

An aerial photograph of a neighborhood in Worcester, MA. The street 'Canterbury St' is visible, running horizontally across the middle. A red outline highlights a specific lot located between Canterbury St and a large industrial-style building. The surrounding area includes residential houses, parking lots, and other commercial buildings.

31 CANTERBURY ST  
WORCESTER, MA

LAND FOR SALE

**NAI** Glickman Kovago & Jacobs



# PROPERTY HIGHLIGHTS

**ASKING PRICE:** \$125,000

LOT SIZE  $\pm$  6,500 SF  
(to be verified)

ZONING MG-2

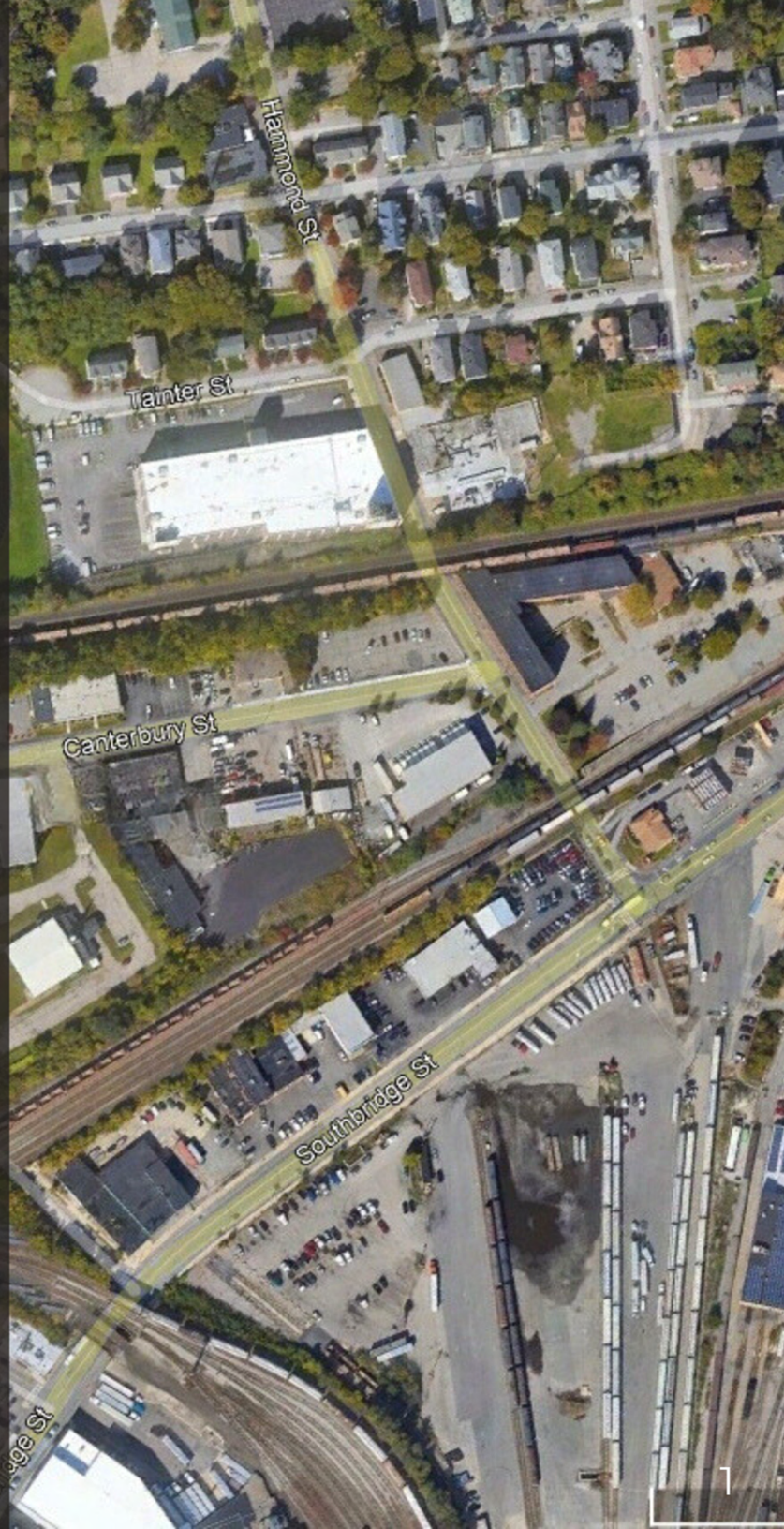
