



FOR LEASE

358 SHREWSBURY STREET

WORCESTER, MA 01604



Rated Best Commercial Real Estate Brokerage - Worcester Business Journal

MARK JOHNS

Vice President

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type: Retail

Building Size: 6,757 SF

Available SF: 2,000 SF

Zoning: BG-2

Lease Rate: \$3,000 per month (NNN)

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 358 Shrewsbury St. in Worcester. The 2,000 sq. ft space is available for lease. The open floorplan and the large glass wall face the Shrewsbury St. frontage along with a large patio giving excellent exposure for retail or food businesses. A full walk-up attic space provides ample storage and office space. On-site parking, Natural Gas and 2 ADA compliant Rest Rooms. It is surrounded by multiple restaurants, national and regional retailers, medical and biotech.

Zoning: BG 2



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ADDITIONAL PHOTOS



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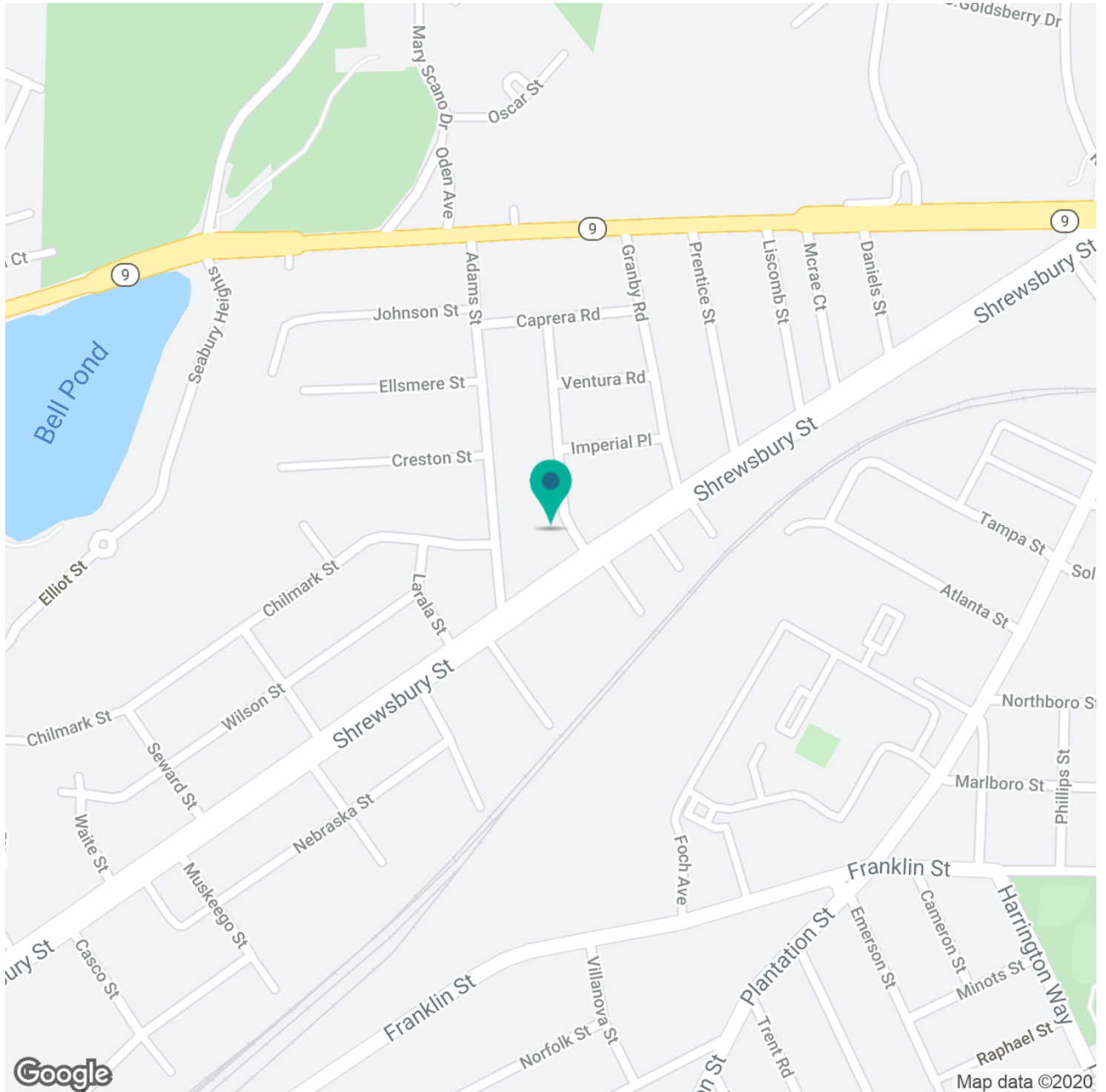


