



**METROWEST  
COMMERCIAL R. E.**  
THE REGIONAL EXPERTS

**“TROLLEY SQUARE”  
RT. 9 W – FOR LEASE  
855 WORCESTER ROAD  
FRAMINGHAM, MA**



**US POST OFFICE IS ANCHOR TENANT / FRAMINGHAM STATE  
UNIVERSITY WITHIN WALKING DISTANCE**

TROLLEY SQUARE – ONE OF ROUTE 9’S BEST TENANT MIXED PLAZA’S WITH RETAIL, OFFICE & MEDICAL TENANTS. PLENTY OF PARKING, FOOT TRAFFIC AND GREAT SIGNAGE. CONVENIENTLY LOCATED AT THE EDGELL ROAD RAMP REVERSE DIRECTION TURN AROUND.

**AVAILABLE RETAIL / OFFICE:**

|                 |   |
|-----------------|---|
| <b>1,000 SF</b> | Front & center store! 2 stories with handicap bathroom<br><b>ASKING - \$1,340/month NNN</b>   |
| <b>4,384 SF</b> | Front retail near large parking field close by. Vacant now.<br>Pylon & wall signage - high visibility location!<br>34’ frontage – 40’ wide ( see floor plan below )<br>3 handicapped bathrooms, height 10’ 10” higher at front<br>One large open area, offices, kitchenette<br><b>REDUCED \$4,900/month NNN</b> |
| <b>7,000 SF</b> | Retail or Office– Front & Center Anchor Space available<br>3/2024. Currently used as a specialty grocer.<br><b>CALL FOR DETAILS</b>   |

**KENWOOD ORGANIZATION INC.**

Building owner management office is located on-site

**CURRENT TENANTS:**

- U.S. Post Office
- Newell Law office
- Shuman Law office
- George King Law Office
- USA Vein Clinic
- Gersh Insurance Agency (leaving)
- Mystic Fitness Hot Yoga
- Starbella Spa
- GMD Aesthetic & Artistry
- First Health Pharmacy
- Nail Salon, Hair Salon
- My Gym (for kids)
- Market 7,000 SF (vacating)
- AOI Japanese Restaurant
- Kalasha Bubble Tea & Chicken
- Indian Grocer & Spice Market
- Kugel’s Deli Restaurant
- Lavendar Too ( closed ) Chinese Take-Out
- Rise Up Dance Community
- Protech – Computer repair
- Tattoo Artist

