



METROWEST COMMERCIAL R.E.

**FOR LEASE – MEDICAL / RETAIL / OFFICE
153 TURNPIKE ROAD, WESTBORO, MA**



**Route 9W just west of Lyman Street.
Join Asian Restaurant, Fore Golf, MY Salon Suites
AND Fit Body Boot Camp**

AVAILABLE : 5,511 s.f. – Former Especially For Pets space.

PARKING RATIO : Generous 5/1000 + new expansion area

SIGNAGE : Pylon and large awning

WATER/ SEWER : Municipal

LOADING : Covered Tailboard loading

ELEVATOR : Yes

Rock Bottom Expenses of Just \$4.80/s.f. including HEAT!

CALL ERIC BROSLER

508-370-0003 – office ~ 508-272-3318 – cell

eric@metrowestcre.com ~ www.metrowestcre.com

The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MWCRCRE represents the Lessor. MWC RE does not co-broke with Principals nor recognize representation after the first showing.

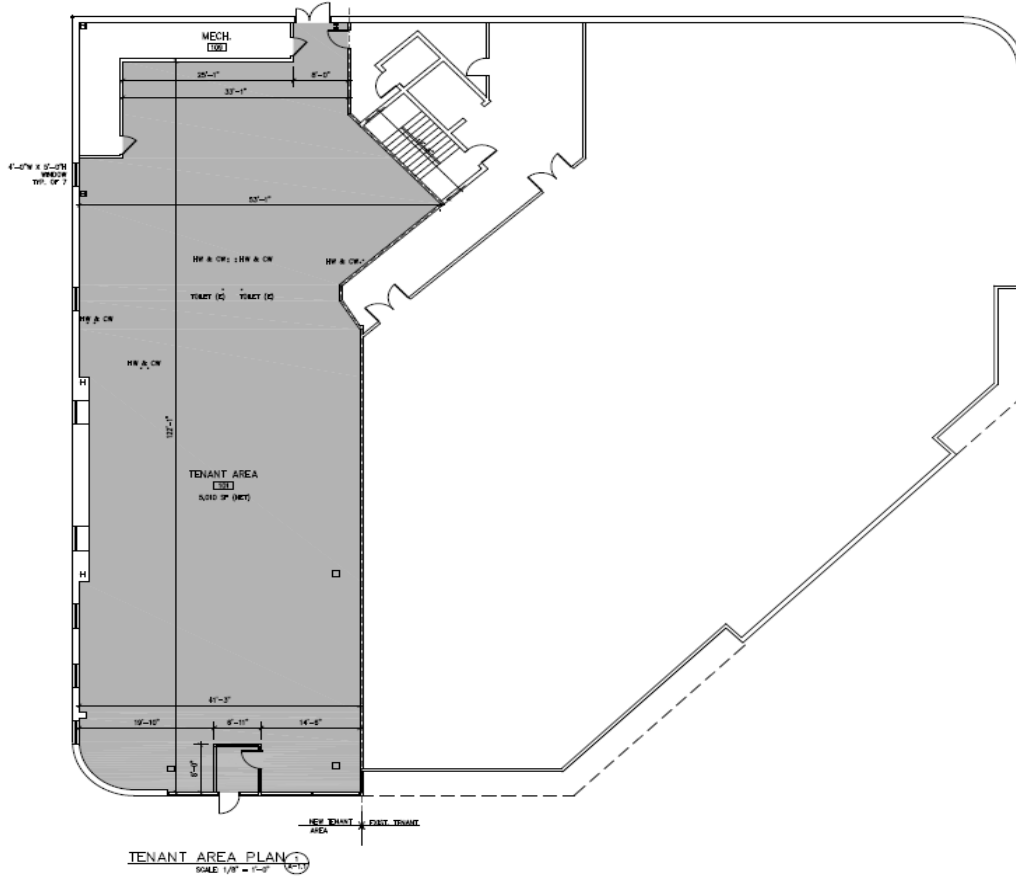
**153 TURNPIKE ROAD
WESTBORO**



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Population 2017	4,289	26,041	73,387
Households 2017	1,838	9,797	26,764
Median Income	\$64,171	\$105,196	\$113,758

TRAFFIC : 61,549 VPD

153 TURNPIKE ROAD
WESTBORO
5,511 SF FLOOR PLAN





PROPOSED SIGN

BOSTON AND WORCESTER TURNPIKE
(ROUTE 9)
1930 STATE HIGHWAY LAYOUT

EXISTING 2 STORY BUILDING
#153 TURNPIKE ROAD

OAK STREET

#151



