

790 - 816 WORCESTER ROAD ROUTE 9

FRAMINGHAM
MASSACHUSETTS



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**+/- 2.44 ACRES FOR SALE OR LEASE
AVAILABLE NOW**

THE OPPORTUNITY

- 2.44 acres located at 780, 802, 804, 808, 816 Worcester Road and 24 Curve Street
- Over 540 feet fronting the Eastbound side of Route 9 in Framingham, bounded by Wheeler Avenue and Curve Street
- Located just east of the East / West turnaround at Edgell Road
- Site will offer ample signage opportunities on Route 9
- Located just west of Trader Joe's and Whole Foods
- 2.3 Miles from Shopper's World and 2.7 miles from the Natick Mall
- The City of Framingham and Town of Natick have a combined population of over 105,000 people
- Located less than 20 miles due west of Boston



AREA RETAIL

TRADER JOE'S®

SHOPPERS WORLD

Staples

ANYTIME FITNESS

Walgreens

STOP & SHOP

NATICK COLLECTION

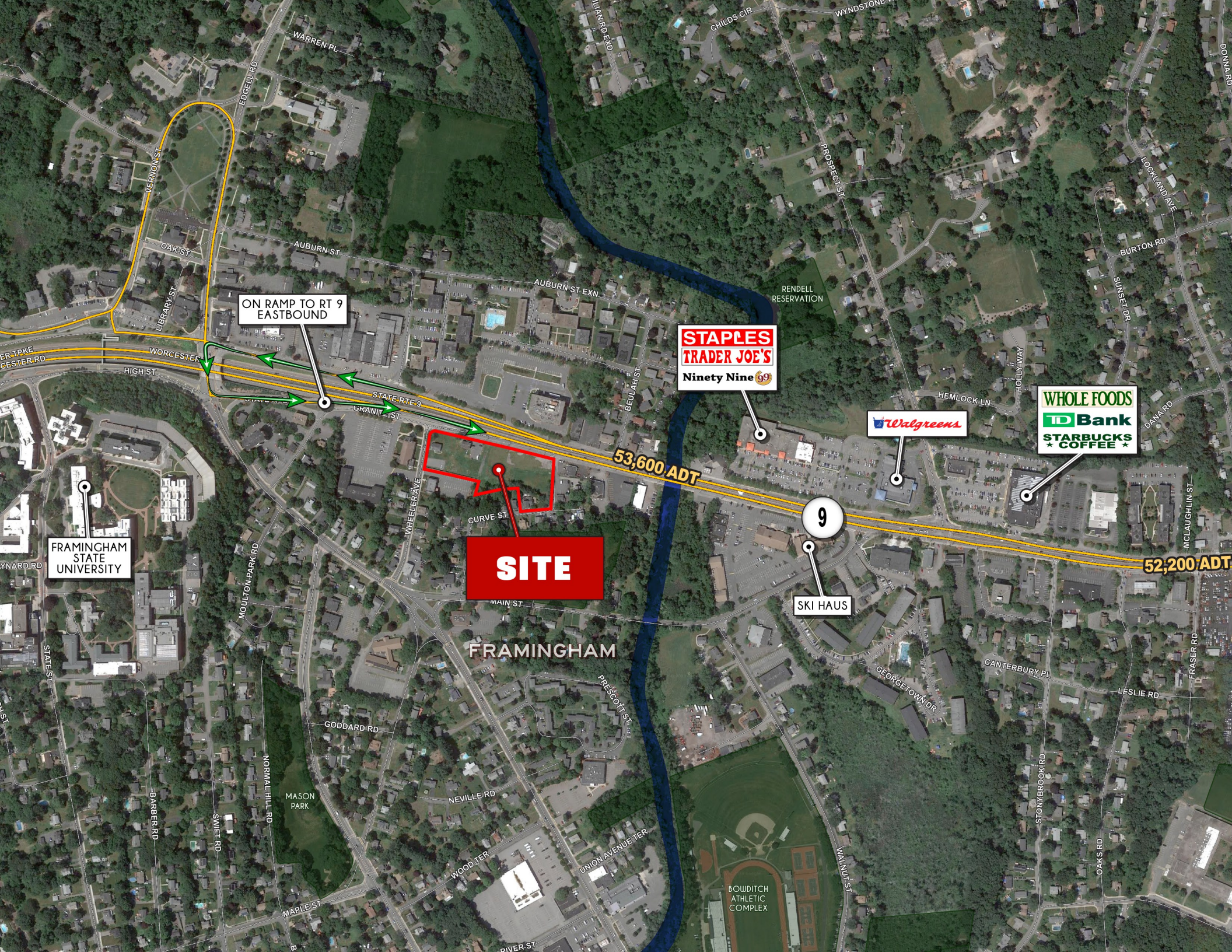
WHOLE FOODS MARKET

Framingham State University



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,502	82,675	143,533
Daytime Population	17,502	95,578	167,407
Avg HH Income	\$116,206	\$114,864	\$139,305
Households	4,087	31,826	54,887



