

OFFERING MEMORANDUM

9 STAFFORD STREET,
WORCESTER, MA 01603



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Prime owner-user opportunity in Worcester’s Main South corridor. This versatile 3,026 SF commercial building (1,513 SF main level + 1,513 SF walk-out lower level) sits on a 6,992 SF lot in BG-2 zoning, one of Worcester’s most flexible districts, allowing retail, office, restaurant, personal services, auto uses (sales/light repair), by right. Located in the CCOD Main South overlay, the property benefits from strong visibility and steady neighborhood traffic. The main level offers open storefront or office space, while the walk-out lower level is ideal for storage, workshop, studio, or supplemental income. Excellent for small businesses, service users, contractors, or investors seeking a well-located, high-utility property with strong SBA-financing appeal.

OFFERING SUMMARY

Sale Price	\$525,000
Address:	9 Stafford Street, Worcester, MA 01603
Lot Size:	0.16 Acres / 6,992 SF
Building Size:	3,026 SF (1,513 SF main level + 1,513 SF lower level)
Zoning:	BG-2
Year Built:	1988



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PROPERTY PHOTOS

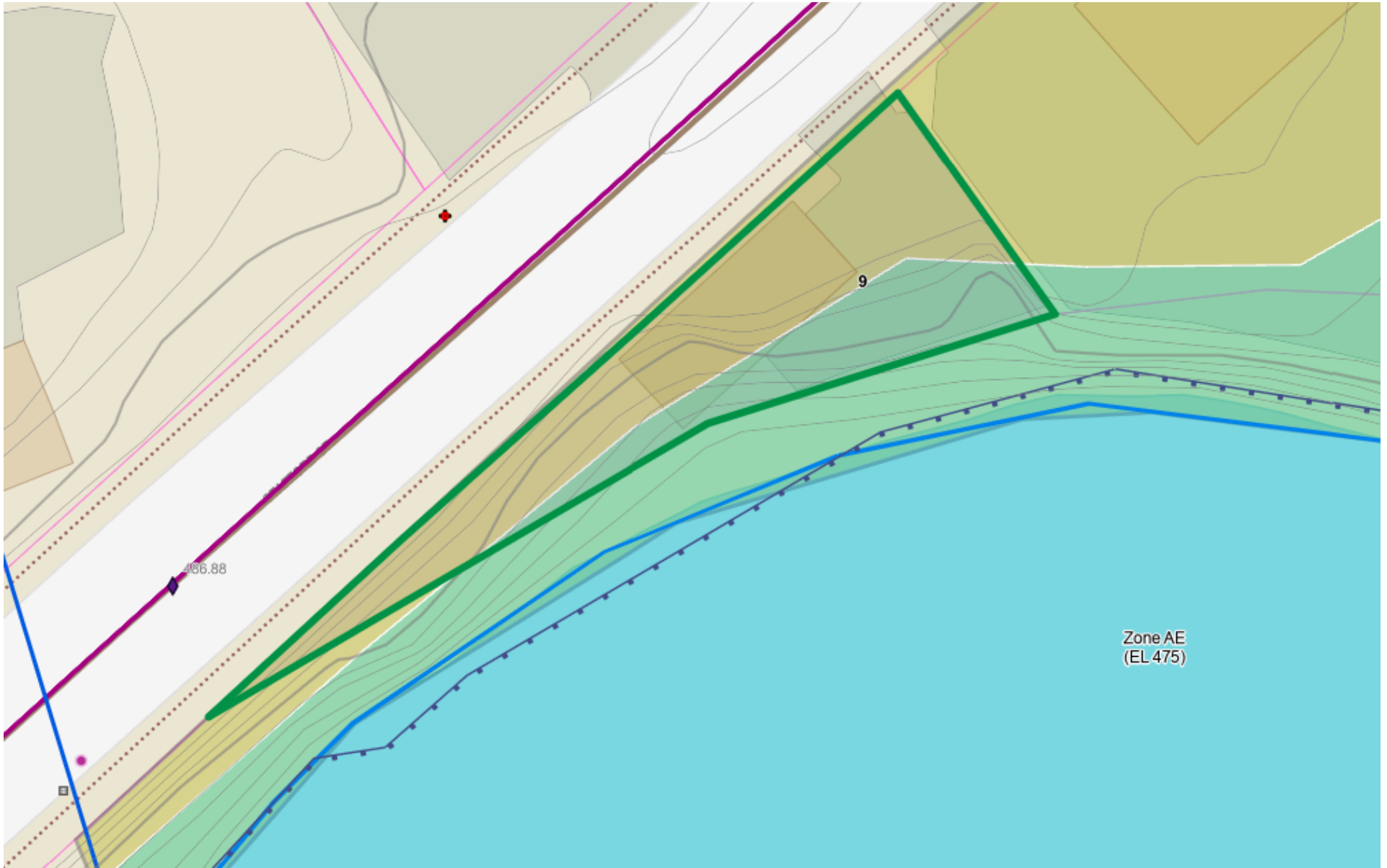


