

NEW URBAN RETAIL SPACE FOR LEASE IN THE HEART OF THE NEW CANAL DISTRICT

120 WASHINGTON STREET | WORCESTER, MA



NAI Glickman Kovago & Jacobs



THE FAMOUS AND FORMER
TABLE TALK PIES FACTORY IS UNDER
REDEVELOPMENT WITH HIGH PROFILE
RETAIL OPPORTUNITIES.

THIS DEVELOPMENT WILL
FEATURE 460 APARTMENT UNITS WITH
20,000 SF OF ADDITIONAL RETAIL AND
A 560 CAR PARKING GARAGE ON FOUR
ACRES NEXT TO POLAR PARK.

PHASE I

1,777 SF HARD
CORNER STREET LEVEL RETAIL
IN 83-UNIT APARTMENT
BUILDING.

DIRECTLY OPPOSITE
THE MAIN ENTRANCE GATE TO
POLAR PARK ON HIGHLY
TRAFFICKED MADISON STREET.



- 4-ACRE SITE DIRECTLY ADJACENT TO NEWLY OPENED POLAR PARK
- 30,000 TOTAL SF NEW STREET LEVEL RETAIL
- 460 APARTMENTS IN THREE BUILDINGS



PROJECT HIGHLIGHTS



Neighborhood: More than 800 new apartments are currently under development within 1,000 feet of Table Talk



About the Area: The Canal District is a densely populated sector of the city undergoing a renaissance, with over \$200M in new development in the past three years. It is surrounded by the Worcester Park District, Worcester Public Market and The Cove Development



