



NAI Glickman Kovago & Jacobs



PRIME +/- 8.4 ACRE DEVELOPMENT  
SITE FOR SALE OR GROUND LEASE

**16** WORCESTER RD  
CHARLTON, MA

## 16 WORCESTER RD CHARLTON | MA



8.39 ACRES AVAILABLE FOR BUILD-TO-SUIT OR GROUND LEASE ON ROUTE 20 AT LAST AVAILABLE SIGNALIZED INTERSECTION

LOCATED IN HEART OF ½ MILE STRETCH WITH HIGHEST TRAFFICE COUNTS IN REGION BETWEEN ROUTES 31 AND 169



SITE PLANS IN HAND FOR STANDALONE RETAIL, MIXED-USE RETAIL, AND RESIDENTIAL, WITH LAYOUTS DESIGNED TO SUPPORT A BANK AND/OR GAS STATION ON A CORNER

PRIME ACCESS AND CO-TENANCY — POSITIONED NEAR THE I-90/I-84 MASS PIKE INTERCHANGE AND ALONGSIDE CVS, HARRINGTON HOSPITAL URGENT CARE EXPRESS, CORNERSTONE BANK, TREEHOUSE BREWERY, AND AMAZON ROBOTICS CENTER

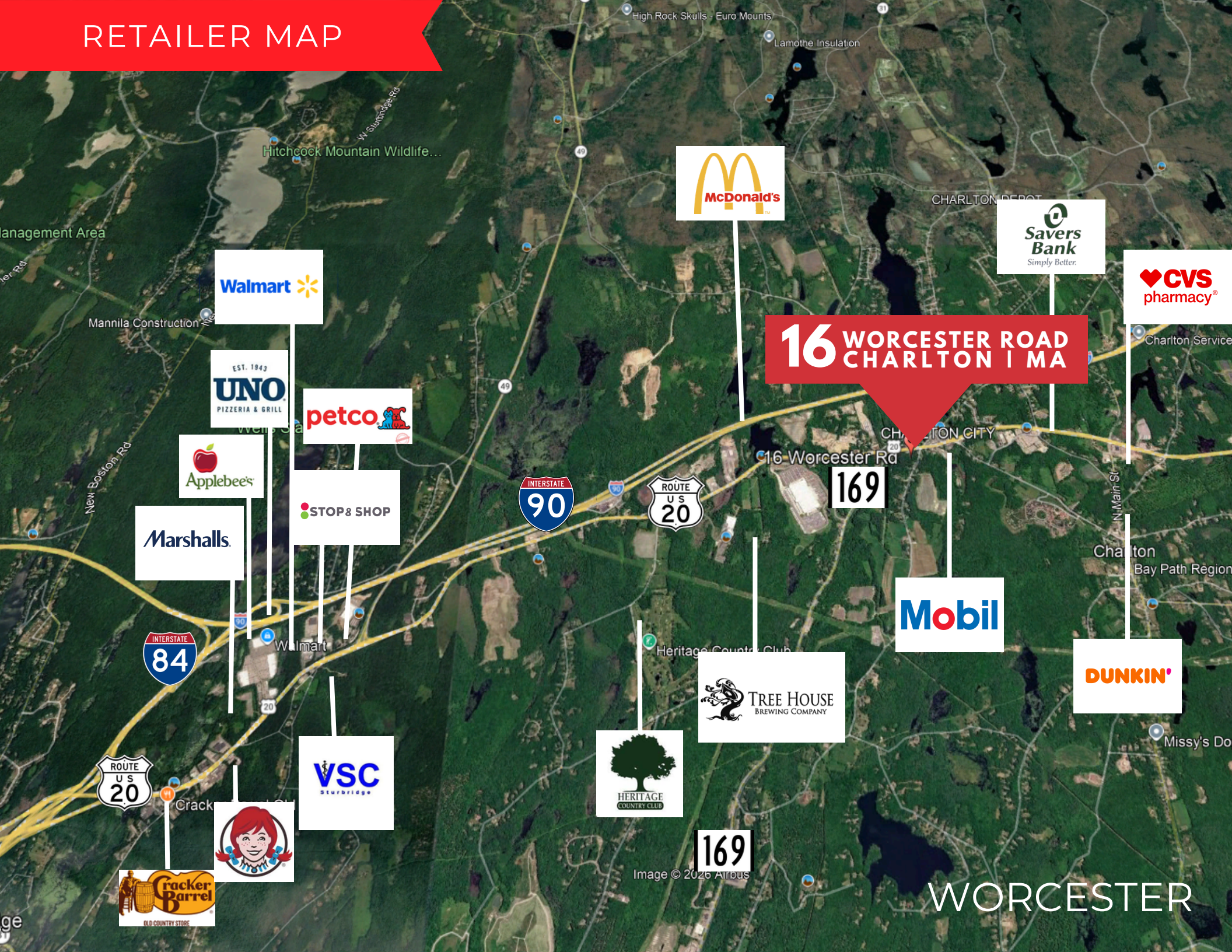


ONE OF WORCESTER COUNTY'S FASTEST-GROWING TOWNS — WITH AN UNDERSERVED RETAIL AND MULTI-FAMILY MARKET PRIMED FOR NEW PRODUCTION

## SITE INFORMATION:

Lot Size:	8.39 Acres
Zoning:	CB
Number of Lots:	5 (Five)
Utilities:	Fully serviced site with public water, electric, natural gas, and septic already in place
Best Use:	Retail Mixed-Use Residential Development
Daily Traffic:	24,000+ ADT
Frontage:	1,043' on Route 20

# RETAILER MAP



**16 WORCESTER ROAD  
CHARLTON MA**



**169**



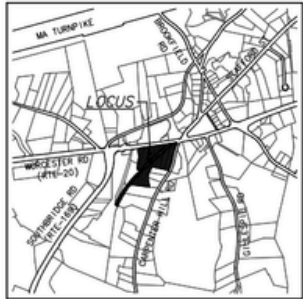
**169**

**WORCESTER**

Image © 2026 Airbus



# RESIDENTIAL TOWNHOMES



LOCUST PLAN  
1" = 1,000'

