



**METROWEST
COMMERCIAL R. E.**
THE REGIONAL EXPERTS

**FOR LEASE – GOLDEN TRIANGLE LOCATION !
RT. 9 RETAIL / MEDICAL / OFFICE
271 WORCESTER RD., FRAMINGHAM, MA**



PREMIER RT. 9 LOCATION WITH EASY ACCESS TO MASS PIKE !

Located just East of Rt. 126 and close to Shopper's World, Natick Mall, Venture West Plaza, Sherwood Plaza and many national retailers.

RT. 9 signage available, 79 parking spaces (front, side & rear of building) and easy access from all directions.

Co-tenants are; Sichuan Gourmet Restaurant – voted #1 in Metrowest and a huge foot traffic generator, Black Sheep – a tattoo artistry shop.

Traffic Count: 51,183 car per day – 1.8-acre lot

1ST FLOOR RETAIL or OFFICE AVAILABLE:

Center unit 2,000 s.f. **ASKING - \$25/s.f. NNN**

(NNN = approx. \$8.20)

Cannabis use - Asking - \$28/s.f. NNN

Right end (former grocery store) 2,000 s.f.

ASKING - \$30/s.f. NNN

(NNN = approx. \$8.20/s.f.) Cannabis use TBD

Combined spaces 4,000 s.f.

REDUCED - \$25/s.f. NNN

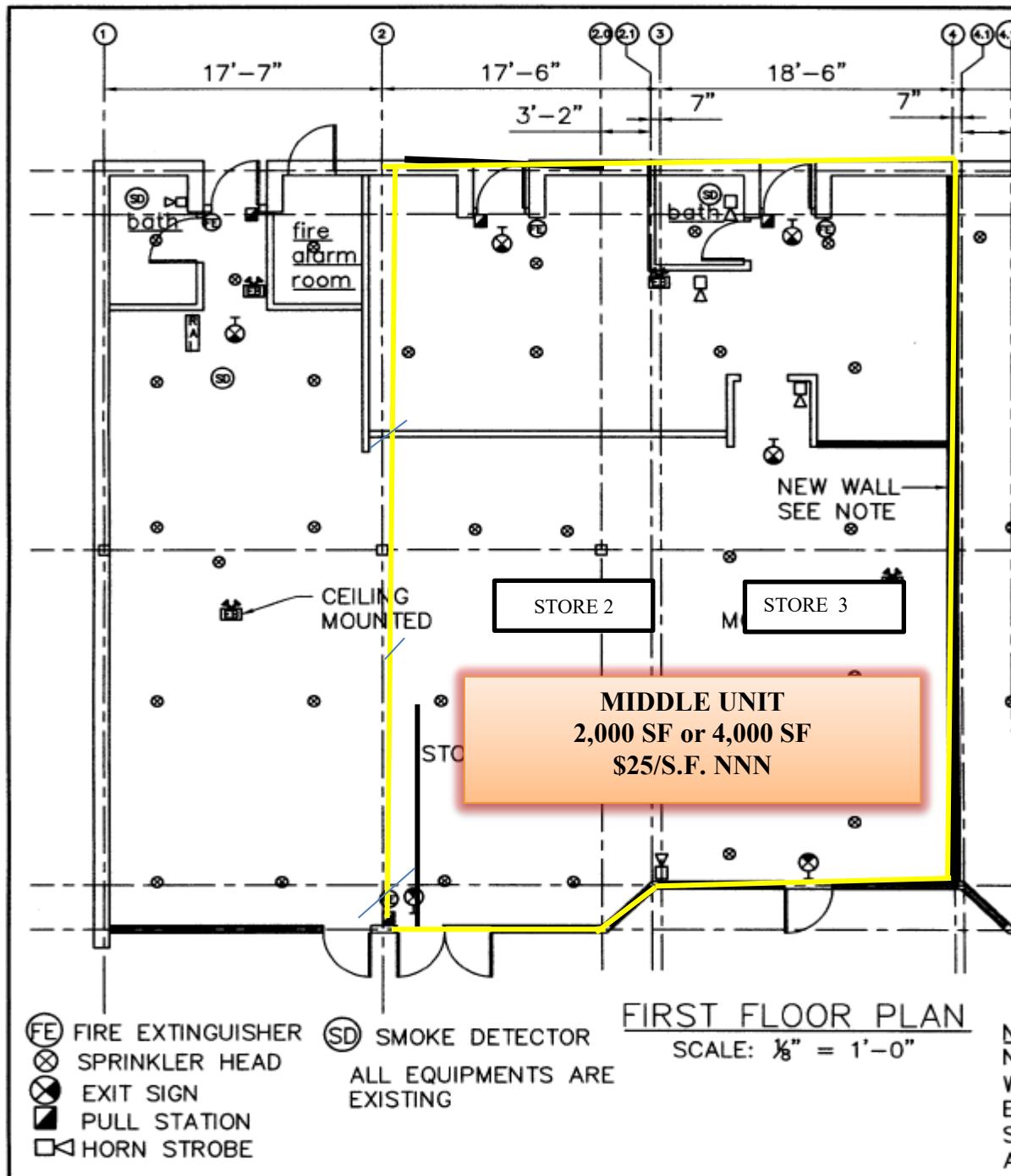
(NNN = approx. \$8.20/s.f.) Cannabis use TBD