ON RAMP TO RT 9 EASTBOUND

STAPLES
TRADER JOE'S
Ninety Nine 99

Walgreens

WHOLE FOODS
TD Bank
STARBUCKS
COFFEE

FRAMINGHAM
STATE
UNIVERSITY

SITE

9

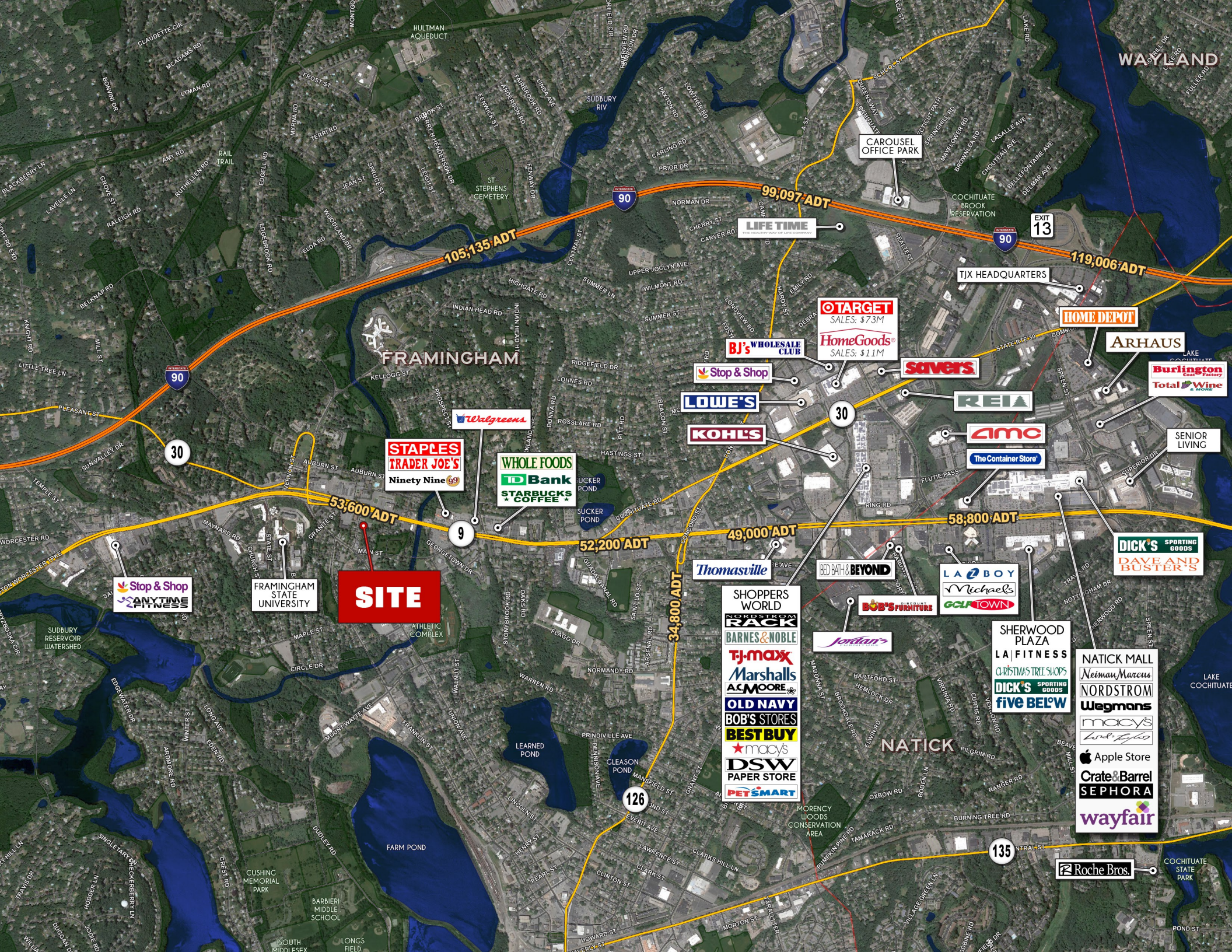
SKI HAUS

53,600 ADT

52,200 ADT

FRAMINGHAM

BOWDITCH
ATHLETIC
COMPLEX



105,135 ADT

99,097 ADT

119,006 ADT

FRAMINGHAM

90

30

53,600 ADT

52,200 ADT

49,000 ADT

58,800 ADT

SITE

34,800 ADT

Stop & Shop
ANYTIME FITNESS

FRAMINGHAM STATE UNIVERSITY

STAPLES
TRADER JOE'S
Ninety Nine

WHOLE FOODS
TD Bank
STARBUCKS COFFEE

Walgreens

LOWE'S

KOHL'S

Stop & Shop

TARGET
SALES: \$73M

HomeGoods
SALES: \$11M

savers

HOME DEPOT

ARHAUS

Burlington
Total Wine

REI

AMC

The Container Store

SENIOR LIVING

DICK'S SPORTING GOODS
DAVE AND BUSTER'S

Thomasville

BED BATH & BEYOND

LA Z BOY

Michaels

BOB'S FURNITURE

GCA TOWN

SHOPPERS WORLD

THE HOME DEPOT RACK

BARNES & NOBLE

TJ-maxx

Marshall's

ACMOORE

OLD NAVY

BOB'S STORES

BEST BUY

macy's

DSW
PAPER STORE

PET SMART

Jordan's

SHERWOOD PLAZA

LA FITNESS

CHRISTMAS TREE SHOPS

DICK'S SPORTING GOODS

FIVE BELOW

NATICK MALL

Neiman Marcus

NORDSTROM

Wegmans

macy's

Lord & Taylor

Apple Store

Crate & Barrel

SEPHORA

wayfair

Roche Bros.

COCHITUATE STATE PARK