



Each office independently owned and operated

FOR LEASE

OFFICE BUILDING

REMAX PARTNERS - JIMMY KALOGEROPOULOS

44 Park Street
Andover, MA 01810
508.635.8259

BANCROFT SCHOOL OF MASSAGE THERAPY

333 SHREWSBURY STREET | WORCESTER, MA 01604



PRESENTED BY:

**JAMES
KALOGEROPOULOS**

Broker Owner
508.635.8259
MA #95885635

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DEMOGRAPHICS MAP & REPORT

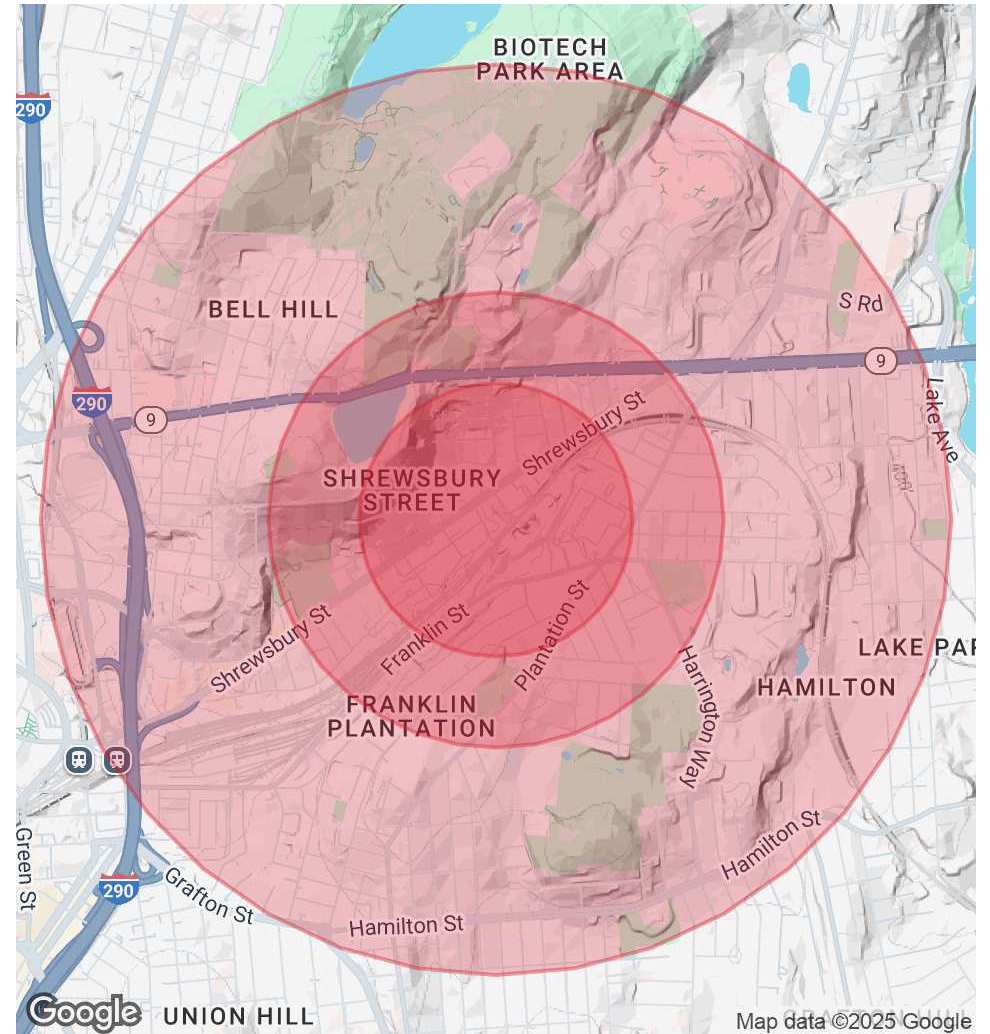
BANCROFT SCHOOL OF MASSAGE THERAPY

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,859	4,666	22,991
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	907	2,149	9,596
# of Persons per HH	2	2.2	2.4
Average HH Income	\$62,794	\$71,534	\$74,532
Average House Value	\$310,280	\$314,345	\$312,479

Demographics data derived from AlphaMap



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PROPERTY SUMMARY

BANCROFT SCHOOL OF MASSAGE THERAPY

333 SHREWSBURY STREET | WORCESTER, MA 01604



PROPERTY DESCRIPTION

This versatile 14,000 sq.ft. commercial space offers a prime opportunity for office or retail use in a high-traffic business district. Currently operating as a school, the building features spacious, well-maintained interiors that can be easily adapted to suit a variety of business needs. Located on a busy main road, it provides exceptional visibility and accessibility, just minutes from major highways, hospitals, and a thriving restaurant scene. The layout is ideal for professional offices, medical practices, educational institutions, or retail showrooms, with ample space for customization. Surrounded by a strong business community, this property benefits from a high traffic count and a dynamic commercial environment. Whether you're expanding your business or launching a new venture, this location offers unmatched convenience and growth potential!