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PROPERTY PHOTOS



ASSESSOR MAP



LOCATION MAP

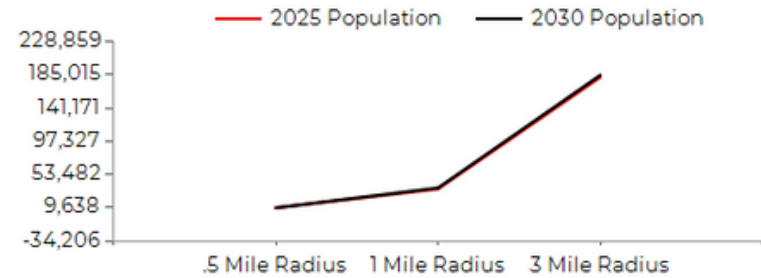


DEMOGRAPHICS

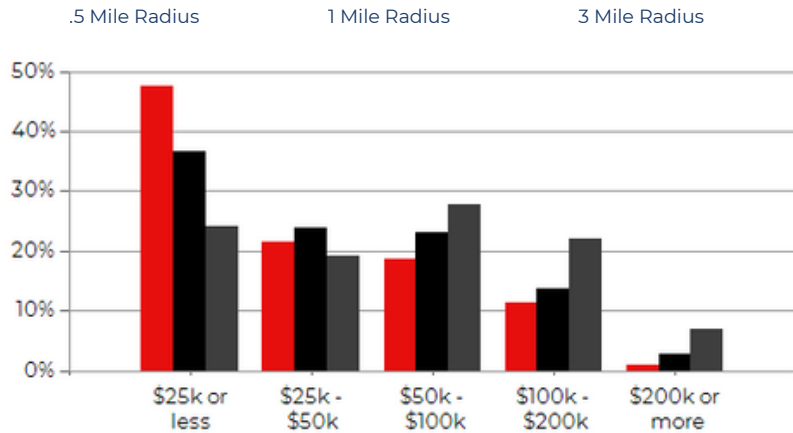
POPULATION	.5 MILE	1 MILE	3 MILE
2000 Population	8,017	29,195	152,612
2010 Population	8,326	30,073	159,114
2025 Population	9,638	34,581	182,312
2030 Population	9,672	35,946	185,015
2025-2030: Population: Growth Rate	0.35%	3.90%	1.45%

2025 HOUSEHOLD INCOME	.5 MILE	1 MILE	3 MILE
less than \$15,000	970	3,415	10,841
\$15,000-\$24,999	525	1,794	6,206
\$25,000-\$34,999	342	1,418	5,734
\$35,000-\$49,999	331	1,984	7,786
\$50,000-\$74,999	332	1,918	11,118
\$75,000-\$99,999	249	1,382	8,518
\$100,000-\$149,999	275	1,222	10,366
\$150,000-\$199,999	84	723	5,160
\$200,000 or greater	30	393	4,968
Median HH Income	\$26,717	\$37,909	\$58,591
Average HH Income	\$46,041	\$59,897	\$85,714

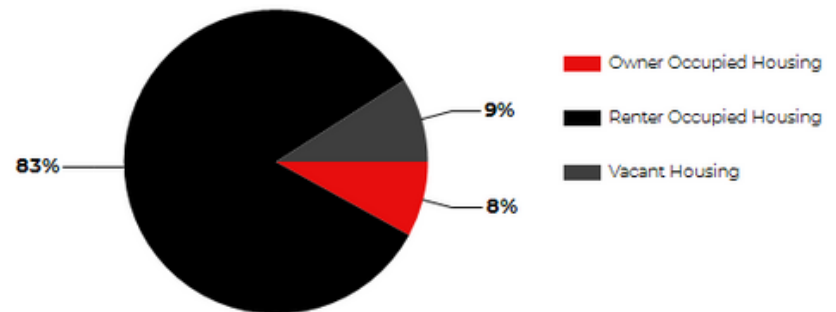
HOUSEHOLDS	.5 MILE	1 MILE	3 MILE
2000 Total Housing	2,891	12,516	62,665
2010 Total Households	2,597	11,485	60,150
2025 Total Households	3,139	14,248	70,695
2030 Total Households	3,201	15,066	72,830
2025 Average Household Size	2.36	2.19	2.38
2025-2030: Households: Growth Rate	1.95%	5.60%	3.00%



