



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

**“VENTURE WEST PLAZA”
RETAIL/OFFICE FOR LEASE**

**Rt. 9 - 50/60 Worcester Rd.
Framingham, MA**



“*Venture West Plaza*” is a superbly situated at “Ground Zero” in the “Golden Mile.” This modern retail/office plaza is on the east bound side of Route 9, directly across from Shoppers World and just minutes to the Mass Pike & Route 30.

Constructed in 1987, this architecturally striking building delivers a signature presence on Route 9, ample parking and walking access to other restaurants and dozens of retailers. Join Legal Seafood, Snip Its, New Nail Spa, AT & T, Jos A Banks, Digital Credit Union, J&M Diner, Fun & Games, SkinMed Spa opening January, 2025, Battleground Games & Hobbies, dental & office tenants.

AVAILABLE:

3,000 -3,750 s.f. Fully built-out Retail or Urgent Care facility.

Reduced: \$38/s.f. NNN. NNN = \$12.65/s.f. NNN includes heat/ac fuel. NNN may go down as paving and chiller tower projects are paid off within next 1—3 years.

1,920 r.s.f. (approx. 1,600 u.s.f.) 2nd floor—front corner spot. Wide open space with large glass windows facing Route 9. Shared bathrooms in the lobby. Large 49 seat meeting room—see attached floor plan. Rt. 9 signage and signage on the building. Approx 30 ‘ x 53’.

Reduced: \$28/s.f. + electric. heat/ac fuel included.

