



Mercantile  
CENTER



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RETAIL SPACE AVAILABLE

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Mercantile Center is the premier mixed-use property in downtown Worcester. It is comprised of two best-in-class office towers at 100 and 120 Front Street containing 624,800 square feet of office and retail space, and a 1,647 space structured parking garage.

Since acquiring the property, Franklin Realty Advisors LLC has made over \$5 million in capital repairs to the garage, completed building façade improvements, and entirely renovated the lobbies of both buildings to a level yet unseen in Worcester. Existing retailers and restaurants include Ruth's Chris Steak House, The Mercantile Restaurant, Fuel America, and the seasonal Harpoon Worcester Beer Garden. Nearby attractions include Polar Park (home of the Worcester Red Sox), Hanover Theatre, DCU Center, and Mechanics Hall, plus 11 colleges with over 36,000 students.



Mercantile Center is the ideal location for your business to grow and thrive.

			
<b>1.2–51.9K</b>	<b>200K</b>	<b>136K</b>	<b>\$85K</b>
SQUARE FEET AVAILABLE	WORCESTER POPULATION	DAYTIME POPULATION	5-MI. AVERAGE HH INCOME





# Worcester



## 2023 Demographics

	2 MILES	5 MILES	10 MILES
POPULATION	114,699	258,356	397,839
AVERAGE HH INCOME	\$64,384	\$85,405	\$104,020
EMPLOYEES	79,335	137,956	185,763