2025 Household Income



2025 Own vs. Rent - .5 Mile Radius

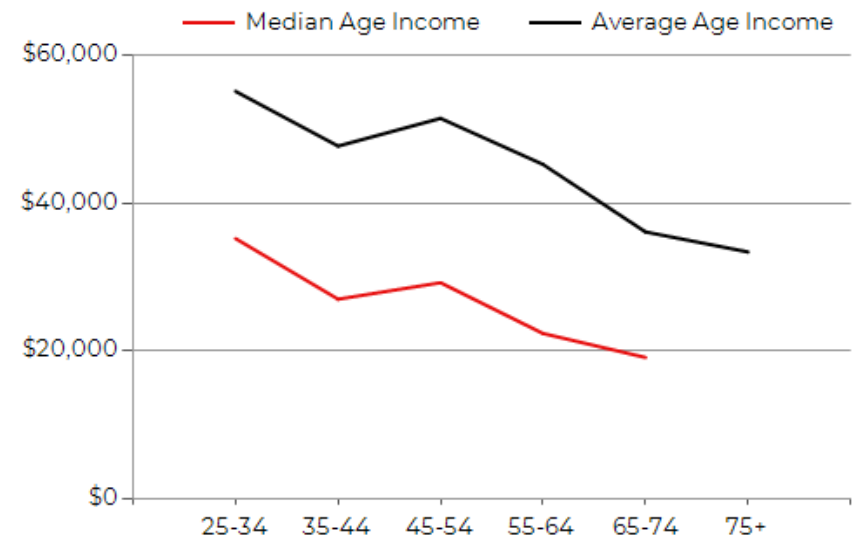
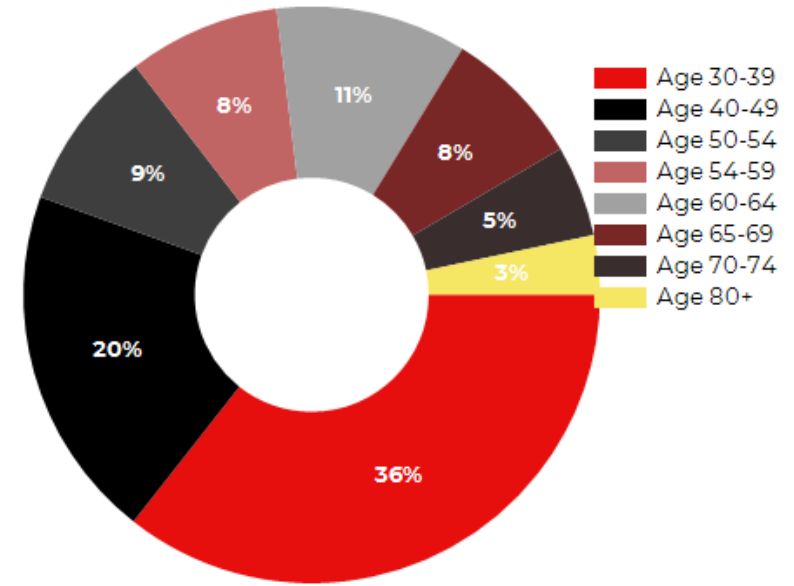


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2025 POPULATION BY AGE	.5 MILE	1 MILE	3 MILE
2025 Population Age 30-34	729	2,987	15,309
2025 Population Age 35-39	461	2,242	12,755
2025 Population Age 40-44	358	1,963	11,131
2025 Population Age 45-49	307	1,619	9,789
2025 Population Age 50-54	302	1,744	10,198
2025 Population Age 55-59	284	1,624	10,012
2025 Population Age 60-64	358	1,654	10,027
2025 Population Age 65-69	261	1,308	8,730
2025 Population Age 70-74	171	1,005	6,545
2025 Population Age 75-79	111	691	4,556
2025 Population Age 80-84	77	449	2,740
2025 Population Age 85+	108	488	3,225
2025 Population Age 18+	8,455	28,564	148,123
2025 Median Age	25	31	35
2030 Median Age	25	32	36

2025 INCOME BY AGE	.5 MILE	1 MILE	3 MILE
Median Household Income 25-34	\$35,184	\$45,609	\$62,808
Average Household Income 25-34	\$55,144	\$65,380	\$84,534
Median Household Income 35-44	\$26,970	\$44,984	\$71,617
Average Household Income 35-44	\$47,723	\$67,419	\$98,986
Median Household Income 45-54	\$29,202	\$43,008	\$73,524
Average Household Income 45-54	\$51,476	\$67,124	\$100,742
Median Household Income 55-64	\$22,325	\$36,591	\$64,990
Average Household Income 55-64	\$45,226	\$62,725	\$94,338
Median Household Income 65-74	\$19,066	\$31,633	\$49,462
Average Household Income 65-74	\$36,082	\$54,262	\$76,098
Average Household Income 75+	\$33,367	\$39,670	\$53,905



DISCLOSURE

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