### GENERAL NOTES

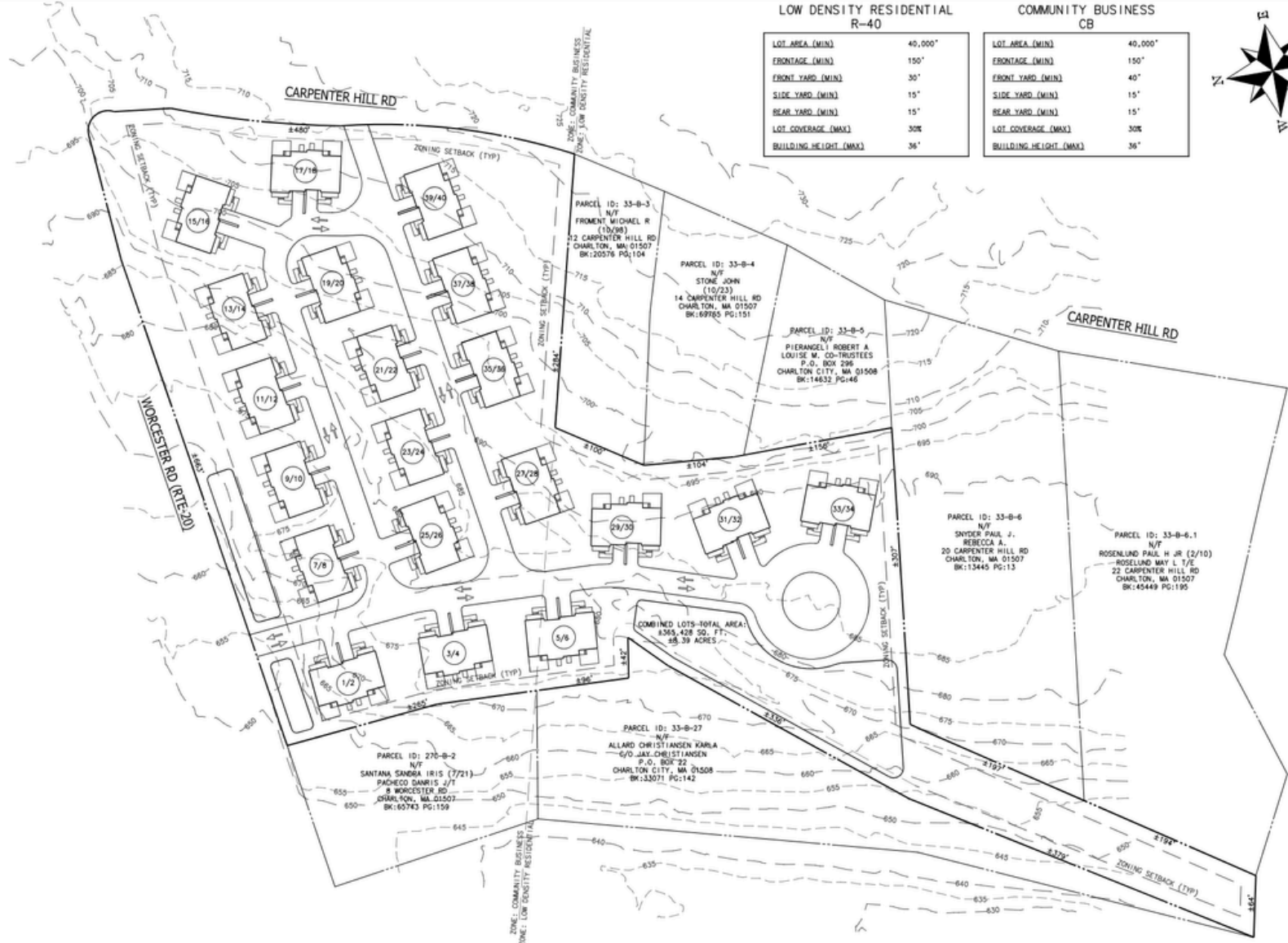
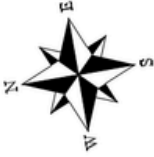
- PROPERTY SHOWN IS COMPILED OF PARCELS 33-B-2, 33-B-1, AND 27C-B-4 AND APPEARS TO LIE WITHIN PARTIALLY WITHIN THE LOW-DENSITY RESIDENTIAL (R-40) AND COMMUNITY BUSINESS (CB) ZONING DISTRICTS FOR THE TOWN OF CHARLTON ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.
- PROPERTY LINES SHOWN ARE COMPILED FROM BEST AVAILABLE INFORMATION AS WELL AS GIS DATA PROVIDED BY THE STATE OF MASSACHUSETTS. NO PROPERTY LINE SURVEY WAS CONDUCTED FOR THE PREPARATION OF THIS PLAN AND LINES SHOWN ARE APPROXIMATE ONLY.
- PROPERTIES DO NOT APPEAR LIE WITHIN A FLOOD ZONE (ZONE XX) PER FIRM MAP 250270787F PANEL 788 OF 1075, LAST REVISED JUNE 21, 2023, AS SHOWN ON THE FEMA FIRMETTE VIEWER WEBSITE.
- EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM BEST AVAILABLE INFORMATION AND ARE APPROXIMATE ONLY. NO ON THE GROUND FIELD SURVEY WAS CONDUCTED FOR THE PREPARATION OF THIS PLAN.
