

PERSEID

VENTURES



140 Worcester Road (Rt. 9)

"GOLDEN TRIANGLE" FRAMINGHAM



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 two-tenant retail property.

NO AVAILABILITY

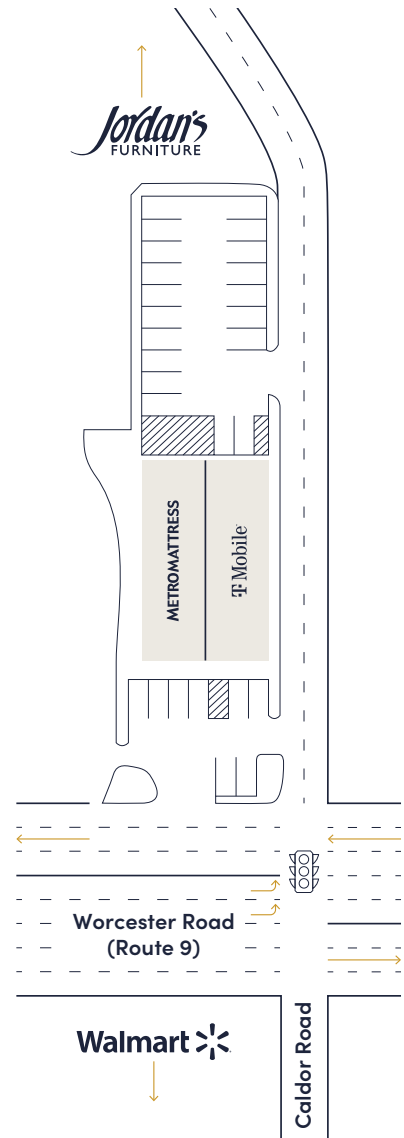
No space available for lease.

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)

Mile Radius	Residential Population	Area Employees	Avg. Household Income
1	12,629	10,806	\$109,285
3	83,592	52,727	\$113,702
5	142,806	90,888	\$137,398
7	219,620	123,042	\$160,665
10	387,734	249,413	\$171,274



FOR MORE INFORMATION



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