FRONTAGE (Canterbury St)  $\pm$  50 ft

LOT GRADE LEVEL

UTILITIES AVAILABLE

- Water & Sewer
- Gas
- Electrical

City of Worcester  
Natural Gas  
National Grid





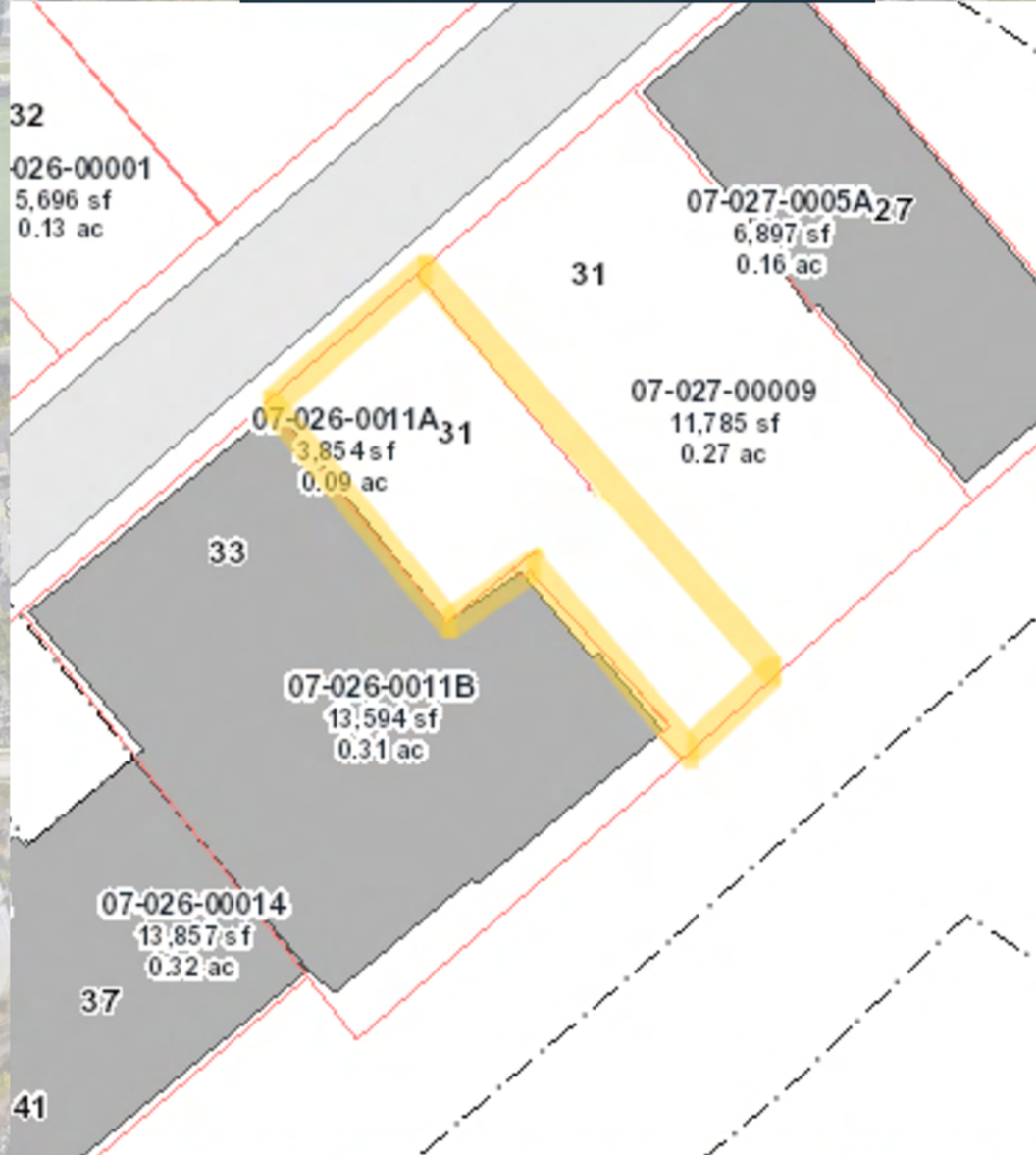
# AERIAL PHOTO & SITE PLAN

31 CANTERBURY ST  
WORCESTER, MA

± 5,600 SF  
Industrial Developable Land

**Zoning:**  
Manufacturing, General (MG-2)

± 0.1  
acre







## STRATEGIC LOCATION

Located on Canterbury Street, the property stands in close proximity to key transportation networks, facilitating streamlined connectivity with major hubs and markets.