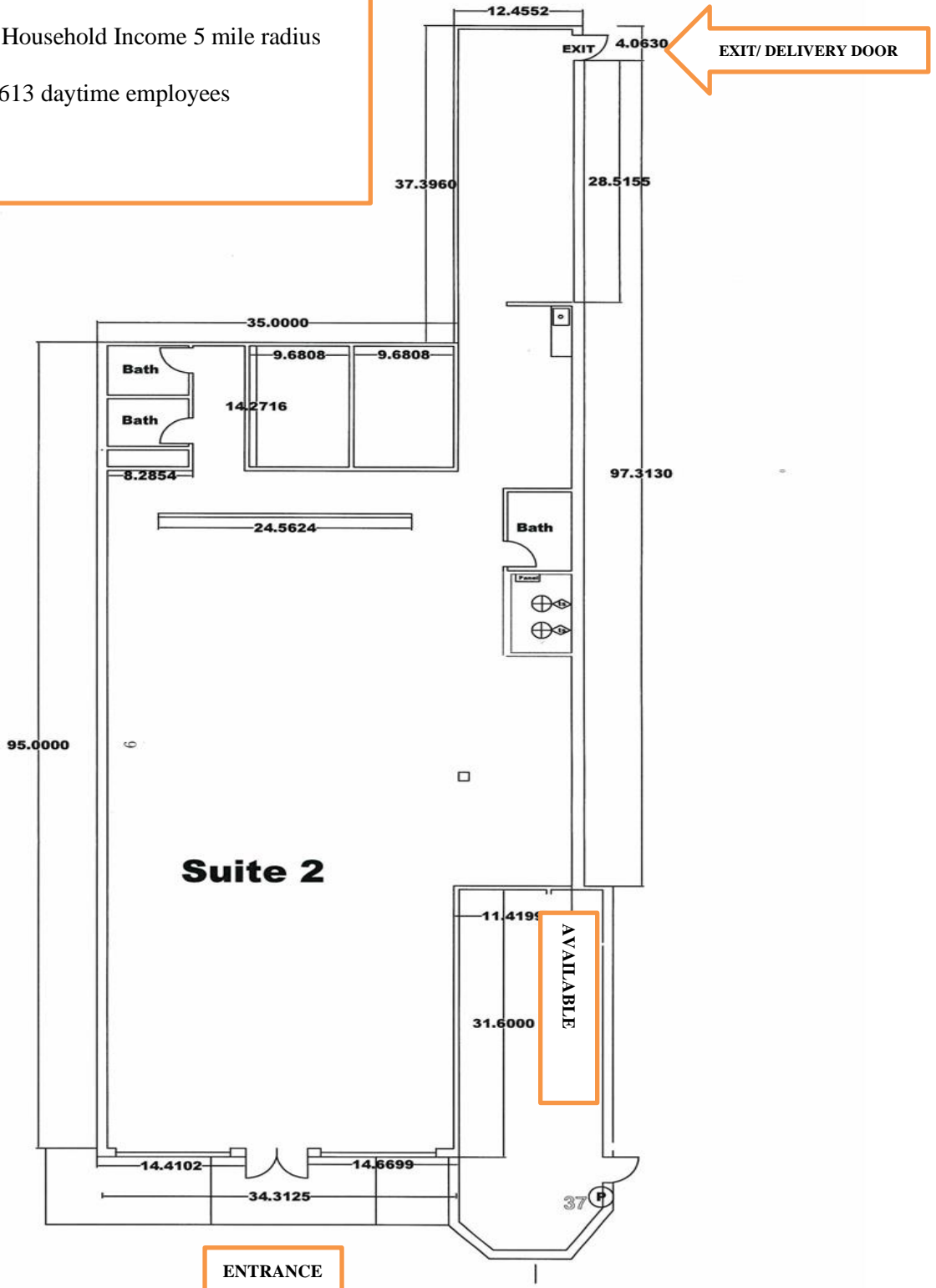
**Listing Broker: MARLENE ARON**

**508-740-0000 - cell [ma@metrowestcre.com](mailto:ma@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. MWCRE represents the Lessor. Listing broker related to owner. Info updated 8-3-23*

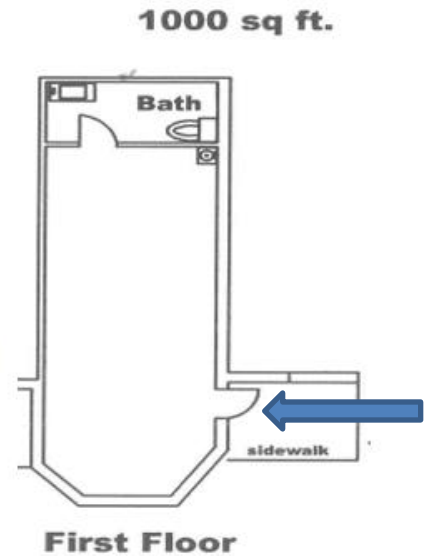
**TROLLEY SQUARE – RT. 9  
855 WORCESTER ROAD, FRAMINGHAM, MA  
4,384 SF FRONT FACING RETAIL**

56,013 Cars Per Day traffic count (going home side!)  
\$98,188 Median Household Income 5 mile radius  
91,613 daytime employees



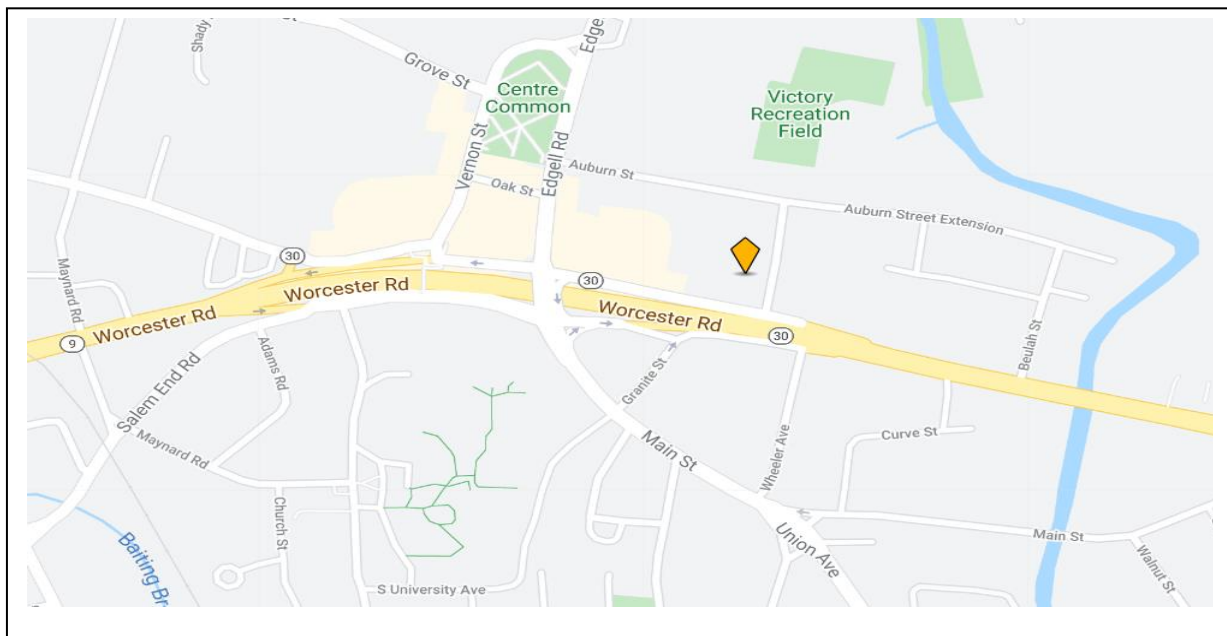
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855 WORCESTER ROAD, FRAMINGHAM, MA**