PROPERTY HIGHLIGHTS



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OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Available SF:	14,000 SF
Lot Size:	120,661 SF
Building Size:	14,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	907	2,149	9,596
Total Population	1,859	4,666	22,991
Average HH Income	\$62,794	\$71,534	\$74,532

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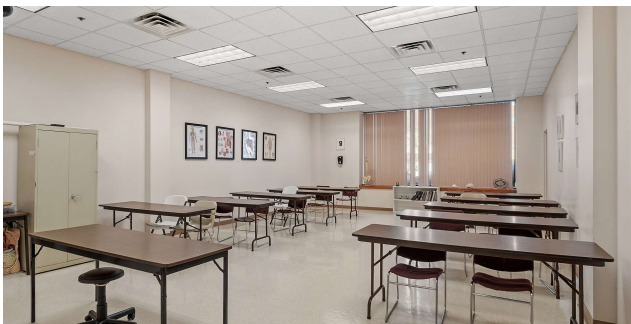
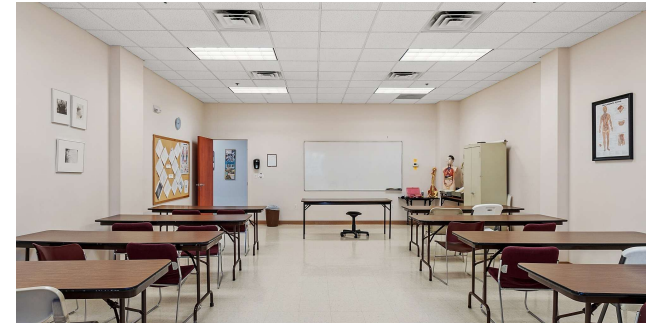
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ADDITIONAL PHOTOS

BANCROFT SCHOOL OF MASSAGE THERAPY

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RE/MAX
COMMERCIAL®

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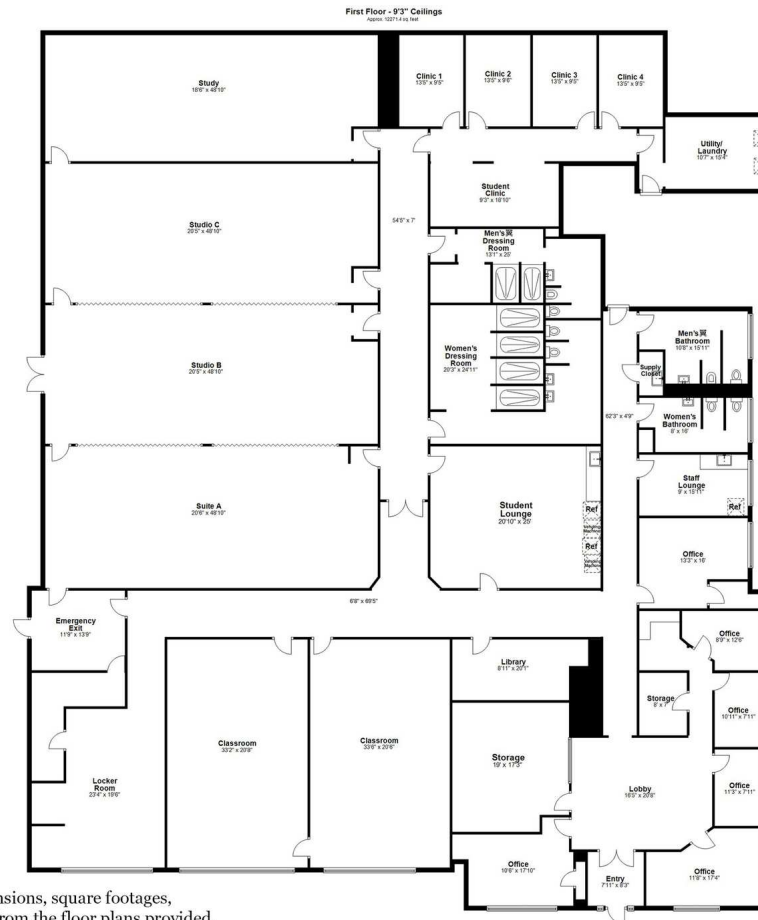
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FLOOR PLANS

BANCROFT SCHOOL OF MASSAGE THERAPY

333 SHREWSBURY STREET | WORCESTER, MA 01604

333 Shrewsbury Street, Worcester, MA



Plans are illustrative only. Dimensions, square footages, elevations and details may vary from the floor plans provided.



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ADVISOR BIO 1

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