Please call MARLENE ARON 508-740-0000 to view this property

ma@metrowestcre.com

The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MetroWest Commercial RE represents the Lessor. MetroWest Commercial RE does not co-broke with Principals nor recognize representation after the first showing. Info date 1-2-26

271 WORCESTER ROAD
FRAMINGHAM, MA

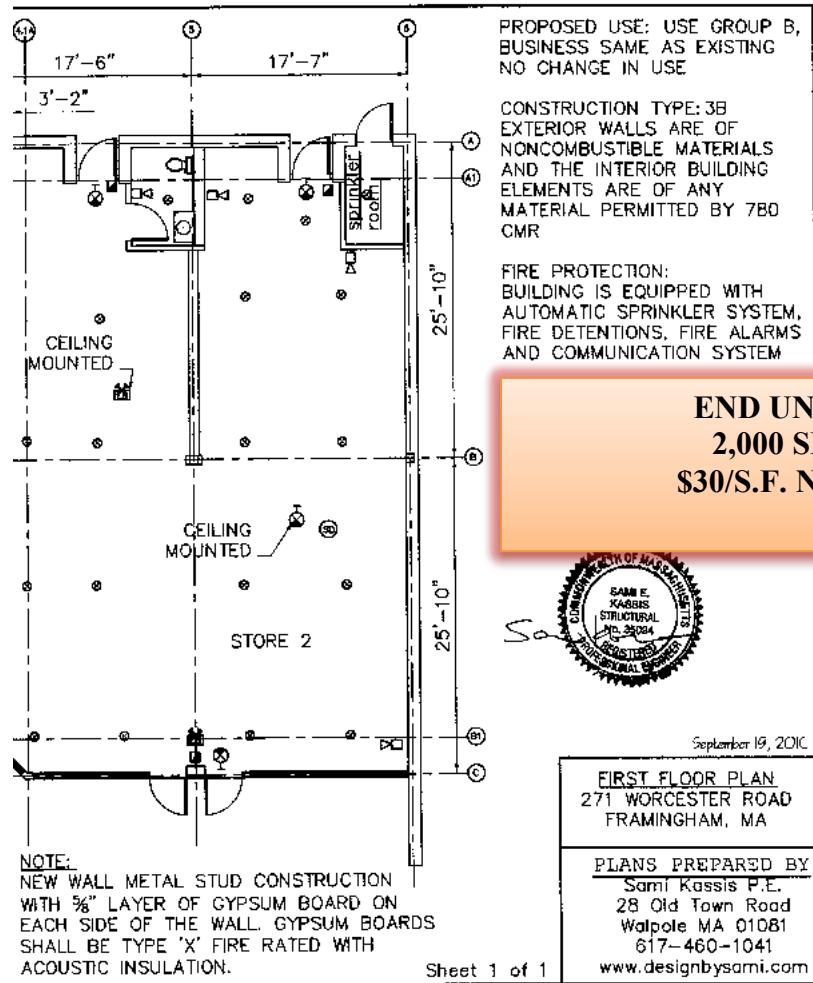


ROUTE 9 FACING SIDE – DIMENSION IS 50' DEEP.
(The above noted dimensions are interior dimensions)

