



NAI Glickman Kovago & Jacobs



2,400 SF RETAIL OPPORTUNITY
HIGH-VISIBILITY LOCATION

**50 LAKE AVENUE
WORCESTER | MA**

FOR LEASE



PROPERTY HIGHLIGHTS

- 2,400 SF turn-key retail/service space in mixed-use building
- Former gym build-out: reinforced flooring, upgraded electrical, HVAC, ADA restroom

LOCATION

- Lake Ave and Belmont St / Route 9 intersection
- 30,000+ VPD at signalized intersection
- Direct adjacency to UMass Chan Medical School
- Steps from Quinsigamond Plaza (Trader Joe's, Total Wine)
- Lakeshore Condominiums directly across the street



IDEAL FOR

- Boutique fitness
- Medical and allied health
- Wellness and aesthetics
- Personal services



PROPERTY OVERVIEW

LEASE RATE:	NEGOTIATBLE
LEASE TERM:	NEGOTIABLE
AVAILABILITY:	IMMEDIATE
BUILDING SIZE:	12,268 SF
AVAILABLE SF:	2,400 SF
PARKING:	ON-SITE AVAILABLE
ZONING:	BL-1
TRAFFIC COUNTS:	30,000+ VPD

WORCESTER MARKET



RETAIL MARKET

Worcester is the second-largest city in New England and the commercial center of Central Massachusetts. The retail market is supported by a diversified employment base of healthcare, higher education, and biotech, anchored by UMass Memorial Health, Saint Vincent Hospital, UMass Chan Medical School, Worcester Polytechnic Institute, and the College of the Holy Cross. This concentration drives consistent daytime population and consumer demand across the city's primary retail corridors.



LAKE AVENUE / ROUTE 9 CORRIDOR

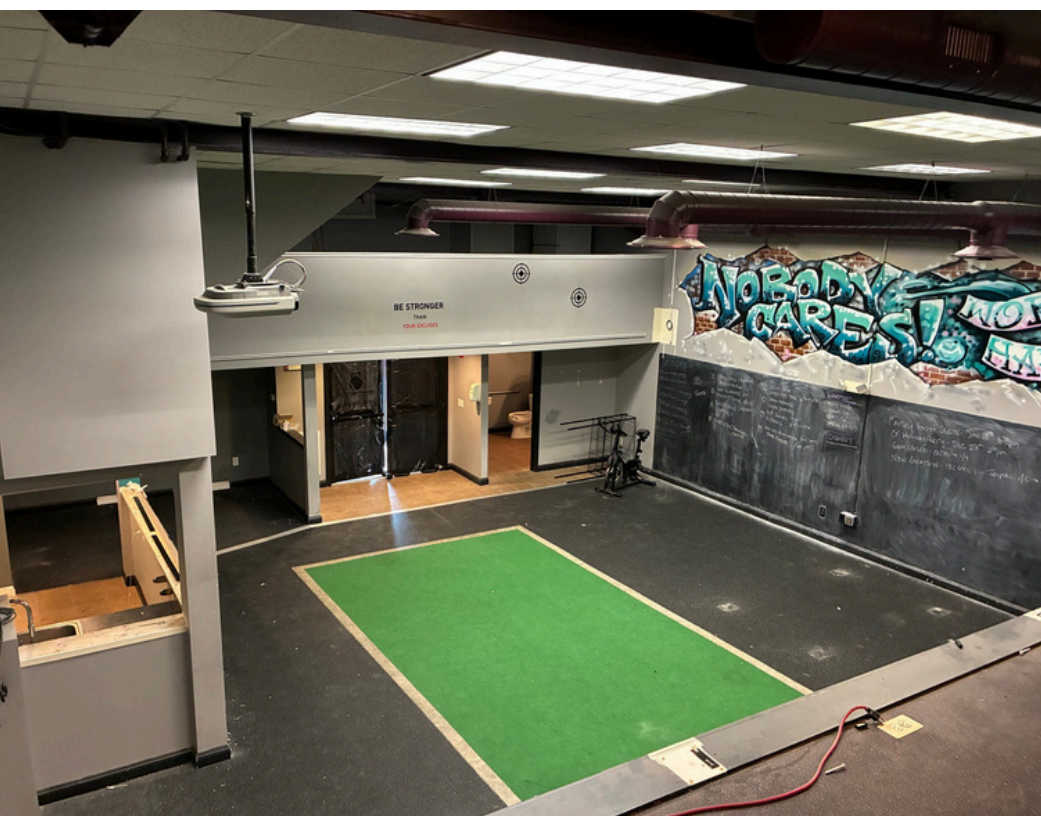
The Lake Avenue and Belmont Street / Route 9 intersection is one of Worcester's most established retail nodes. The corridor connects East Worcester to Shrewsbury and serves as the primary east-west route between Worcester's medical district and the Route 9 retail belt. The immediate trade area includes Quinsigamond Plaza, anchored by Trader Joe's and Total Wine, along with national and regional service tenants. UMass Chan Medical School, directly adjacent to the property, generates steady daytime traffic from students, faculty, clinical staff, and visitors.



