

100  
GRAFTON STREET  
WORCESTER, MA

# 1.54 ACRES SIGNALIZED CITY BLOCK FOR SALE





## 190 Grafton Street

190 Grafton Street  
Worcester, Massachusetts 01601

### Property Highlights

- Ideal Re-development opportunity - for retail, carwash, medical facilities, low-rise multi-family housing, and most commercial uses
- Prime location 190 Grafton Street - Route 122
- Property comprised of 1.54 acres as part of a 5-lot assemblage on a signalized city block abutting I-290 ramp
- Just blocks from the vibrant Canal District, Polar Park, and Downtown Worcester
- Situated in a highly dense sector of the city that experiences a robust traffic flow, with an average of 20,693 vehicles a day (2003)
- Zoned Business Limited 1 (BL-1), allowing for versatile commercial uses
- Part of Commercial Corridor Overlay District, offering additional development opportunities
- Offers great potential for business or developers seeking a strategic location with significant visibility

### Offering Summary

<b>Lot Size:</b>	1.54 Acres
<b>Available SF:</b>	67,118.4
<b>Traffic Count:</b>	20,693 (2003)
<b>Zone:</b>	Business Limited 1

### For More Information

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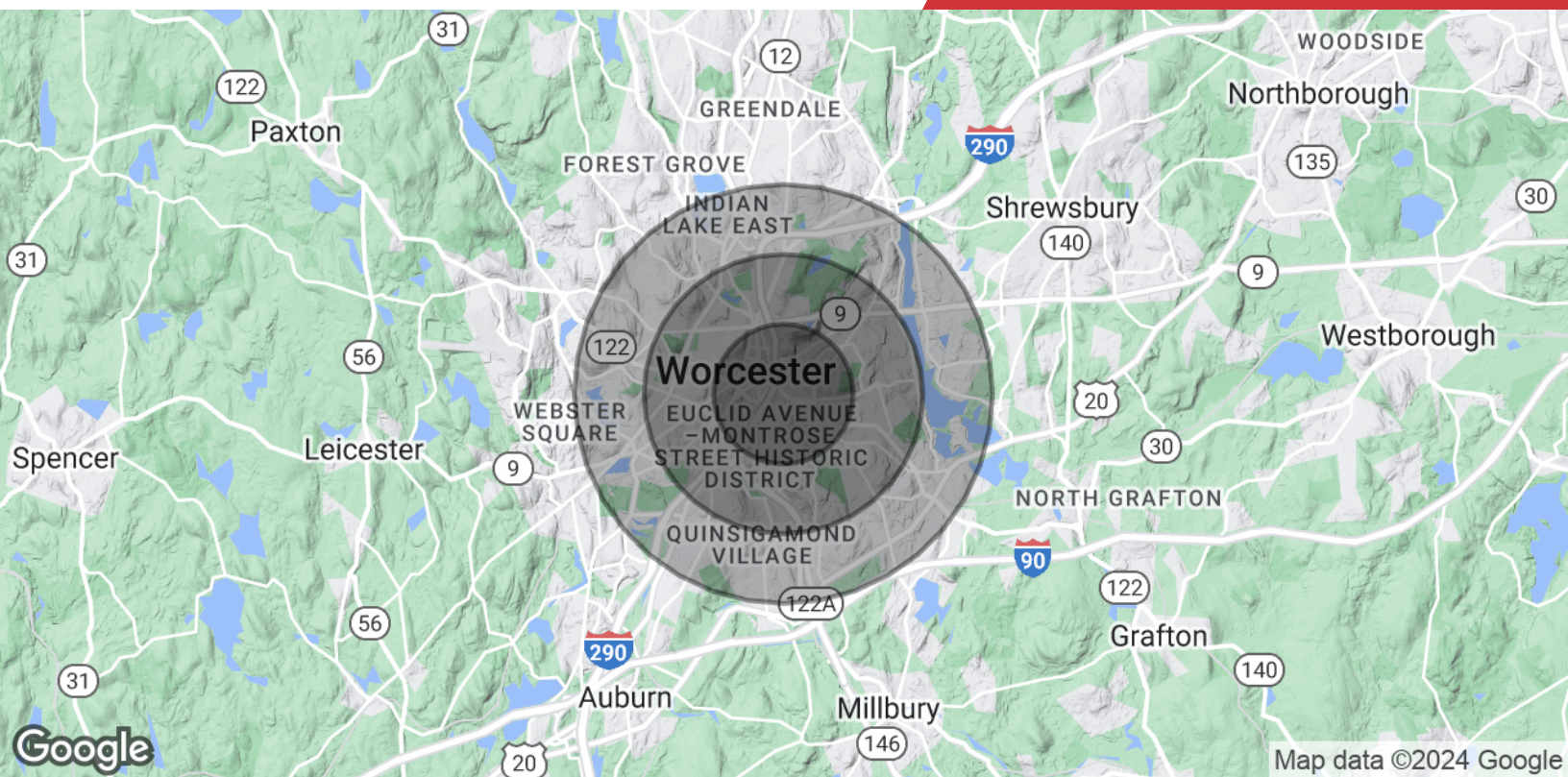
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## Population

	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	32,072	95,324	146,275
<b>Average Age</b>	35.4	34.2	36.2
<b>Average Age (Male)</b>	34.0	32.7	34.9
<b>Average Age (Female)</b>	36.2	35.7	37.7

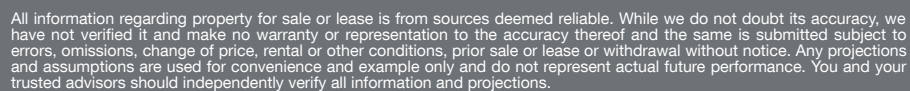
## Households & Income

	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	14,971	40,173	62,542
<b># of Persons per HH</b>	2.1	2.4	2.3
<b>Average HH Income</b>	\$46,741	\$53,472	\$62,119
<b>Average House Value</b>	\$142,231	\$155,028	\$189,500

2020 American Community Survey (ACS)



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA/FPAC/GEO



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