

277-279 Worcester Road

Framingham, MA



High visibility free standing retail building for lease. 4404 SF plus full basement. Huge pylon sign! Rare opportunity to find large glass windows right on Route 9 in Framingham with 9'-11' ceilings. 53,000 cars a day pass this building just 30 feet away. Perfect Opportunity to build your brand with plenty of storage and garage area. The property has 25 parking spaces. Asking rent is \$30 PSF NNN.

DEMOGRAPHICS

| Radius | Population | | 2015 Estimated HH Income | | 2018 Daytime Population |
|---------|------------|-------------|--------------------------|-----------|-------------------------|
| | 2018 (est) | 2023 (proj) | Average | Median | |
| 3 Mile | 87,057 | 89,674 | \$105,304 | \$84,552 | 62,495 |
| 5 Mile | 145,217 | 149,726 | \$124,422 | \$99,737 | 101,015 |
| 10 Mile | 410,630 | 422,754 | \$144,404 | \$116,839 | 294,422 |



For more information contact:

RETAIL REAL ESTATE ADVISORS

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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