SURROUNDING DEMAND DRIVERS

- UMass Chan Medical School campus and medical district
- Quinsigamond Plaza retail anchors (Trader Joe's, Total Wine)
- Lakeshore Condominiums and surrounding upscale residential
- Lake Quinsigamond recreational and seasonal traffic
- Direct access to I-290 and Route 9

PHOTOS



DEMOGRAPHICS

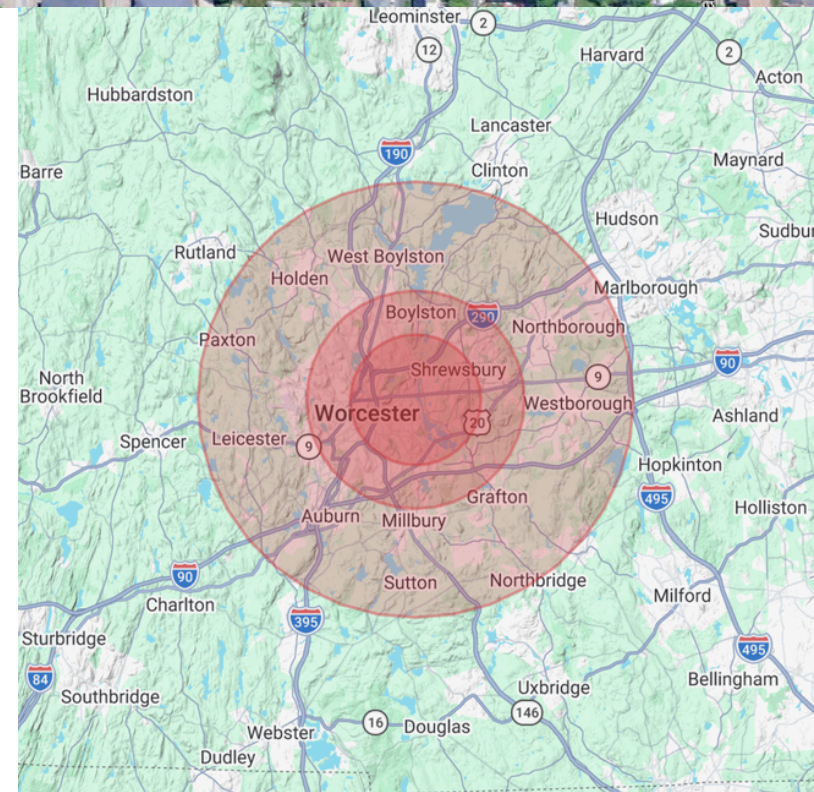
50 LAKE AVENUE WORCESTER | MA



Population	3 Miles	5 Miles	10 Miles
Total Population	127,609	254,183	402,078
Average Age	36.7	37.3	39.5
Average Age (Male)	35.9	36.3	38.8
Average Age (Female)	38.2	38.9	40.8

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	51,484	97,356	153,149
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$90,414	\$106,762	\$125,500
Average House Value	\$372,874	\$406,590	\$453,899

2023 American Community Survey (ACS)



RETAILER MAP



**50 LAKE AVENUE
WORCESTER IMA**

50 Lake Ave



**UMass Chan
MEDICAL SCHOOL**

UMass Memorial Medical Center



TRADER JOE'S

Trader Joe's

Boston - Worcester Tpke

**TAVERN
IN THE SQUARE**





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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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