PERSEID



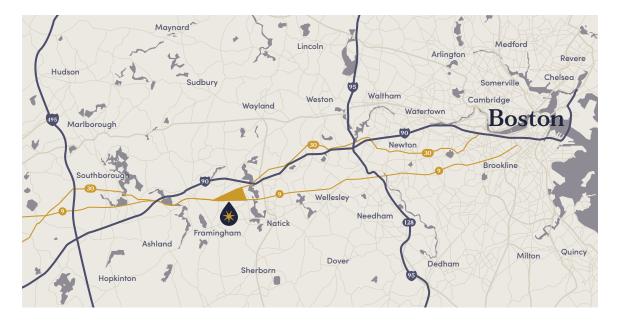
140 Worcester Road (Rt.9)

"GOLDEN TRIANGLE" FRAMINGHAM

LOCAL AND REGIONAL SHOPPING DESTINATION



- Golden Triangle: At the convergence of Greater Boston's primary East-West roadways and commuting corridors
- MA's largest shopping destination outside of Downtown Boston
- Both Route 90 exits between Routes 128 and 495 provide easy access to the property
- Surrounded by many of Greater Boston's most desirable suburban communities





LOCATION

140 Worcester Road offers superior tenant identity fronting on one of New England's busiest commercial thoroughfares.

- 59,000 vehicles per day on Worcester Road (Route 9)
- Major signalized intersection connecting Route 30 to Route 9 via Caldor Road
- Surrounded by prominent destination retailers and shopping centers
- Hotel and retail redevelopment under construction next door



PROPERTY OVERVIEW

THE SPACE

A 5,350 square foot twotenant retail property.

NO AVAILABILITY

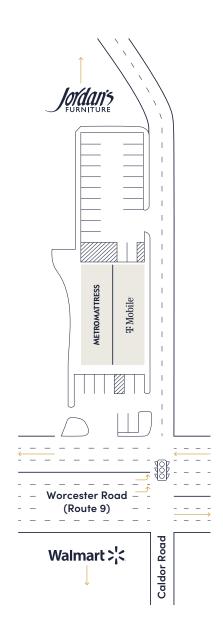
No space available for lease.

PROPERTY ATTRIBUTES

- Prominent signage and identity directly on Route 9.
- Double left turn lane accessing the property westbound at traffic light.
- Parking and store access in front and rear of the property (5.2 parking spaces/1,000 sq. ft.).
- Strong local and regional demographics with plentiful demand drivers.

DEMOGRAPHICS (2020)

Residential Mile Area Avg. Household Radius Population **Employees** Income 10,806 \$109,285 1 12,629 3 83.592 52,727 \$113,702 5 142,806 90,888 \$137,398 7 219,620 123,042 \$160,665 \$171,274 10 387,734 249,413



FOR MORE INFORMATION



Perseid Ventures 131 Dartmouth Street, Floor 3 Boston, MA 02116 PERSEIDVENTURES.COM General Inquiries info@perseidventures.com 857.201.3940