



FOR LEASE

RETAIL/OFFICE SPACES AVAILABLE

RT. 9 & SHREWSBURY ST. - BEST LOCATION IN WORCESTER
OPPOSITE UMASS MEDICAL CAMPUS & BIOTECH CENTER

Piccadilly Plaza - Iconic Restaurant, Retail & Office Center

Available: 4,420 SF of Retail/Office Space on 1st Floor, Divisible to 1,000 SF

Inquire Within for Space Availability

At the Gateway to Downtown Worcester from the East



FEATURES:

- 2 Signalized Curb Cuts at Shrewsbury St. and Belmont St. (Rt. 9)
- Wuxi Biologics, approx. 700 Employees, Opening Soon!
- Address: 490 Shrewsbury St., Worcester, MA
- Three Pylon Signs
- Parking: 139 Spaces
- Traffic:
 - Shrewsbury St.: 20,956 ADT
 - Belmont St. (Rt. 9): 17,079 ADT



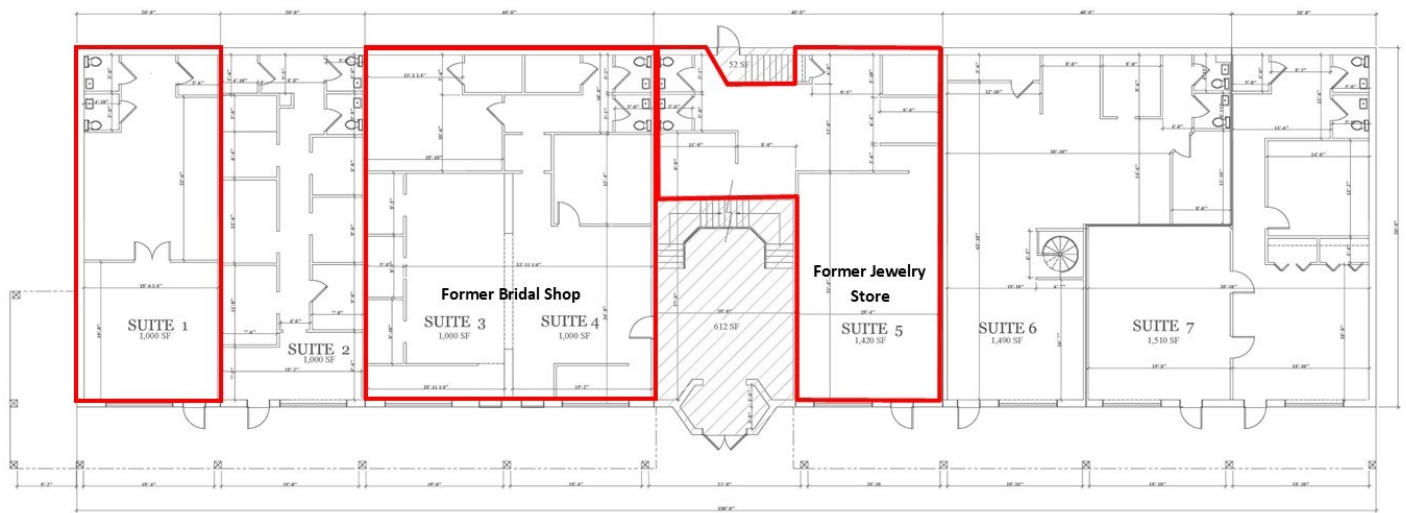
AMERICAN COMMERCIAL REAL ESTATE
50 LEDGEVIEW WAY #2415, WRENTHAM, MASSACHUSETTS 02093
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Information presented herein is from sources deemed reliable. However, no warranty can be made as to the accuracy of this information, which is presented subject to prior sale, rental, or withdrawal from the market without notice.



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FIRST FLOOR PLAN
COMMON AREA 664 SF
SCALE 1/8" = 1'-0"

Available:

- **Suite 1:** 1,000 SF Endcap
Former Law Office
- **Suite 3-4:** 2,000 SF dividable;
Former Fully Built-Out Bridal
Shop
- **Suite 5:** 1,420 SF Former Built
-Out Jewelry Store



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Demographics

Total Population



3 Mile

12,536

5 Mile

120,372

10 Mile

343,796

Median HH Income



3 Mile

\$38,981

5 Mile

\$49,539

10 Mile

\$72,453

For more information,
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