Parking: 9,300+ spaces within a 10-minute walk of Table Talk



PROJECT HIGHLIGHTS



TOTAL POPULATION

3 MILES	5 MILES	7 MILES
153,038	235,896	294,638



DAYTIME POPULATION

3 MILES	5 MILES	7 MILES
188,160	269,023	319,124



AVERAGE HH INCOME

3 MILES	5 MILES	7 MILES
\$66,626	\$77,696	\$89,138

PROPOSED MASTER PLAN



TOTAL POPULATION

3 MILES | 5 MILES | 7 MILES
153,038 | 235,896 | 294,638



DAYTIME POPULATION

3 MILES | 5 MILES | 7 MILES
188,160 | 269,023 | 319,124



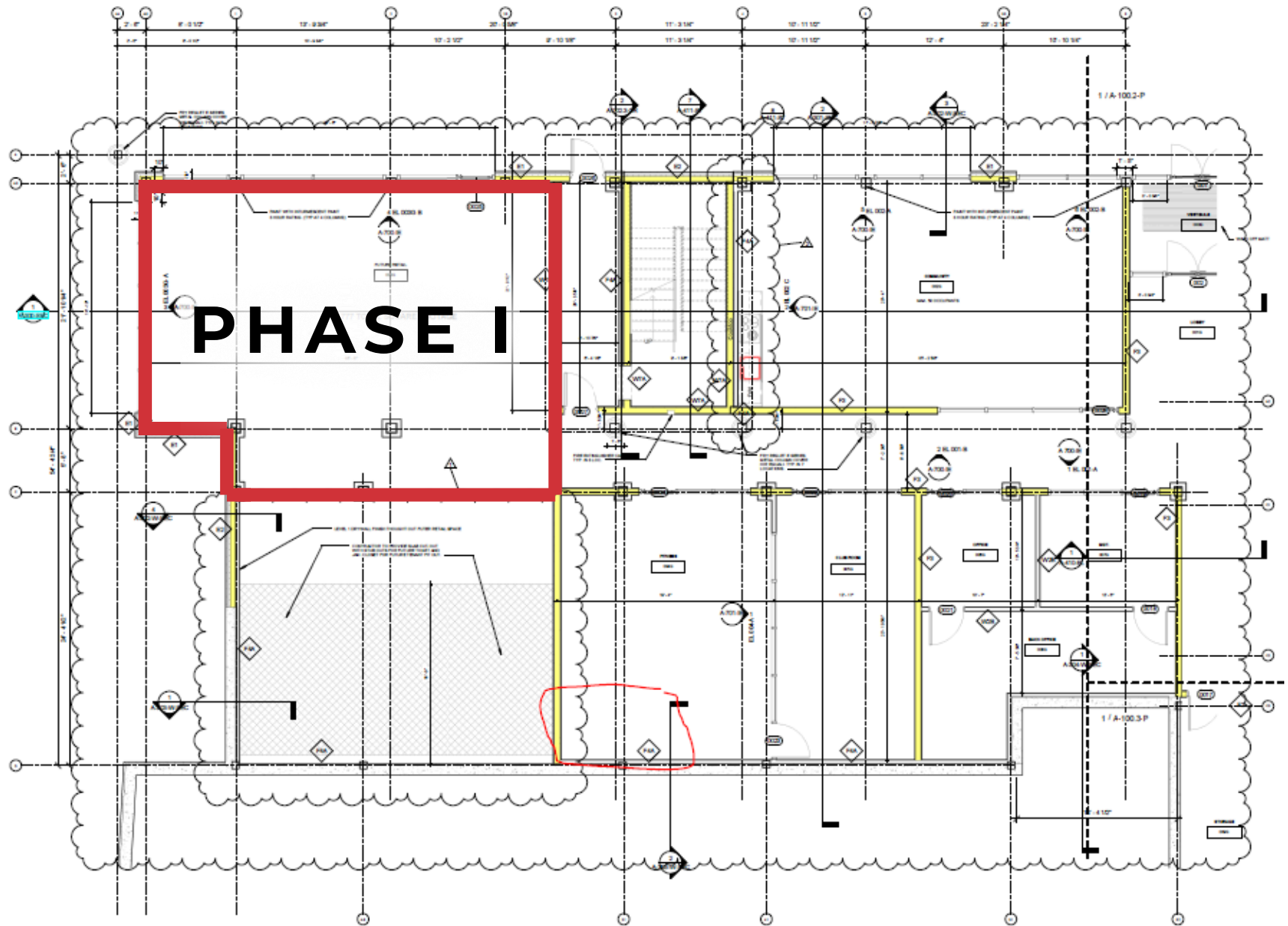
AVERAGE HH INCOME

3 MILES | 5 MILES | 7 MILES
\$66,626 | \$77,696 | \$89,138

ABOUT THE AREA

- **The Canal District** is a lively sector of the city undergoing a renaissance, with over \$200M in new development in the past two years infusing culture, dining and entertainment to the area. Highly walkable, the district is surrounded by the Worcester Park District, Worcester Public Market and The Cove Development.
- **Worcester Park District:** Located across from Table Talk, this mixed-use residential / life sciences / 30,000 SF retail / hotel development is currently under construction.
- **Worcester Public Market:** Opened in 2020, the market houses 30 food vendors and 48 market rate apartments.
- **The Cove Development:** Scheduled to open in 2024, the development will be a mixed-use complex including 173 upscale, market rate apartments overlooking Polar Park, and 15,000 SF of retail space.

FLOOR PLAN



THE NEIGHBORHOOD



1

2

3

4

5

6



Worcester
Public Library



The Cove
175 Apartments
20ksf retail
(under construction
2023)



AC Marriott
Hotel & 110 Grill



145 Front Street
Complex



WRTA Bus
Station/
Intermodal
Hub



Union Station

7

8

9

10

11

12



Compass Tavern



Worcester Ice
Center



Birchtree
Bread Co.