- ORIGIN OF BEARINGS IS MASSACHUSETTS STATE PLANE (NAD83), DETERMINED GIS DATA AND ROTATIONAL INFORMATION PROVIDED BY THE STATE OF MASSACHUSETTS.
- ORIGIN OF ELEVATIONS IS NAVD 88, OBTAINED FROM LIDAR SOURCE DATA PROVIDED BY THE STATE OF MASSACHUSETTS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ABUTTERS SHOWN BASED UPON THE MOST RECENT TOWN OF CHARLTON ASSESSORS DATABASE AND MAY NOT REFLECT THE MOST RECENT TITLE TRANSFERS.

### LOW DENSITY RESIDENTIAL R-40

LOT AREA (MIN)	40,000'
FRONTAGE (MIN)	150'
FRONT YARD (MIN)	30'
SIDE YARD (MIN)	15'
REAR YARD (MIN)	15'
LOT COVERAGE (MAX)	30%
BUILDING HEIGHT (MAX)	36'

### COMMUNITY BUSINESS CB

LOT AREA (MIN)	40,000'
FRONTAGE (MIN)	150'
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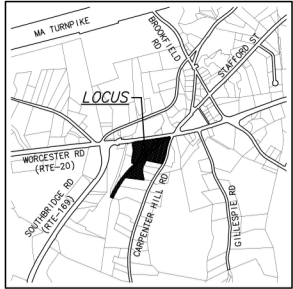
### SCALE

SCALE 1" = 50'

NO.	DATE	BY	REVISIONS

<b>CONCEPT #3 PLAN</b> FOR ASSESSOR PARCELS (27C-B-3, 27C-B-4, 33-B-1, 33-B-2, 33-B-26) CHARLTON, MASSACHUSETTS 01507	PROJECT NO. 2263
	DATE: 03/17/26
	SHEET NO. 1 of 1