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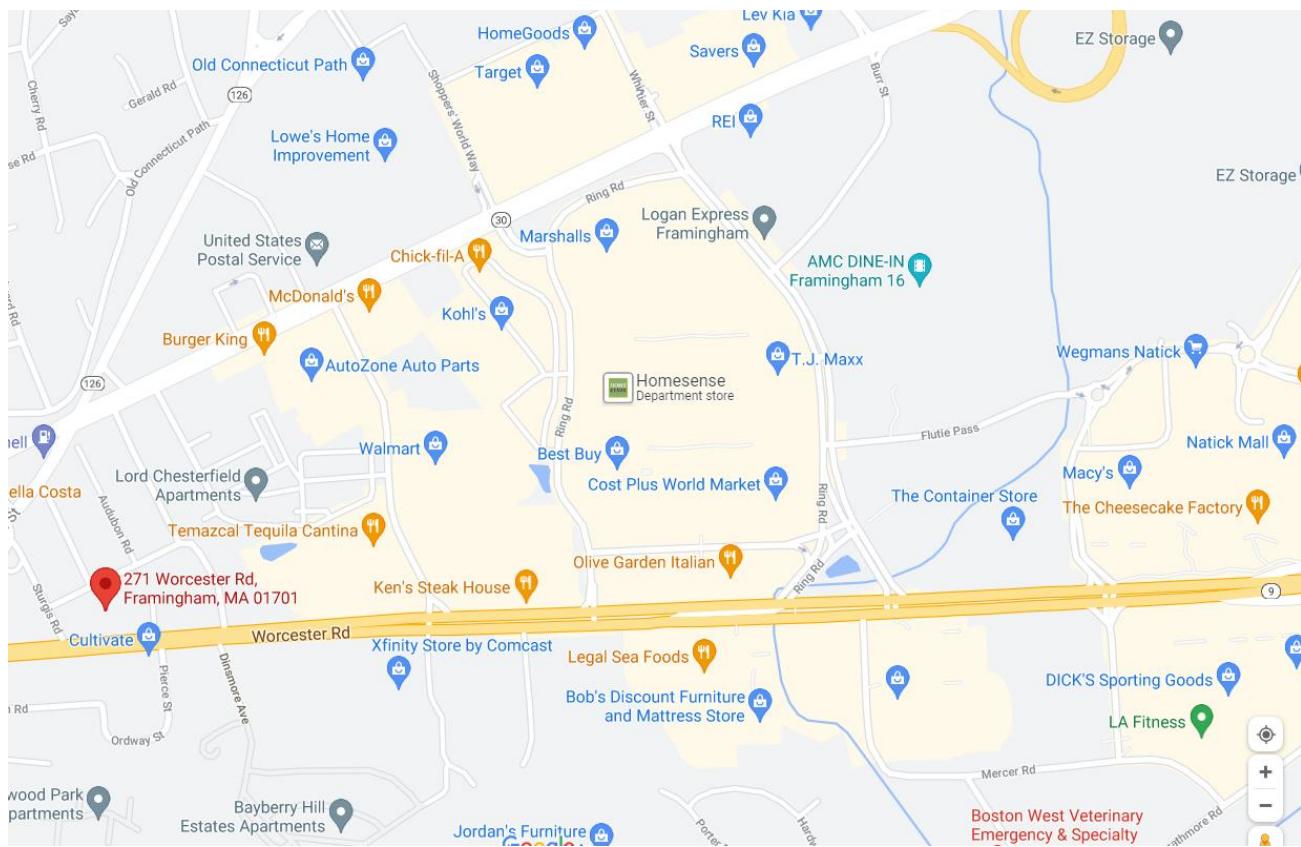
www.metrowestcre.com

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Last used as a grocery store.

271 WORCESTER ROAD FRAMINGHAM, MA



Traffic Count – 51,183 (2024)

DEMOGRAPHICS near 271 WORCESTER RD

	1 MILE	3 MILE	5 MILE
2023 Total Population	12,429	88,986	147,074
2028 Population	12,351	89,320	147,696
Pop Growth 2023-2028	(0.63%)	+ 0.38%	+ 0.42%
Average Age	41	40	41
2023 Total Households	5,247	34,911	57,194
HH Growth 2023-2028	(0.57%)	+ 0.50%	+ 0.51%
Median Household Inc	\$91,673	\$99,226	\$115,333
Avg Household Size	2.40	2.40	2.50
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$442,942	\$495,615	\$594,429