



**METROWEST
COMMERCIAL R. E.**

THE REGIONAL EXPERTS

**FOR LEASE – GOLDEN TRIANGLE LOCATION !
RT. 9 RETAIL / MEDICAL / OFFICE
271 WORCESTER RD., FRAMINGHAM, MA**



PREMIER RT. 9 LOCATION WITH EASY ACCESS TO MASS PIKE !

Located just East of Rt. 126 and close to Shopper’s World, Natick Mall, Venture West Plaza, Sherwood Plaza and many national retailers.

RT. 9 signage available, 79 parking spaces (front, side & rear of building) and easy access from all directions.

Co-tenants are: Sichuan Gourmet Restaurant – voted #1 in Metrowest and a huge foot traffic generator, Formosa Asian Market and Real Print Services, a printing company that does custom printing and signage on vehicles.

Traffic Count: 53,600 car per day – 1.8 acre lot

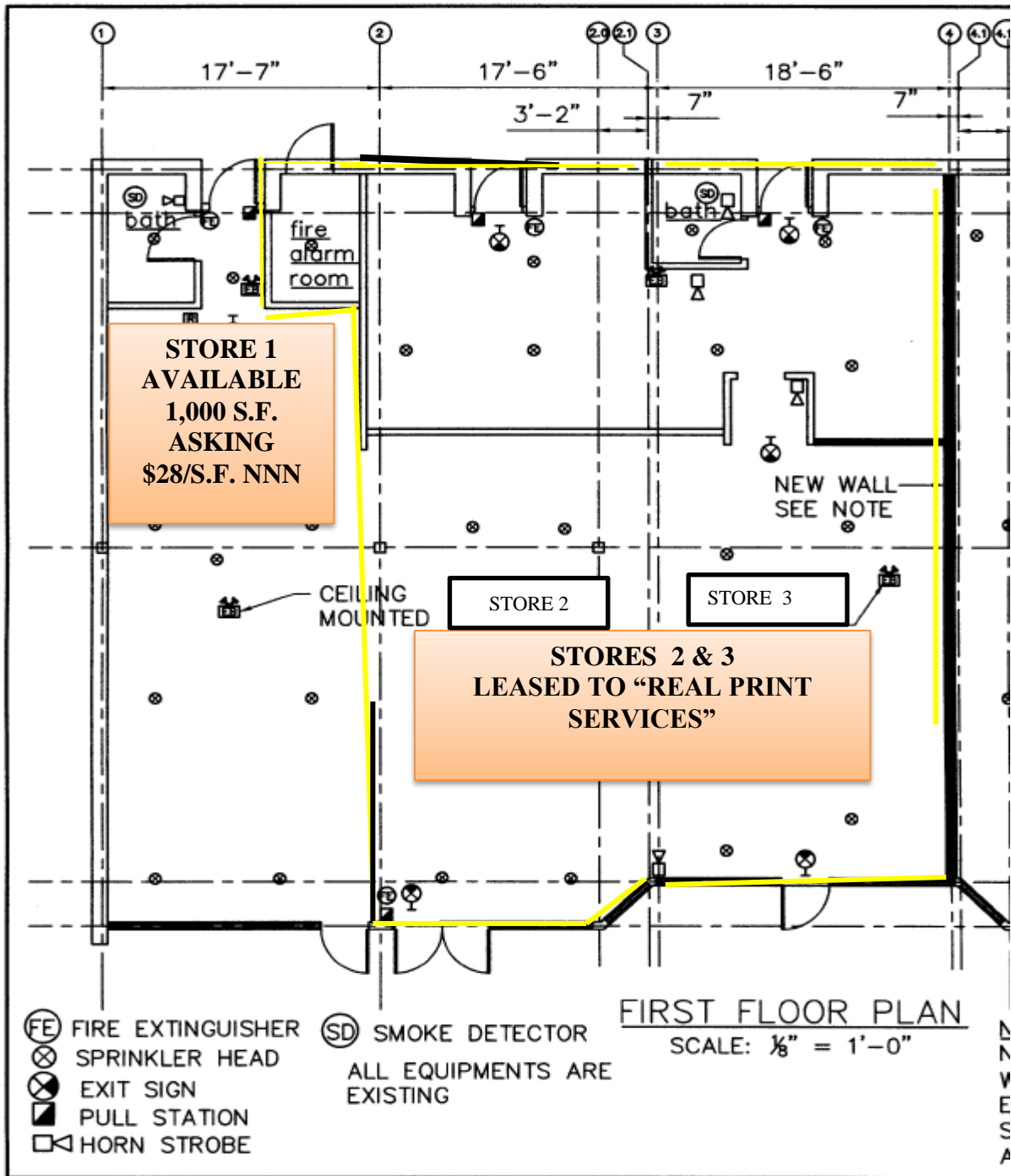
1ST FLOOR AVAILABLE:

End unit 1,000 s.f. **ASKING-\$28/s.f. NNN**
(NNN = approx. \$8.20/s.f.)