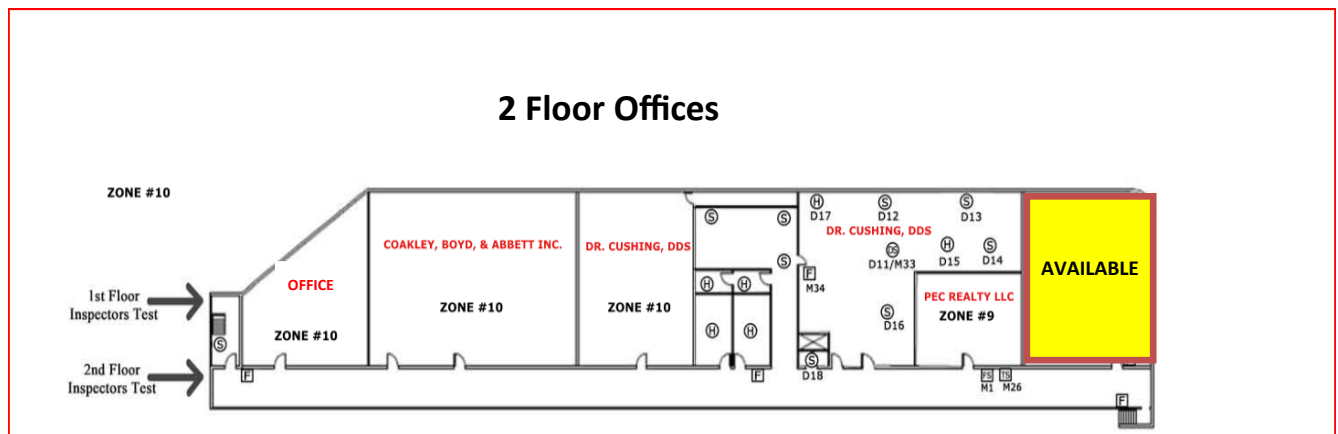
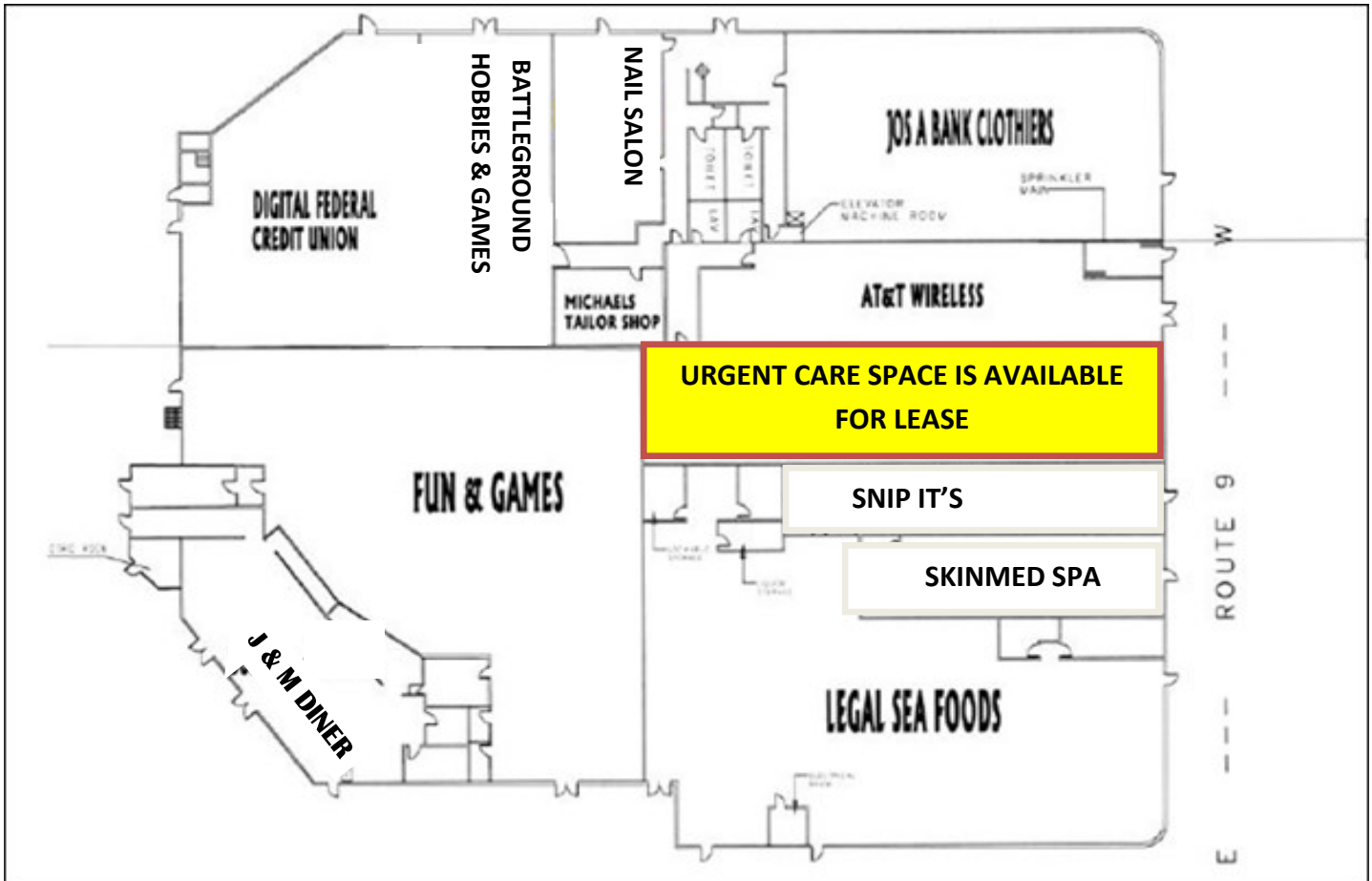
Exclusive Listing Broker - Marlene Aron