Marketplace and
K2 Lofts



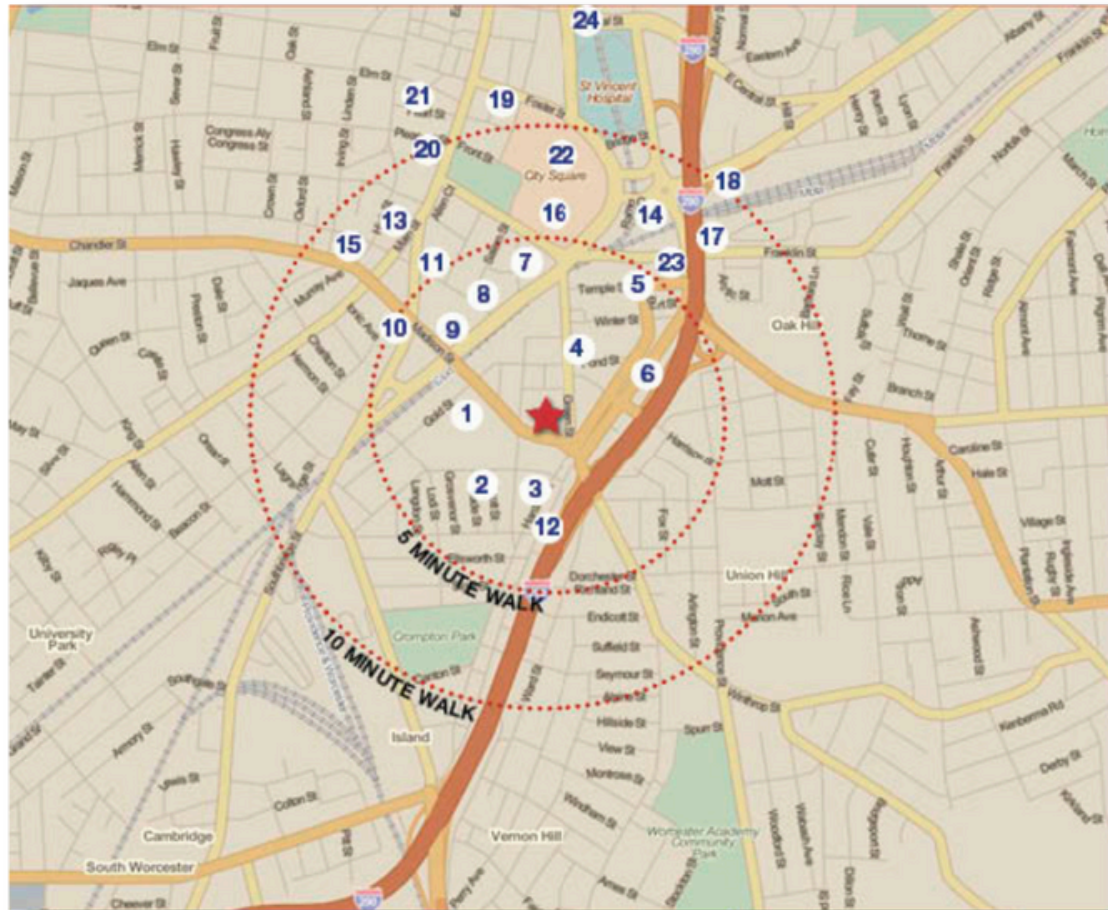
Polar Park
Baseball
Stadium



Madison Properties
Development
(under construction
2023)

PARKING

9,323 public spaces
within a 10-minute walk



	NAME	SPACES		NAME	SPACES		NAME	SPACES
1	Garage	350	9	Madison Place Lot	279	17	Grafton St. Lots	254
2	Lamartine Lot	100	10	25 Madison Street	138	18	Amtrak/MBTA Lot	124
3	Washington/Harding Lot	130	11	Myrtle Street Lot	130	19	Mercantile Ctr. Garage	1646
4	Green Street Lot	30	12	Millbury Street Lot	46	20	Worc. Plaza Garage	650
5	Worcester Ice Center	330	13	Federal Plaza Garage	511	21	Pearl & Elm Garage	810
6	Water Street Lot	34	14	Union Station Garage	500	22	One Mercantile Garage	800
7	YWCA Lot	105	15	Austin Street Garage	300	23	39 Grafton St. Lot	66
8	McGrath (Library) Lot	289	16	Worc. Common Gar.	560	24	Major Taylor Garage	1050

GET IN TOUCH



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