



962 WORCESTER STREET

WELLESLEY, MA 02482

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Property Summary



OFFERING SUMMARY

Available SF:	34,388 SF
Lease Rate:	Negotiable
Lot Size:	2.28 Acres
Building Size:	34,388 SF First Floor: 17,194 Second Floor: 17,194
Zoning:	Business A

PROPERTY OVERVIEW

SVN | Parsons Commercial Group | Boston is pleased to present 962 Worcester Street in Wellesley for lease.

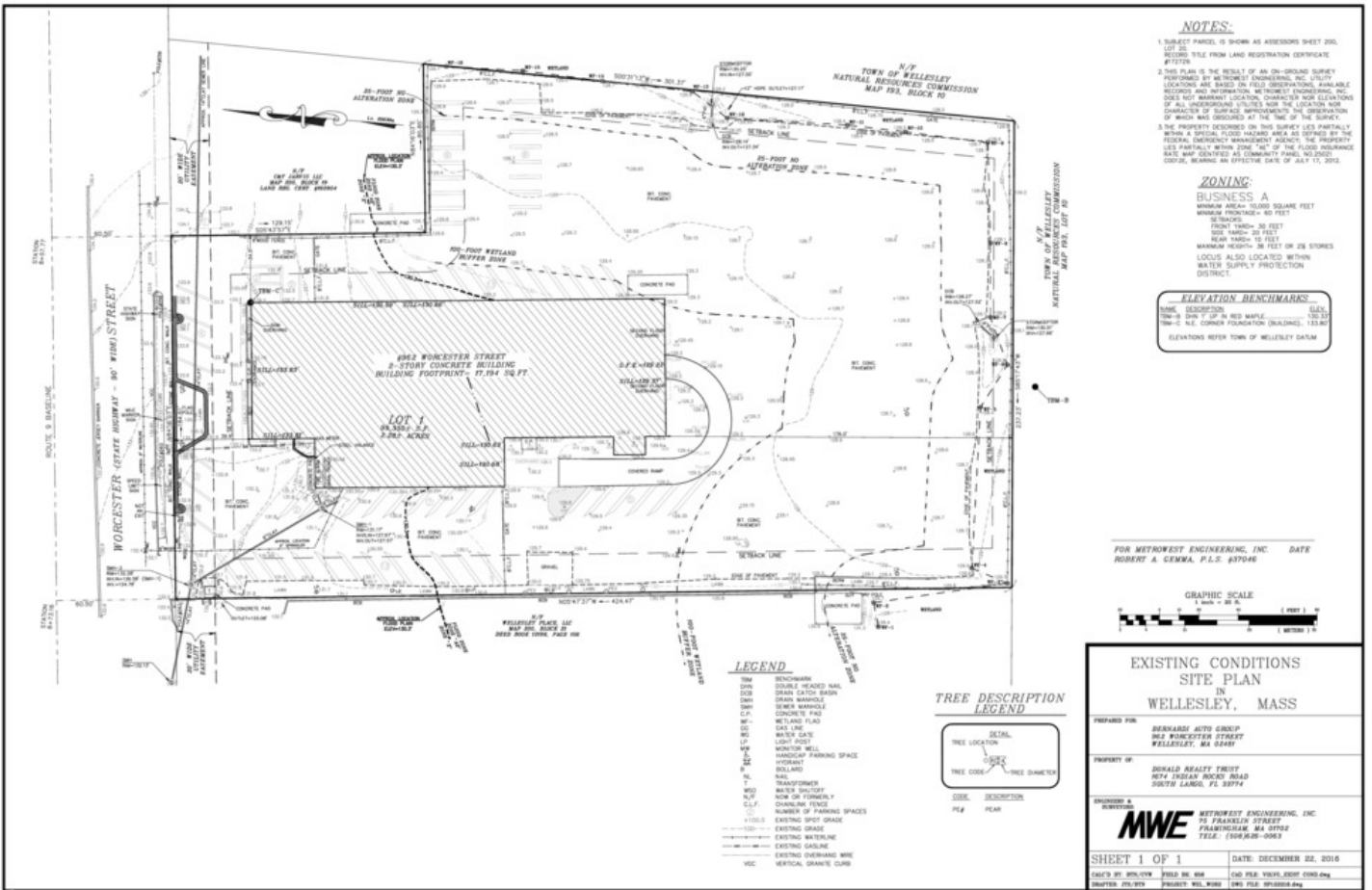
This free standing, 2 story building has served as a car dealership for decades. The buildings current configuration includes a 2 story showroom sales area along with a two story service department. A drive up ramp allows vehicle access to the second floor. The floor plates and flexible zoning allow a multitude of different uses including retail, flex, and office.

