

RETAIL BUILDING FOR SALE OR LEASE/ REDEVELOPMENT OPPORTUNITY

**655 Park Avenue (Route 9)
Worcester, MA 01603**

PROPERTY HIGHLIGHTS

- Large lot with frontage & signage on two streets
- Additional land potentially available
- Dense population
- Existing drive-thru
- High traffic count
- Redevelopment potential - flexible zoning

PROPERTY PROFILE

LAND SIZE

1.37 acres

ZONING DISTRICT

BG-4.0/Commercial Corridors
Overlay District

SERVICES

Municipal Water & Sewer

TRAFFIC COUNT

Park Avenue: 19,561 ADT
Main Street: 16,567 ADT

BUILDING SIZE

3,528 SF
(+ Basement)

STREET FRONTAGE

Park Avenue: 88 FT
Main Street: 181 FT

YEAR BUILT

1973

PARKING SPACES

74+



For more information, call, text, or email:

Sam Obar

508.921.0433

sobar@highbarpg.com

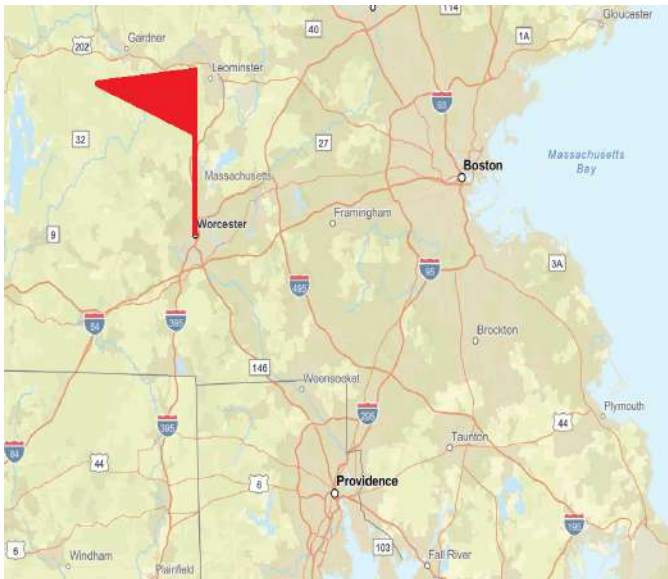
HIGHBAR
PROPERTY GROUP

RETAIL BUILDING FOR SALE OR LEASE/ REDEVELOPMENT OPPORTUNITY



655 Park Avenue (Route 9)
Worcester, MA 01603

LOCUS **MAP**



AREA **DEMOGRAPHICS (2025)**



TOTAL POPULATION

1 Mile: 24,664 **2 Mile:** 78,125 **3 Mile:** 139,530



TOTAL HOUSEHOLDS

1 Mile: 9,127 **2 Mile:** 28,918 **3 Mile:** 53,301



TOTAL EMPLOYEES

1 Mile: 6,192 **2 Mile:** 23,939 **3 Mile:** 69,498



MEDIAN HOUSEHOLD INCOME

1 Mile: \$54,985 **2 Mile:** \$63,194 **3 Mile:** \$66,437



For more information, call, text, or email:

Sam Obar
508.921.0433
sobar@highbarpg.com

HIGHBAR
PROPERTY GROUP