Principal ~ Metrowest Commercial Real Estate

ma@metrowestcre.com ~ www.metrowestcre.com ~ **508-740-0000 mobile**

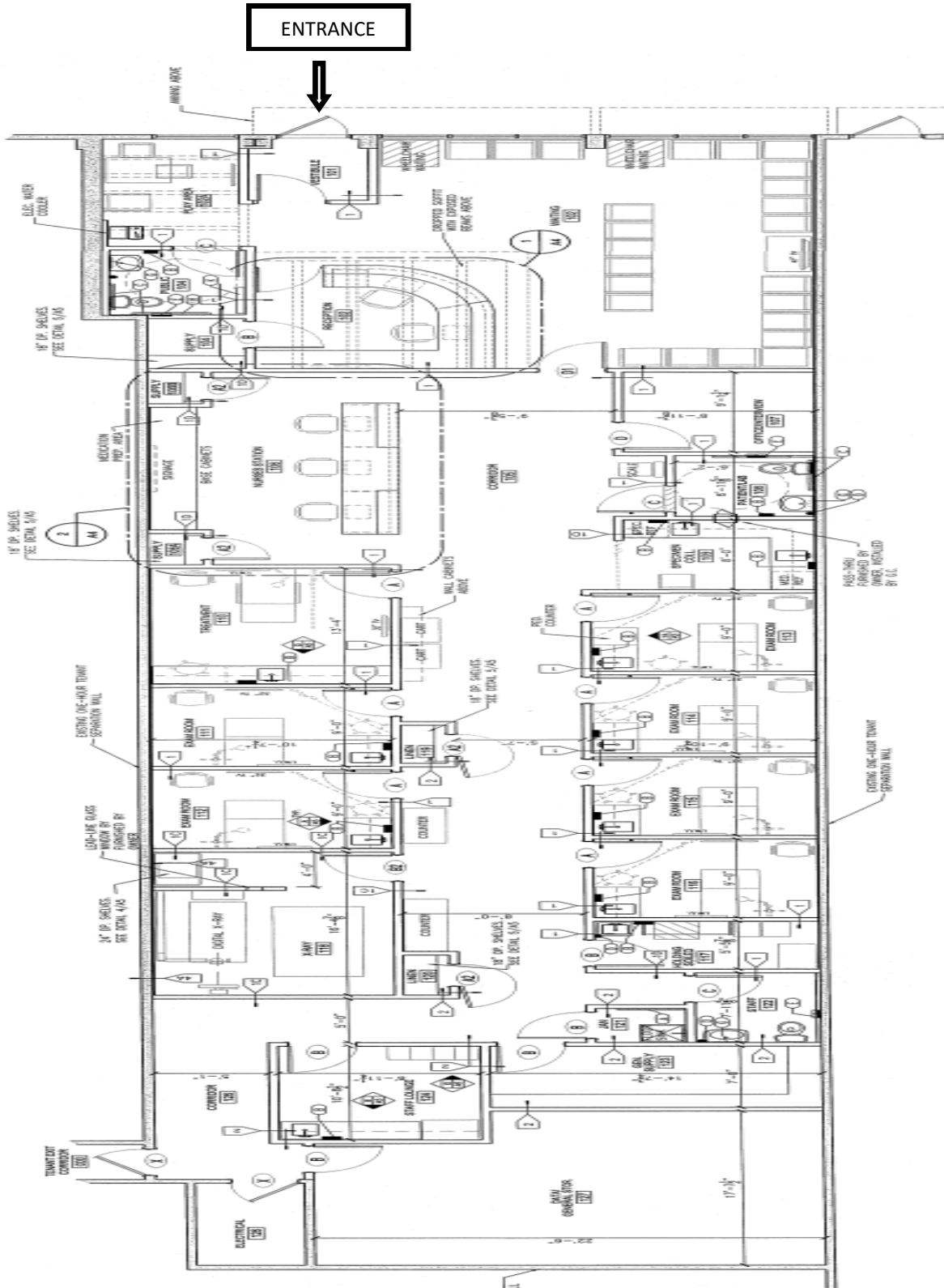
The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Lessees are expressly advised to verify all information independently prior to negotiations or lease execution. MWCRE represents the LESSOR. Info date 12/12024

