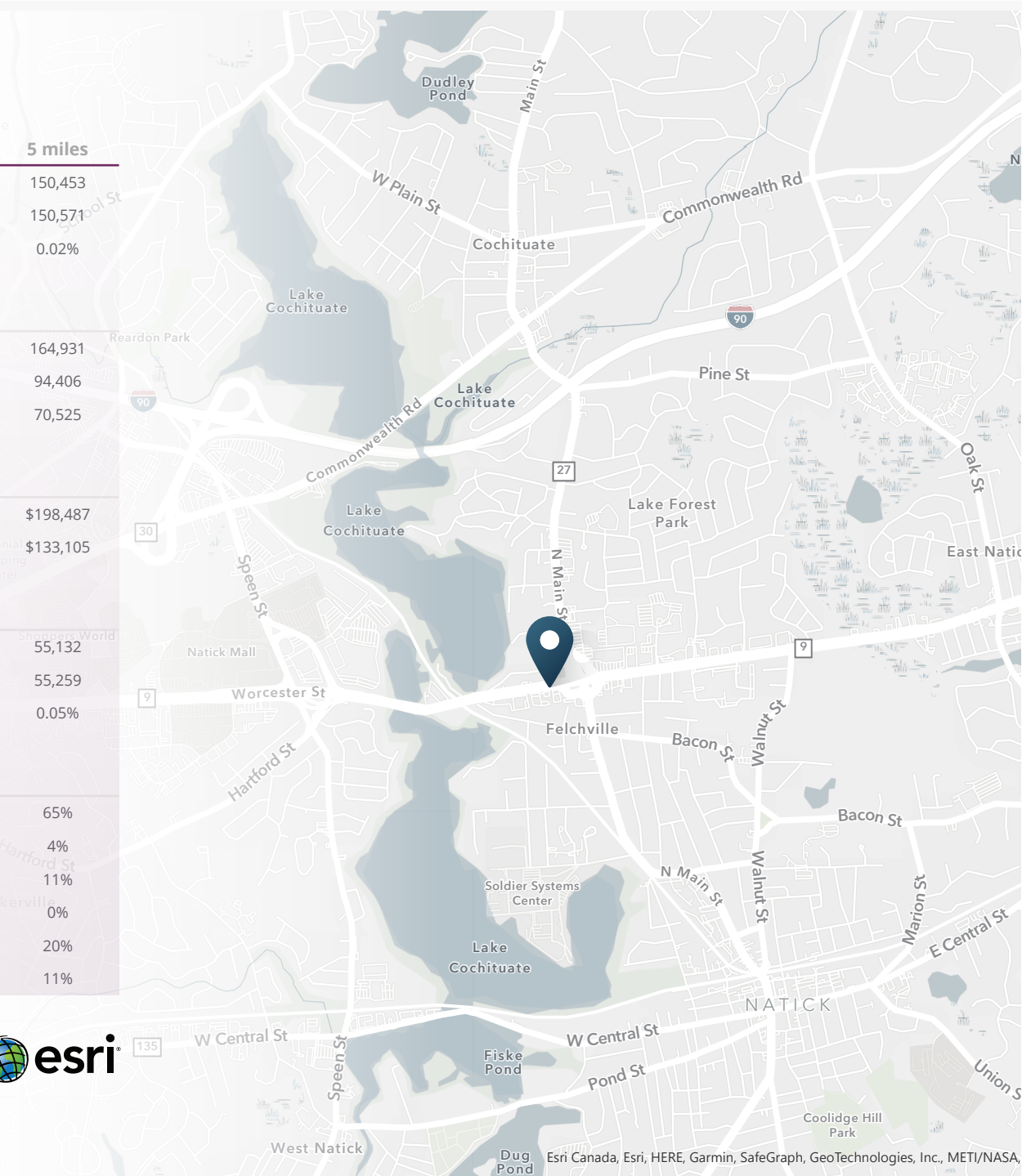
2024 Estimated Households	3,076	29,485	55,132
2029 Estimated Households	3,091	29,368	55,259
Proj. Annual Growth 2024 to 2029	0.10%	-0.08%	0.05%

Race & Ethnicity

2024 Est. White	75%	64%	65%
2024 Est. Black or African American	3%	4%	4%
2024 Est. Asian or Pacific Islander	12%	12%	11%
2024 Est. American Indian or Native Alaskan	0%	0%	0%
2024 Est. Other Races	10%	19%	20%
2024 Est. Hispanic (Any Race)	6%	11%	11%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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