



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

**“TROLLEY SQUARE”
RT. 9 W – FOR LEASE
855 WORCESTER ROAD
FRAMINGHAM, MA**



**US POST OFFICE IS ANCHOR TENANT / FRAMINGHAM STATE
UNIVERSITY WITHIN WALKING DISTANCE**

TROLLEY SQUARE – ONE OF ROUTE 9’S BEST TENANT MIXED PLAZA’S WITH RETAIL, OFFICE & MEDICAL TENANTS. PLENTY OF PARKING, FOOT TRAFFIC AND GREAT SIGNAGE. CONVENIENTLY LOCATED AT THE EDGELL ROAD RAMP REVERSE DIRECTION TURNAROUND.

CURRENT TENANTS:

**AVAILABLE - SUITE 12
OFFICE / MEDICAL:**

1,000 sf - Medical or Office
Skincare was former tenant who did a custom build-out
Available May 1, 2025, possibly sooner.

\$40k in recent improvements that include: two handwashing sinks, a mop sink, two treatment rooms with one hand washing sink outside those rooms and a 2nd sink inside exam room

Handicap bathrooms are in the hall and are common area bathrooms.

ASKING - \$2,833/month + utilities

Rent includes trash & recycling

KENWOOD ORGANIZATION INC.

Building owner management office is located on-site

- US Post Office
- USA Vein Clinic
- New food market
- Health First Pharmacy
- Teddy Bear Village Daycare
- Mystic Fitness & Yoga
- My Gym for Kids
- Starbella Spa
- GMD Aesthetics (vacating)
- Howard Newell Law
- Mort Shuman Law Office
- George King Law Office
- AOI Japanese
- Restaurant Rasoi Indian Food
- Kugel’s Deli
- Indian Food & Spice
- Korean Chicken & Bubble Tea
- Pro Tech Guy
- Nails Club
- Rise Up Dance Community
- NENEOA
- Metrowest Commercial RE