Please call MARLENE ARON 508-740-0000 to view this property
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. MetroWest Commercial RE represents the Lessor. MetroWest Commercial RE does not co-broke with Principals nor recognize representation after the first showing. Info date 8-3-23

271 WORCESTER ROAD
FRAMINGHAM, MA



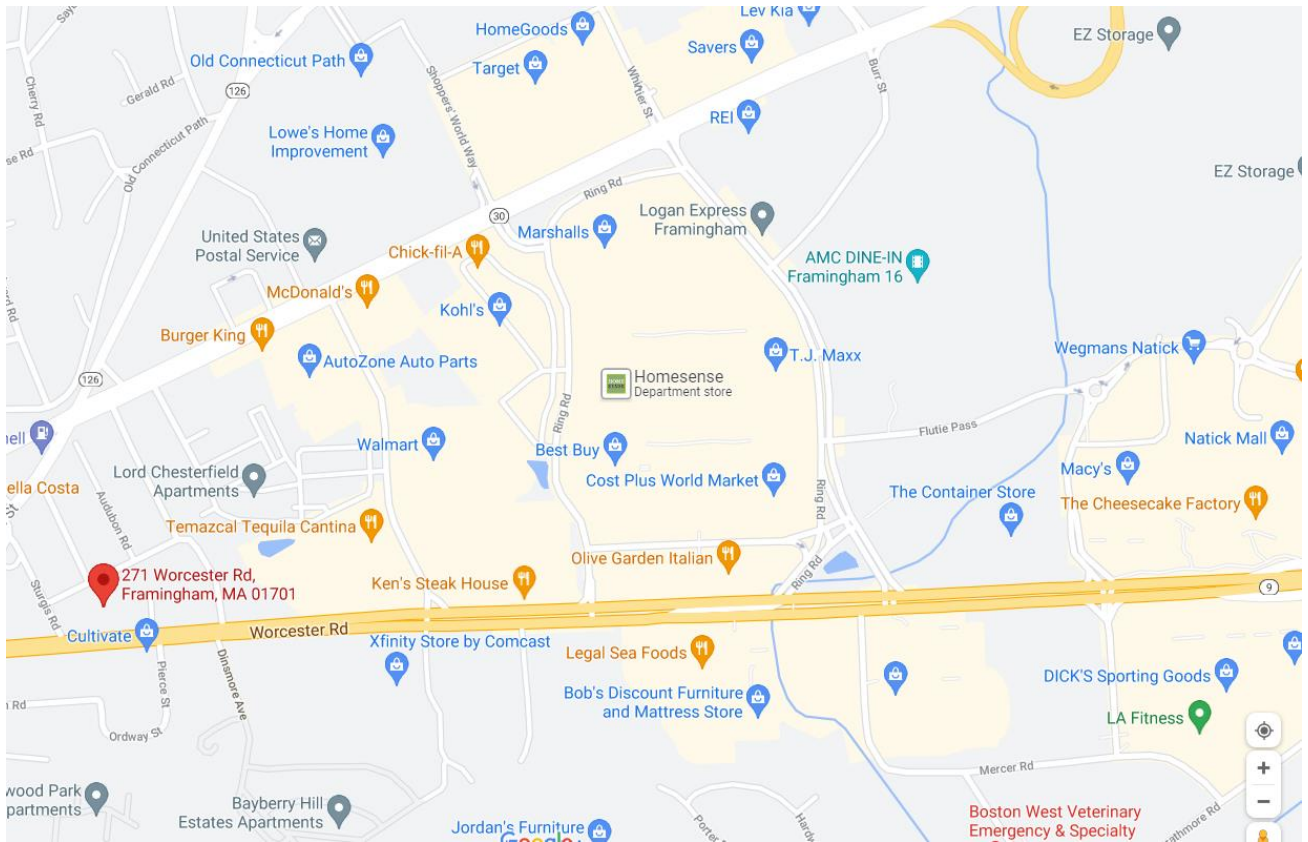
ROUTE 9 FACING SIDE – DIMENSION IS 50' DEEP.
(The above noted dimensions are interior dimensions)

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Demographics >>

	1 mile	3 miles
Population	12,850	88,604
Households	5,428	34,819
Median Age	39.80	39.10
Median HH Income	\$86,428	\$97,377
Daytime Employees	13,671	53,035
Population Growth '21 - '26	▲ 1.18%	▲ 1.48%
Household Growth '21 - '26	▲ 1.29%	▲ 1.67%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Sturgis Rd	Worcester Rd SE	250	2018	0.05 mi
Beacon St	Fairbanks St N	6,674	2020	0.16 mi
Worcester Rd	Beacon St E	48,847	2018	0.31 mi
Concord St	Palmer Rd S	29,471	2015	0.35 mi
Concord St	Guadalcanal Rd S	28,457	2018	0.35 mi
Worcester Rd	Lockland Ave W	56,013	2018	0.58 mi
Worcester St	Dean Rd E	56,477	2018	0.89 mi
Union Ave	Middlesex St SE	15,191	2020	1.18 mi
I- 90	Fenwick St E	106,694	2018	1.26 mi
Speen St	Chrysler Rd N	39,132	2018	1.28 mi