Prominent location on Rt.9 in Wellesley with excellent signage and tremendous visibility. Located near the Wellesley /Natick line on the east bound side of Rout 9, just minutes from the Mass Pike, I-95, and a short drive to Newton, Natick, Framingham, Sudbury and other surrounding towns

PROPERTY HIGHLIGHTS

- Former car dealership
- Rare, free standing building for lease in its entirety. Two-story building [excluding mezzanine areas]
- Sits on over 2.28 acres of land which is mostly comprised of building and paved surface.
- Ample parking
- Located in an area with a very affluent demographic

Site Plan

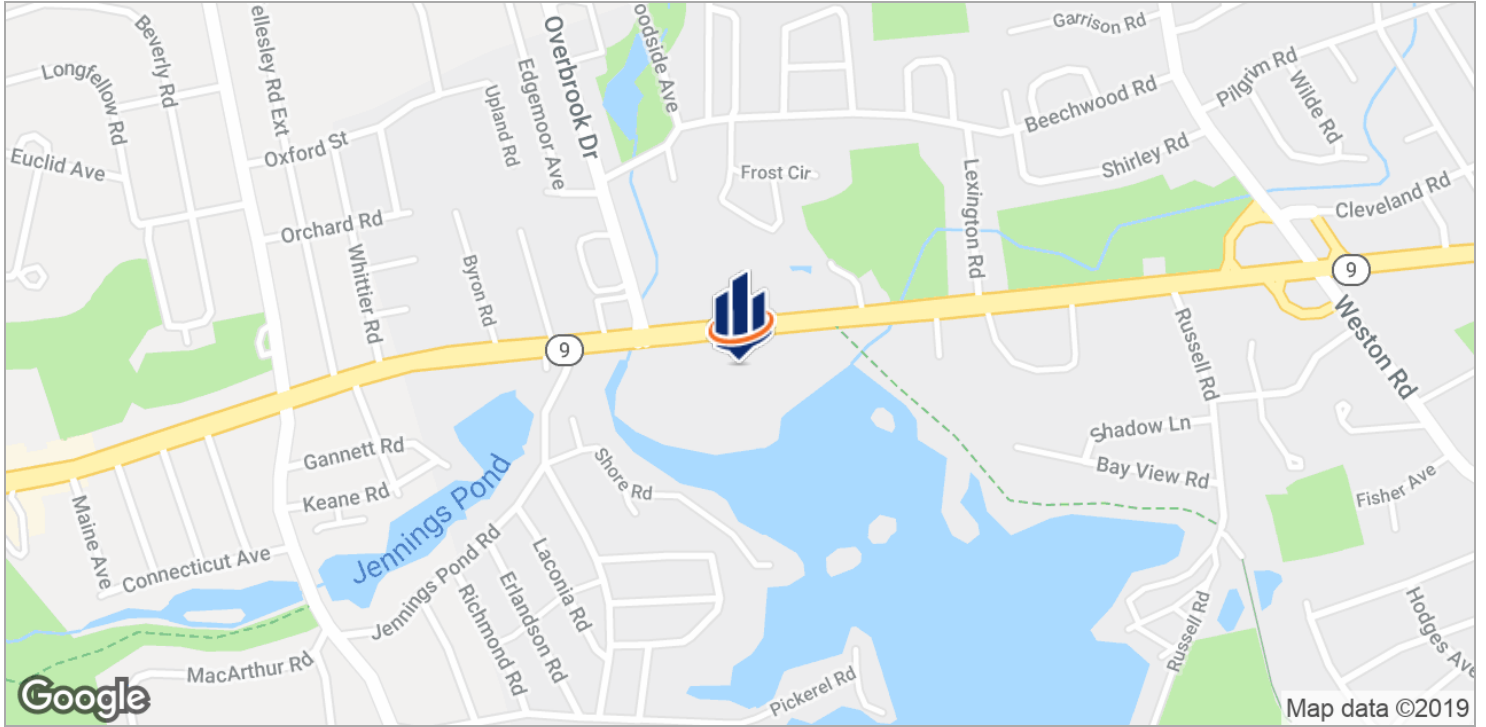


Aerial View

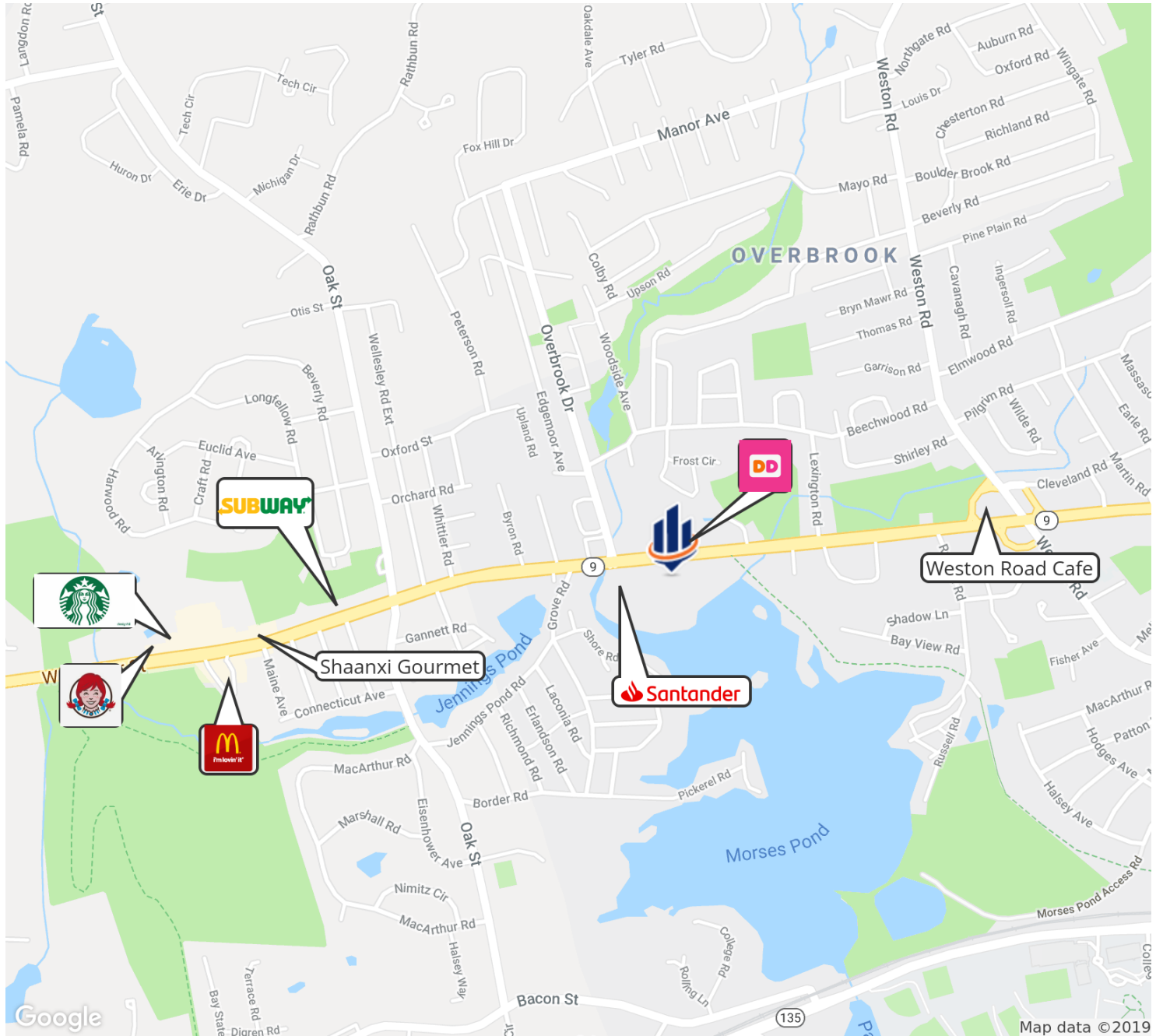


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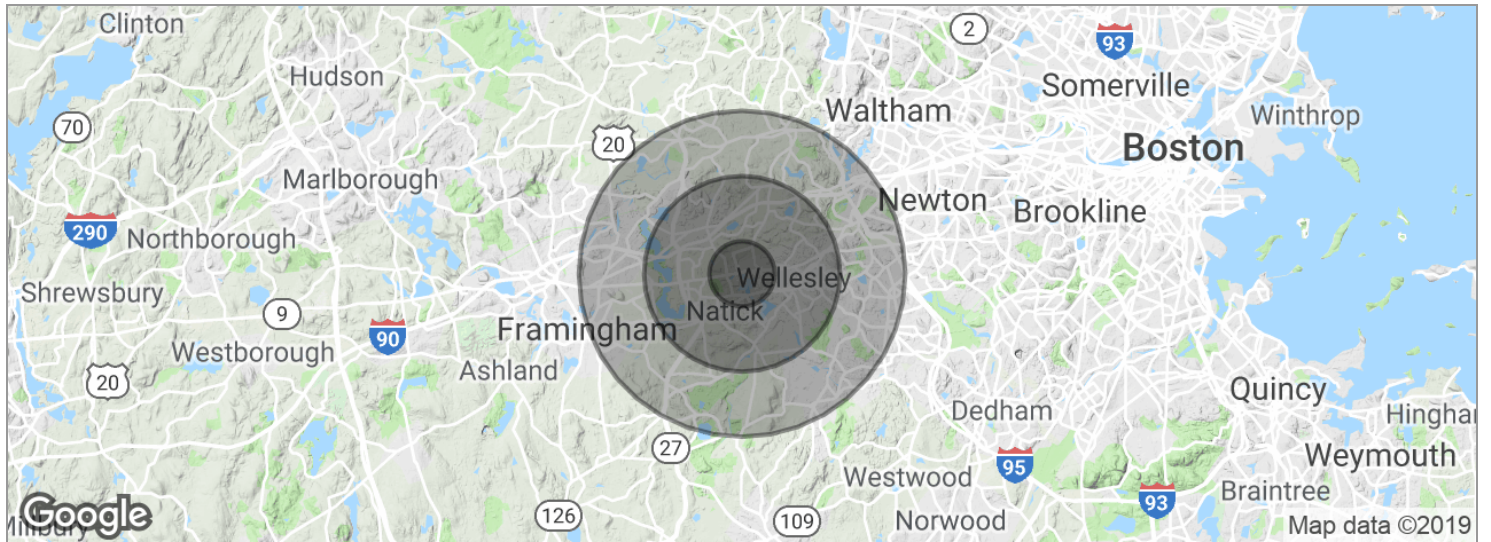
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,343	50,820	114,467
Median age	41.3	38.4	39.0
Median age (Male)	41.5	41.6	39.9
Median age (Female)	41.9	39.4	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,017	17,771	40,998
# of persons per HH	2.8	2.9	2.8
Average HH income	\$161,932	\$166,702	\$163,702
Average house value	\$694,334	\$626,073	\$575,444

* Demographic data derived from 2010 US Census