

1st Floor | ± 14,320 SF

472 Lincoln Street



Property Overview

Size. ± 14,320 SF (1st floor)

Centrally Located. Located in the center of Worcester. Neighboring tenants include Target, Lowes, Savers, Michaels, TJ Maxx and many local shops

Opportunity. Long-term sublease (4/30/2032), with excellent visibility + access

Major Intersection Nearby. ± 11,642 VPD at intersection

Zoning. City of Worcester

Frontage. ±220' on Lincoln Street
±230' on Goldthwaite Road

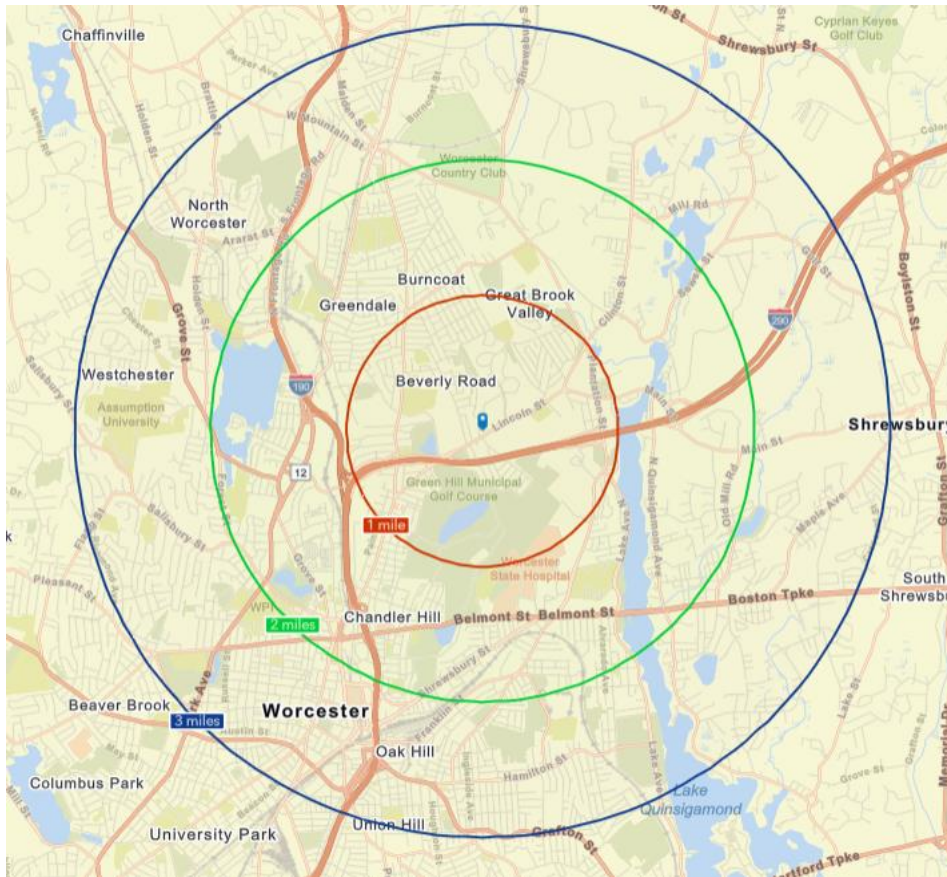
Access. Lincoln Street: RI+RO
Goldthwaite Road: FI+FO

Convenient Location. Surrounded by residential housing

Restricted Uses. Retail pharmacy

Signage. Dedicated Pylon with electronics + building signage

Drivethru.



'23 Estimates	1.00 Mile	2.0 Mile	3.0 Mile
Population	14,964	54,030	123,305
Households	5,917	22,164	49,628
Avg. HH Inc.	\$80,151	\$82,933	\$89,575

SUBLEASE OPPORTUNITY

Worcester, MA

472 Lincoln Street



SUBLEASE OPPORTUNITY

503.444.9911

www.menchrecapital.com

SUB-LEASE TERMS

SUGGESTED RENT*

\$175,000/year (\$12.25 PSF)

(inclusive of RET ONLY. R&M, insurance, utilities subtenant responsibility)

CO-TERMINUS

8 years; maximum term 4/30/32

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Final pricing + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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