# BANK, GAS STATION & HOUSING SITE PLAN



LOCUS PLAN  
1" = 1,000'±

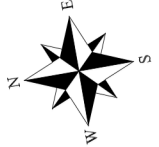
PARKING REQUIREMENTS  
1 SPACE / 250 S.F.  
22,500 S.F./250 = 90 SPACES  
90 SPACES REQUIRES 3% OR 4 HANDICAP SPACES

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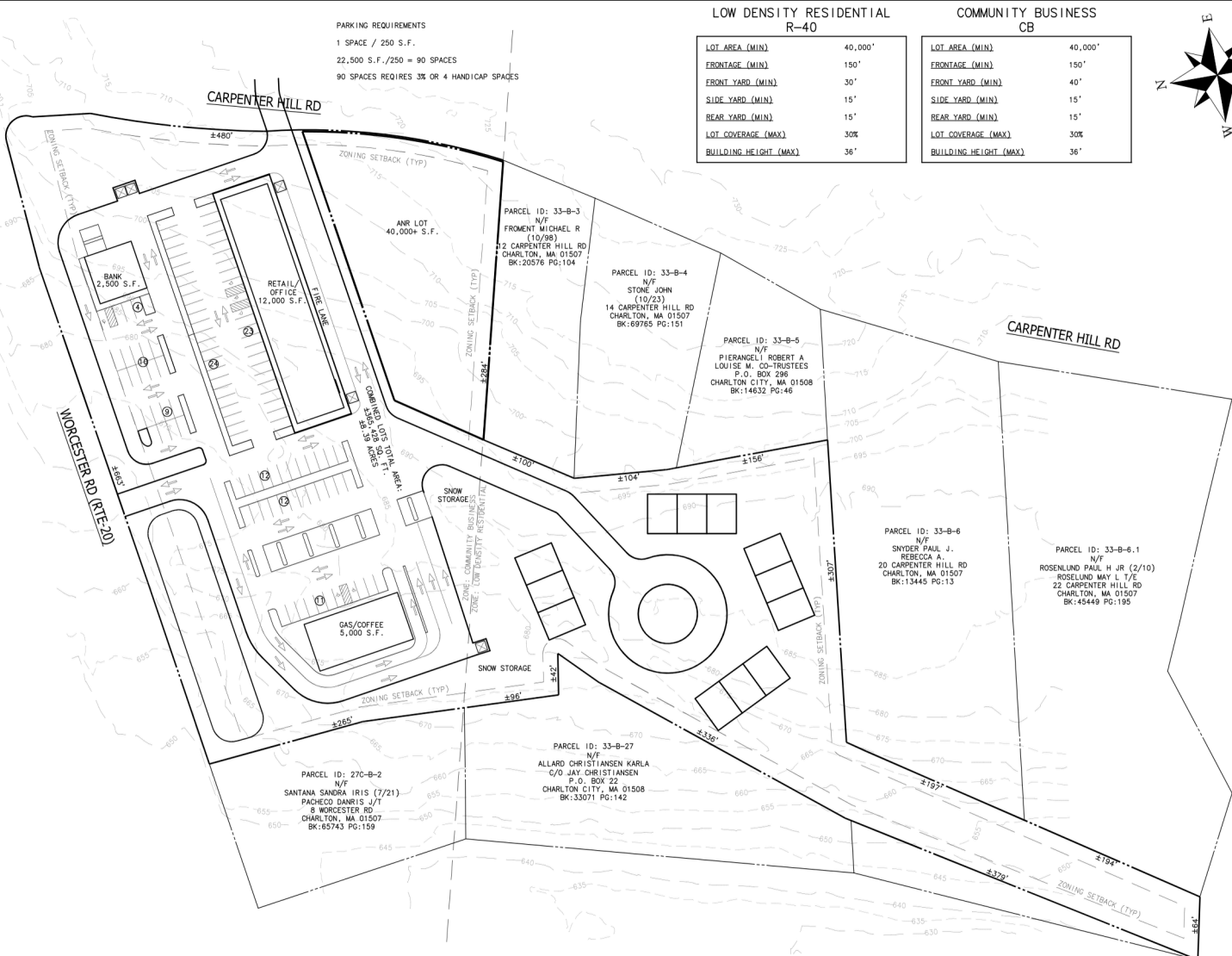
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NO.	DATE	BY	REVISIONS