**SUITE 3 - 1,000 SF FRONT FACING RETAIL**



**FEATURES INCLUDE**

- Rt. 9 – Westbound high traffic count & Rt. 9 two-sided pylon signs
- Separate utilities
- Lots of daily foot traffic, visiting Post Office, grocers, personal service providers and 3 restaurants
- Framingham State University across Rt. 9
- Wall signage for maximum visibility
- Proximity to apartment complex and office building
- 2 floors, one private handicapped bathroom, signage, two additional hand sinks, freshly painted walls, new carpet





# METROWEST COMMERCIAL R. E.

THE REGIONAL EXPERTS

## Demographics >>

|                             | 1 mile    | 3 miles  | 15 Min. Drive |
|-----------------------------|-----------|----------|---------------|
| Population                  | 9,948     | 83,760   | 184,540       |
| Households                  | 3,541     | 33,111   | 71,058        |
| Median Age                  | 34.50     | 38.80    | 40.50         |
| Median HH Income            | \$101,987 | \$92,658 | \$109,343     |
| Daytime Employees           | 9,213     | 51,041   | 104,334       |
| Population Growth '21 - '26 | ↑ 0.56%   | ↑ 1.41%  | ↑ 1.87%       |
| Household Growth '21 - '26  | ↑ 0.65%   | ↑ 1.59%  | ↑ 1.96%       |

## DAYTIME POPULATION

| Business Employment By Type      | # Businesses |        |        | # Employees |        |        |
|----------------------------------|--------------|--------|--------|-------------|--------|--------|
|                                  | 1 Mile       | 3 Mile | 5 Mile | 1 Mile      | 3 Mile | 5 Mile |
| <b>Total Businesses</b>          | 924          | 4,336  | 7,361  | 9,875       | 53,325 | 91,613 |
| Retail                           | 68           | 547    | 901    | 1,312       | 15,479 | 26,341 |
| Wholesale                        | 16           | 100    | 191    | 116         | 2,071  | 3,446  |
| Hospitality & Food Service       | 36           | 224    | 380    | 531         | 5,034  | 7,134  |
| Real Estate, Renting, Leasing    | 40           | 183    | 286    | 272         | 1,216  | 2,002  |
| Finance & Insurance              | 38           | 215    | 421    | 233         | 1,128  | 2,371  |
| Information                      | 17           | 121    | 197    | 214         | 2,256  | 4,531  |
| Scientific & Technology Services | 113          | 484    | 872    | 508         | 3,043  | 5,838  |
| Management of Companies          | 0            | 0      | 4      | 0           | 0      | 38     |
| Health Care & Social Assistance  | 390          | 1,187  | 1,715  | 1,722       | 8,384  | 11,992 |
| Education Services               | 33           | 123    | 207    | 2,726       | 5,320  | 8,146  |
| Public Administration & Sales    | 17           | 81     | 153    | 751         | 1,900  | 3,516  |
| Arts, Entertainment, Recreation  | 12           | 56     | 119    | 73          | 468    | 1,429  |
| Utilities                        | 0            | 0      | 4      | 0           | 0      | 38     |
| Admin Support & Waste Management | 24           | 198    | 349    | 138         | 947    | 2,548  |
| Construction                     | 32           | 302    | 596    | 284         | 1,640  | 2,865  |
| Manufacturing                    | 15           | 103    | 202    | 128         | 1,709  | 5,086  |
| Agriculture, Mining, Fishing     | 1            | 3      | 11     | 2           | 8      | 71     |
| Other Services                   | 72           | 409    | 753    | 865         | 2,722  | 4,221  |

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