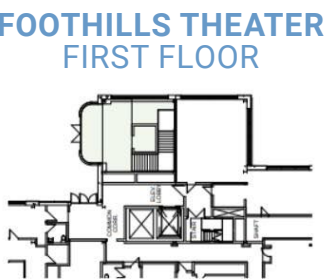
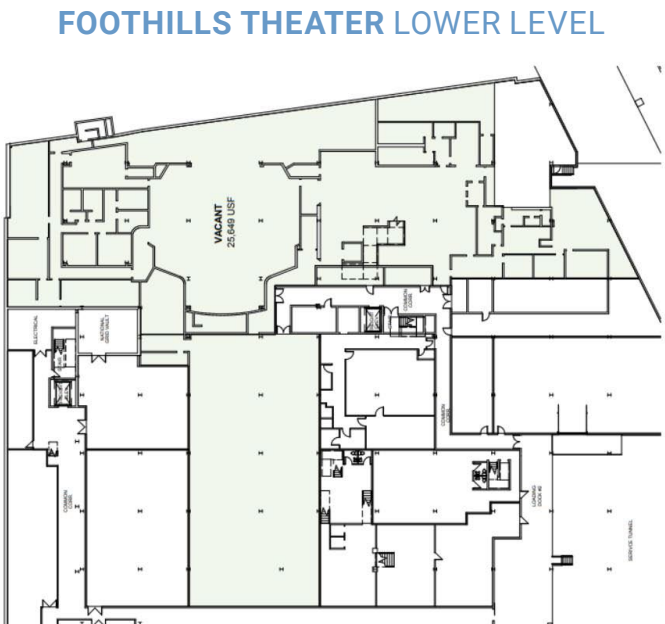
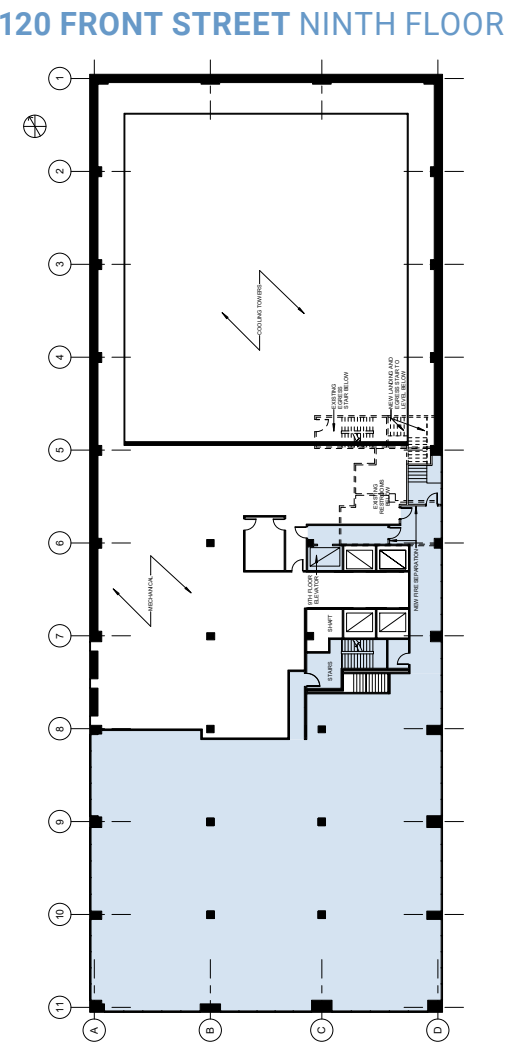
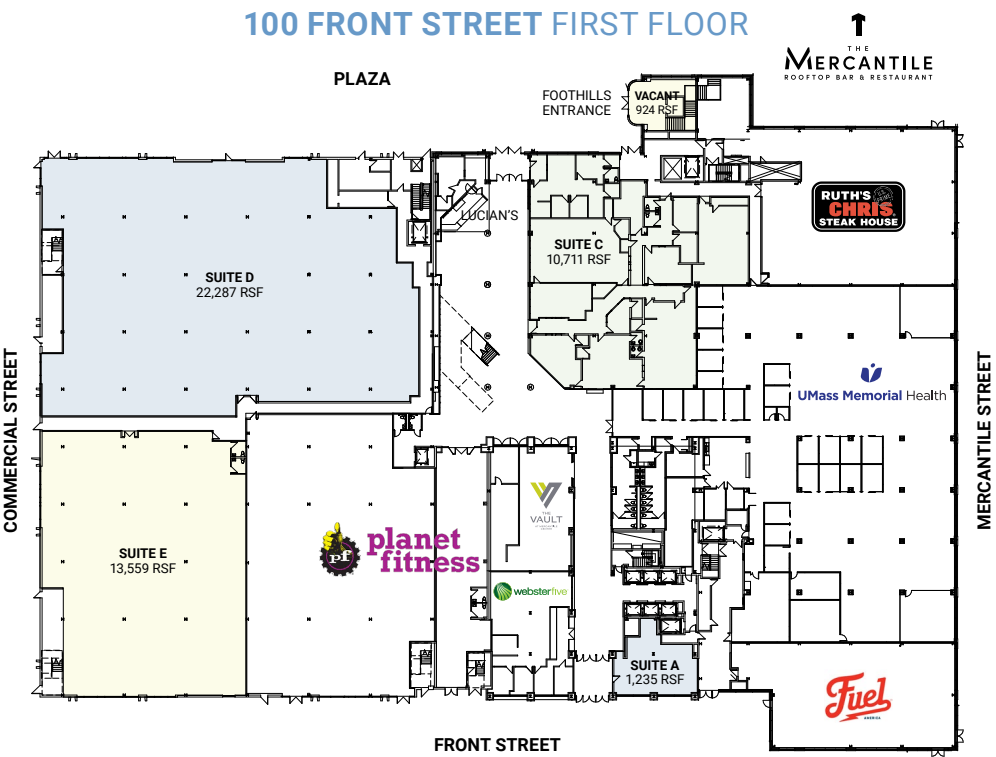




# Exciting Retail Opportunities at Mercantile Center!

## VARIOUS SIZES AVAILABLE

Ranging from 1,235 SF to as much as 35,546 SF.





## Mercantile CENTER

100, 90/110, & 120 FRONT STREET  
WORCESTER, MASSACHUSETTS  
[MERCANTILEWORCESTER.COM](http://MERCANTILEWORCESTER.COM)

### FOR MORE INFORMATION, CONTACT:

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