FACING WEST, THIS SIDE OF THE BUILDING HAS A LOT OF DRIVE AROUND TRAFFIC & AMPLE PARKING



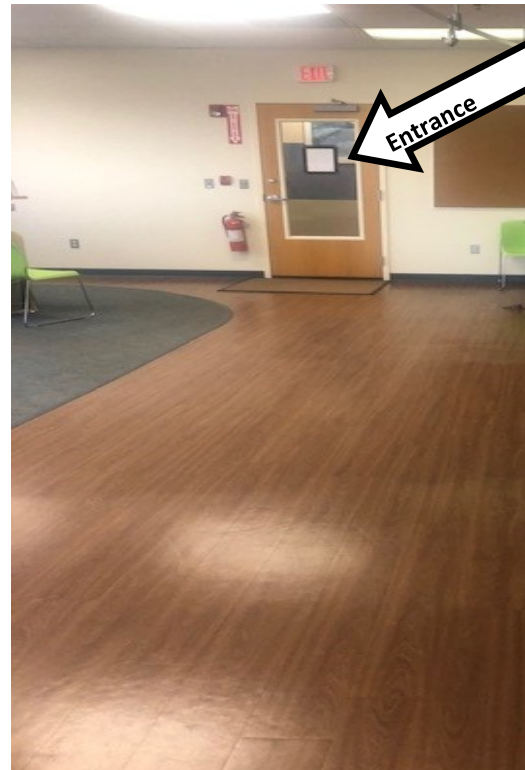
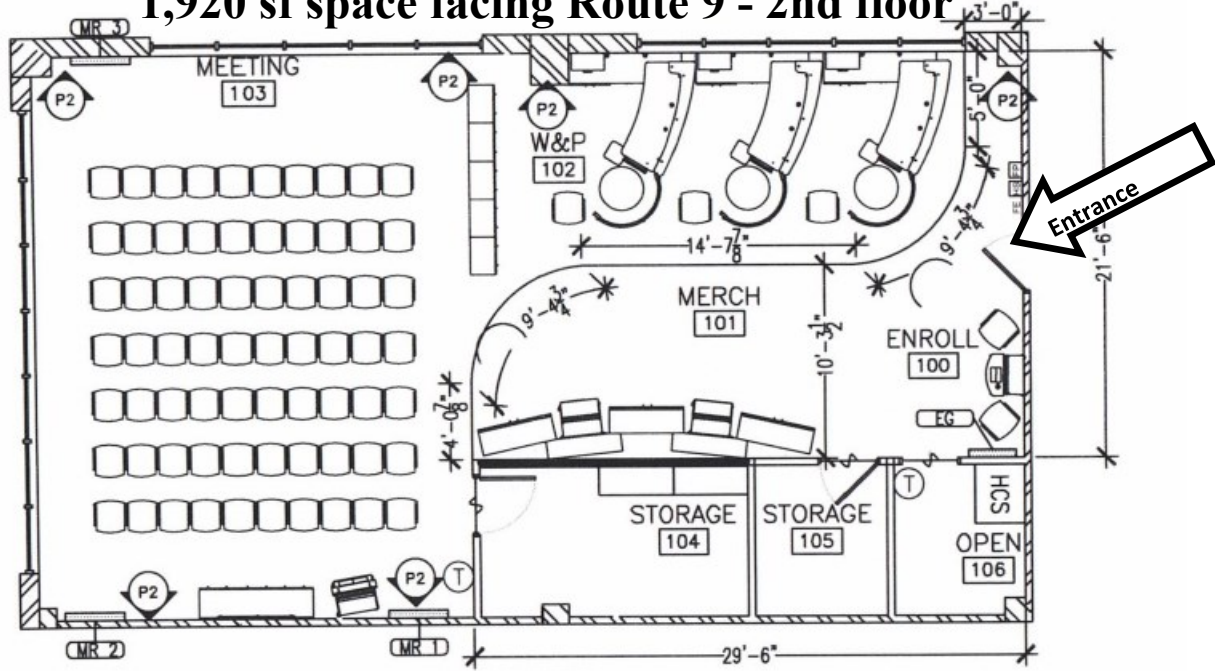
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FIRST FLOOR RETAIL — 3,750 S.F. — FULLY BUILT-OUT FORMER MEDICAL SPACE



1
PROPOSED FLOOR PLAN
3/16\"/>

**FORMER WEIGHT WATCHERS
1,920 sf space facing Route 9 - 2nd floor**



2,700 sf space



Great visibility and signage on Route 9.



DEMOGRAPHICS near 50 WORCESTER RD

	1 MILE	3 MILE	5 MILE
2023 Total Population	12,863	88,611	148,020
2028 Population	12,953	88,795	148,575
Pop Growth 2023-2028	+ 0.70%	+ 0.21%	+ 0.37%
Average Age	41	40	41
2023 Total Households	5,342	34,690	57,394
HH Growth 2023-2028	+ 0.71%	+ 0.31%	+ 0.46%
Median Household Inc	\$94,084	\$102,264	\$116,383
Avg Household Size	2.40	2.40	2.50
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$548,623	\$527,848	\$607,608

Traffic Count 52,165 (2022)