Listing Broker: MARLENE ARON

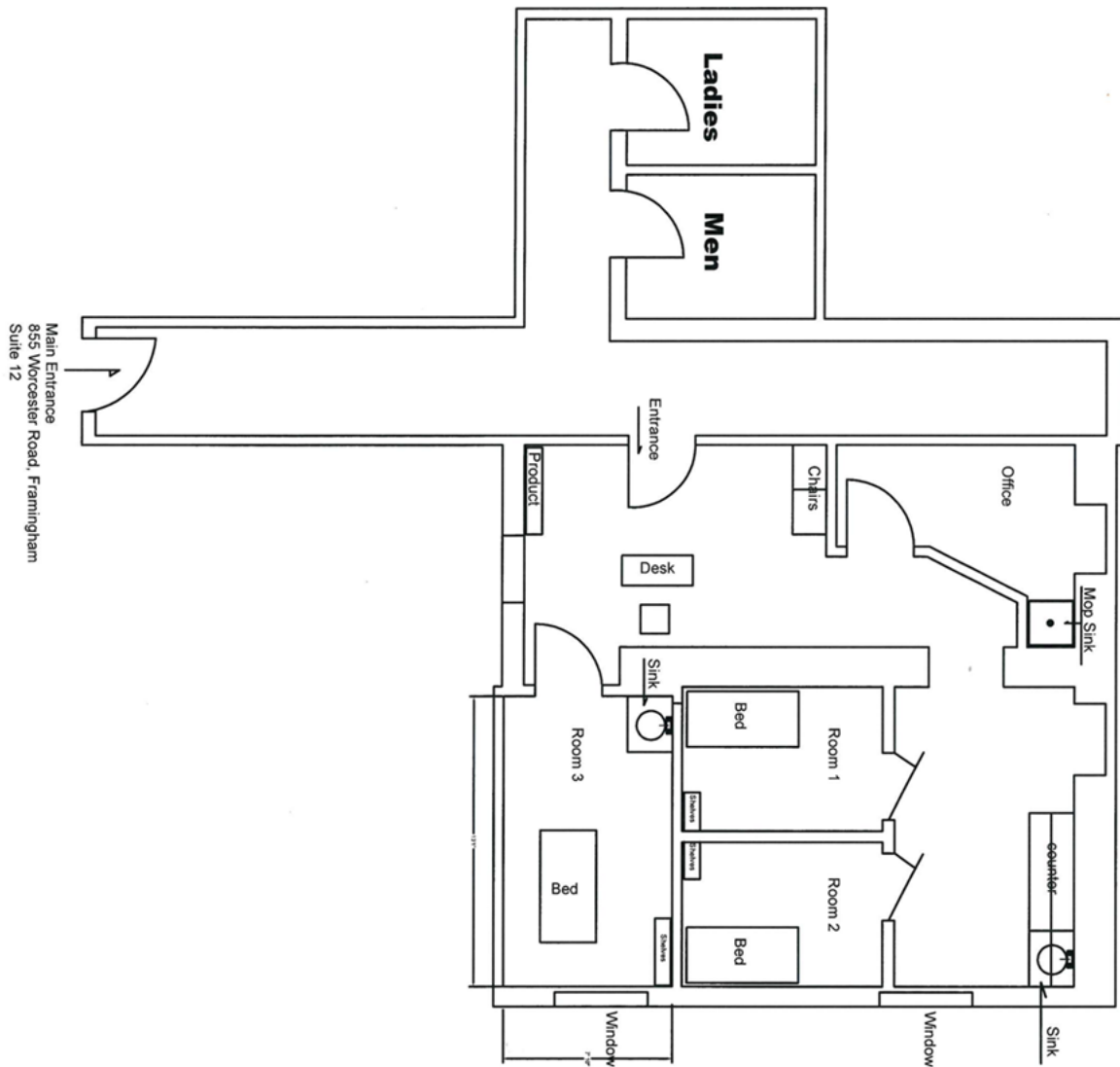
508-740-0000 - cell ma@metrowestere.com

The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MWCRE represents the Lessor. Listing broker is related to owner. Info updated 1/2/2025



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FEATURES INCLUDE:

- THREE EXAMS ROOMS, SMALL OFFICE, WAITING AREA
- 2 ROOMS WITH INTERIOR SINKS PLUS A MOP SINK
- ACCESS TO SUITE IS HANDICAP ACCESSIBLE
- ROUTE 9 – WESTBOUND HIGH TRAFFIC COUNT
- SIGNAGE OVER ENTRANCE & PYLON FOR MAXIMUM VISIBILITY
- HANDICAP BATHROOMS IN COMMON HALLWAYS
- RESERVED PARKING SPOT – TWO CARS DEEP
- UTILITIES SEPARATELY METERED



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Demographics >>

	1 mile	3 miles	15 Min. Drive
Population	9,948	83,760	184,540
Households	3,541	33,111	71,058
Median Age	34.50	38.80	40.50
Median HH Income	\$101,987	\$92,658	\$109,343
Daytime Employees	9,213	51,041	104,334
Population Growth '21 - '26	↑ 0.56%	↑ 1.41%	↑ 1.87%
Household Growth '21 - '26	↑ 0.65%	↑ 1.59%	↑ 1.96%

DAYTIME POPULATION

Business Employment By Type	# Businesses			# Employees		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	924	4,336	7,361	9,875	53,325	91,613
Retail	68	547	901	1,312	15,479	26,341
Wholesale	16	100	191	116	2,071	3,446
Hospitality & Food Service	36	224	380	531	5,034	7,134
Real Estate, Renting, Leasing	40	183	286	272	1,216	2,002
Finance & Insurance	38	215	421	233	1,128	2,371
Information	17	121	197	214	2,256	4,531
Scientific & Technology Services	113	484	872	508	3,043	5,838
Management of Companies	0	0	4	0	0	38
Health Care & Social Assistance	390	1,187	1,715	1,722	8,384	11,992
Education Services	33	123	207	2,726	5,320	8,146
Public Administration & Sales	17	81	153	751	1,900	3,516
Arts, Entertainment, Recreation	12	56	119	73	468	1,429
Utilities	0	0	4	0	0	38
Admin Support & Waste Management	24	198	349	138	947	2,548
Construction	32	302	596	284	1,640	2,865
Manufacturing	15	103	202	128	1,709	5,086
Agriculture, Mining, Fishing	1	3	11	2	8	71
Other Services	72	409	753	865	2,722	4,221

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