CONCEPT #3 PLAN  
FOR  
ASSESSOR PARCELS  
(27C-B-3, 27C-B-4, 33-B-1, 33-B-2, 33-B-26)  
CHARLTON, MASSACHUSETTS 01507

PROJECT NO.  
2263  
DATE: 03/09/26  
SHEET NO.  
1 of 1

# LOCATION MAP

± 8.4 Acres

Available for Build-to Suit or Ground Lease

**Zoning:**

Central Business



ADT: 24,000+

Located at intersection of Routes 20 + Carpenter Hill Road

Standalone Retail | Retail with Housing | All Residential | SingCorner

**16 WORCESTER ROAD  
CHARLTON | MA**

Primfield State Forest

**169**

**16**

**WORCESTER**

INTERSTATE  
**90**

ROUTE  
U S  
**20**

INTERSTATE  
U S  
**84**

**9**

**12**

INTERSTATE  
**290**

**122A**

**146**

INTERSTATE  
**395**

# CHARLTON MARKET



## REGIONAL CONNECTIVITY

Strategically located along Route 20 with direct proximity to I-90/Mass Pike, 16 Worcester Road sits at the center of Central Massachusetts' primary east-west corridor. The site offers seamless access to Worcester, Springfield, and the Greater Boston market — positioning any development for strong regional draw and commuter traffic.



## TRAFFIC + VISIBILITY

Positioned between two of Charlton's busiest intersections — Routes 20 & 169 and Routes 20 & 31 — the site benefits from high daily traffic counts and excellent street visibility. The corner location ensures maximum exposure for retail and mixed-use development, with multiple points of ingress and egress potential.



## MARKET OPPORTUNITY

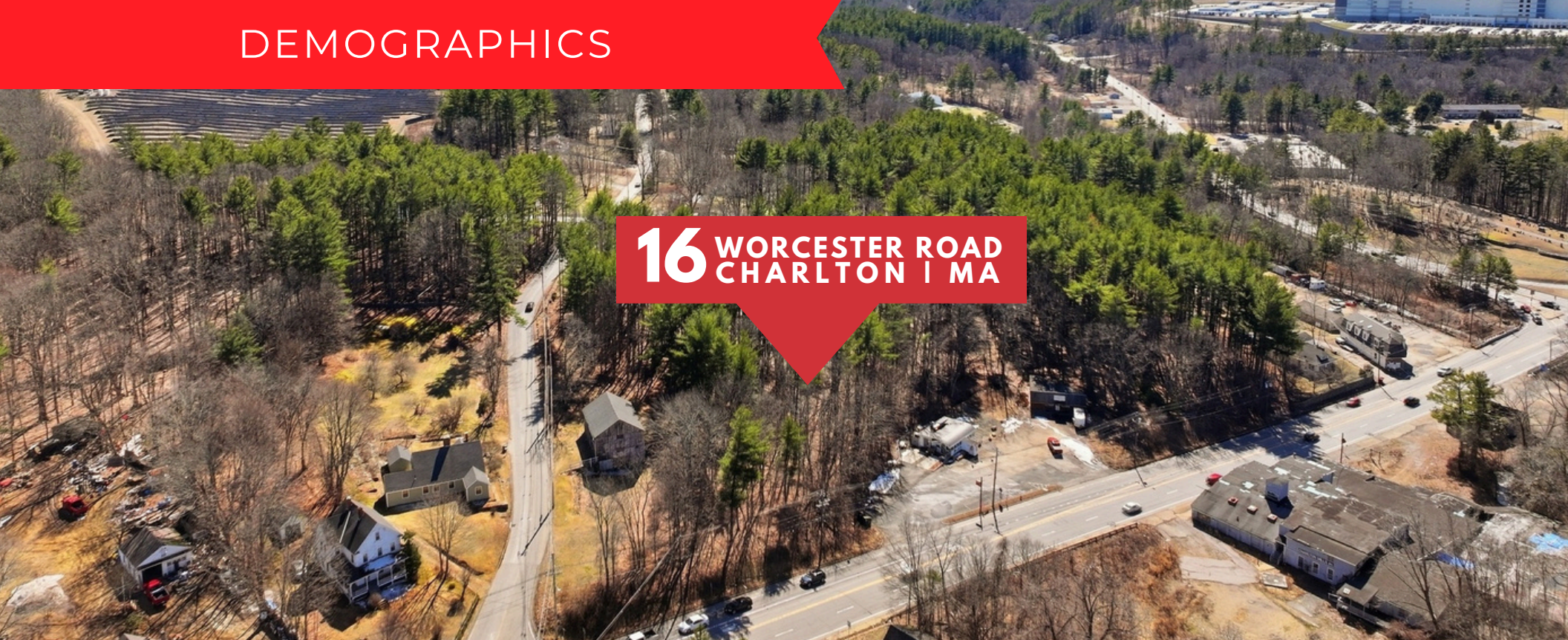
Charlton ranks among the fastest-growing residential communities in Worcester County, yet its retail and multi-family supply has not kept pace with demand. The result is an underserved market with real runway — and limited competition. For a developer looking to capture a growth market before it matures, this site represents one of the last viable entry points at a premium intersection.