## THRIVING ENVIRONMENT

As the city of Worcester continues its tremendous momentum, with population growth of 14% from 2010 to 2020, there's an incredible opportunity for investors to capitalize on evolving market dynamics.



## ROBUST DEVELOPMENT

Worcester is booming. Over \$4.5 billion in major projects in the past decade has fueled positive change. Public and private investments totaling nearly \$2.5 billion have spurred hundreds of residential and commercial developments. This dynamic environment attracts businesses, offering a thriving landscape for them to contribute to the local economy.



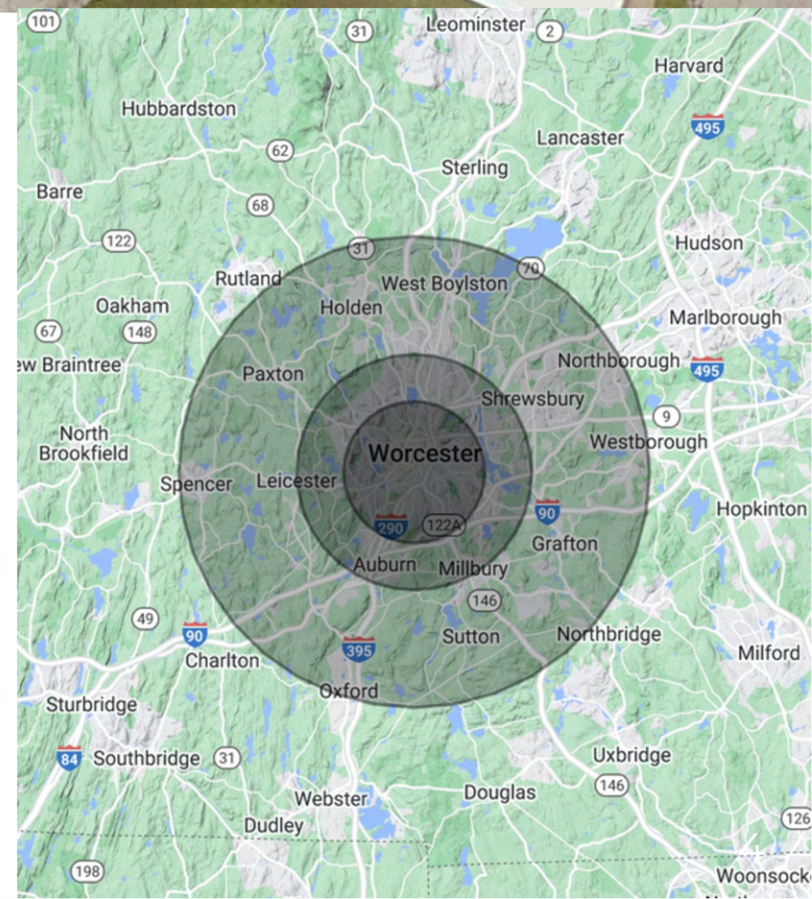
# DEMOGRAPHICS

31 CANTERBURY ST  
WORCESTER, MA

Population	3 Miles	5 Miles	10 Miles
Total Population	167,595	248,687	385,927
Average Age	38	39	40
Average Age (Male)	37	38	40
Average Age (Female)	39	40	41

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	64,054	96,075	148,471
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$84,432	\$97,151	\$118,891
Average House Value	\$368,050	\$390,567	\$448,668

*Demographics data derived from AlphaMap*





# RETAILER MAP



31 CANTERBURY ST  
WORCESTER, MA



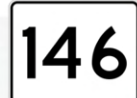
DRIVE TO I-290  
< 1.5 MILES



DRIVE TO I-190  
< 3 MILES



DRIVE TO ROUTE 122A  
< 1 MILE



DRIVE TO 146  
< 2 MILES



CONTACT US



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Map  
Caption for your map.

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**31 CANTERBURY ST  
WORCESTER, MA**

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