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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

LOCATION MAPS



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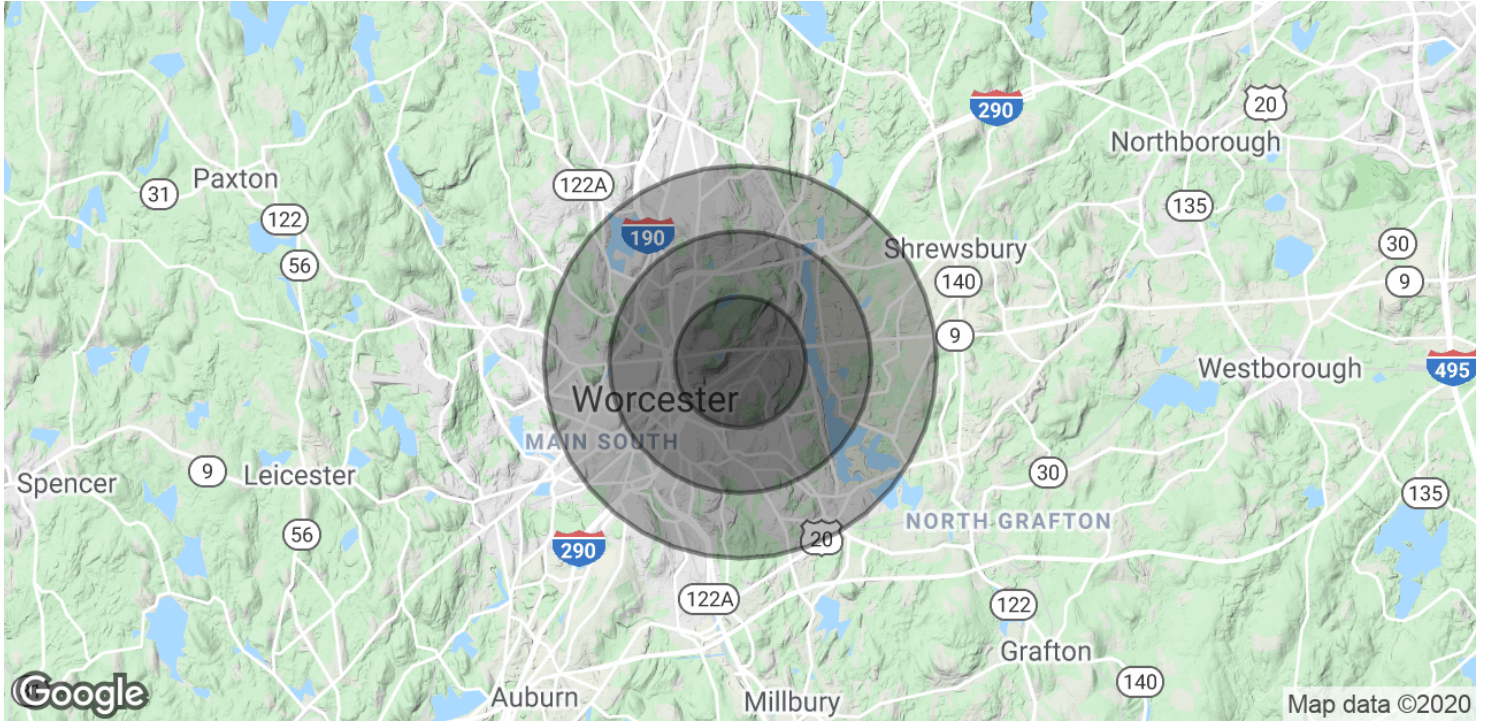
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,777	69,107	142,678
Median age	35.0	34.3	33.6
Median age (Male)	34.9	33.0	31.8
Median age (Female)	35.7	35.9	35.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,224	28,406	56,764
# of persons per HH	2.3	2.4	2.5
Average HH income	\$49,238	\$52,815	\$54,779
Average house value	\$274,889	\$268,063	\$286,653

* Demographic data derived from 2010 US Census



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