

**AVISON  
YOUNG**

# 1675 Main Street

Leicester, Massachusetts

**Land For Sale**



**41.65-Acres of Commercially Zoned Land  
Ideal for Industrial, Retail, or Residential Mixed-Use Development**



# 41.65-Acre Industrial or Retail Development Opportunity on Route 9

Avison Young-New England is pleased to offer for sale 1675 Main Street, a 41.65-acre development site located just four miles west of Worcester, Massachusetts. Ideally situated along Route 9 (Main Street) in Leicester, the property provides convenient access to major roadways including I-90, I-290, I-395 and Route 20. Additionally, this strategic Central Massachusetts location offers desirable connectivity to some of New England's largest population centers such as Worcester, Springfield, Boston, Hartford, CT and Providence, RI.

1675 Main Street is currently improved with a small restaurant on a short-term lease and a seller-operated drive-in movie theater. The site's Highway Business Industrial 1 zoning district allows for a wide variety of uses including warehouse/logistics, manufacturing, retail, residential mixed-use, and self-storage. Preliminary plans have been completed that consider a 2-building industrial development totaling 431,000 square feet.

The Town of Leicester features a favorable business climate and provides a supportive environment for companies to establish and grow. The town has a strong manufacturing and industrial base, with a skilled and educated workforce. Worcester County has several universities and technical schools, providing a large pool of talented workers in the area. Only 12 minutes away, Worcester Airport provides an opportunity for developers to connect to air freight/logistics.

1675 Main Street's generous site size and HB1 zoning district allow for an extensive industrial or retail development in a supply constrained market.



## Offering Summary

<b>Address:</b>	1673, 1675, 1734 and 1737 Main Street Leicester, MA
<b>Site Size:</b>	41.65 Acres
<b>Tax Parcels:</b>	Four
<b>Zoning District:</b>	Highway Business Industrial 1 (HB1)
<b>Notable Allowable Uses:</b>	Industrial, Manufacturing, Warehouse, Retail, Residential Mixed-Use Self-Storage
<b>Frontage</b>	+/- 757 Feet
<b>Existing Improvements:</b>	Small Restaurant & Drive-In Movie Theater

For more information contact a member of our sales team:

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