## AREA DEMAND DRIVERS

The site is anchored by an established and growing retail corridor. Neighboring tenants include CVS, Harrington Hospital Urgent Care Express, Cornerstone Bank, and Treehouse Brewery — a mix of daily needs, healthcare, and destination retail that generates consistent foot traffic and validates the market.

# DEMOGRAPHICS



**16 WORCESTER ROAD  
CHARLTON MA**

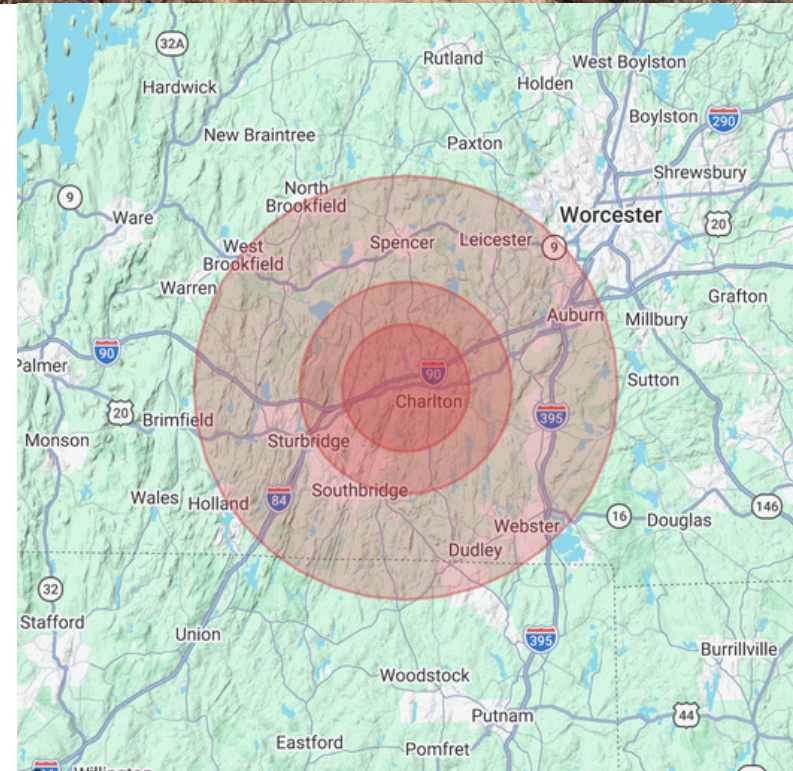
## Population

	3 Miles	5 Miles	10 Miles
Total Population	8,633	25,836	134,359
Average Age	46.0	44.5	43.5
Average Age (Male)	44.2	43.8	42.4
Average Age (Female)	46.1	44.7	44.9

## Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	3,314	9,910	53,312
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$139,086	\$130,320	\$108,733
Average House Value	\$412,486	\$395,182	\$365,824

2023 American Community Survey (ACS)



# PLOT LINES



# CONTACT US



**MICHAEL JACOBS**  
Managing Principal

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774.230.3448

[mjacobs@glickmankovago.com](mailto:mjacobs@glickmankovago.com)



**LEXI BRISSETTE**  
Vice President

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508-868-6182

[abrissette@glickmankovago.com](mailto:abrissette@glickmankovago.com)



**BRENDAN TOOHEY**  
Associate Broker

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508-612-3025

[btoohey@glickmankovago.com](mailto:btoohey@glickmankovago.com)

MARKETED EXCLUSIVELY BY:

# NAI Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

[www.glickmankovago.com](http://www.glickmankovago.com)



**MICHAEL C. JACOBS**

Managing Principal

774.230.3448

[mjacobs@glickmankovago.com](mailto:mjacobs@glickmankovago.com)



**LEXI BRISSETTE**

Vice President

508-868-6182

[abrisette@glickmankovago.com](mailto:abrisette@glickmankovago.com)



**BRENDAN TOOHEY**

Associate Broker

508-612-3025

[btoohey@glickmankovago.com](mailto:btoohey@glickmankovago.com)



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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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