



**METROWEST
COMMERCIAL R. E.**
THE REGIONAL EXPERTS

**“TROLLEY SQUARE”
RT. 9 W – FOR LEASE
855 WORCESTER ROAD
FRAMINGHAM, MA**



**US POST OFFICE IS ANCHOR TENANT / FRAMINGHAM STATE
UNIVERSITY WITHIN WALKING DISTANCE**

TROLLEY SQUARE – ONE OF ROUTE 9’S BEST TENANT MIXED PLAZA’S WITH RETAIL, OFFICE & MEDICAL TENANTS. PLENTY OF PARKING, FOOT TRAFFIC AND GREAT SIGNAGE. CONVENIENTLY LOCATED AT THE EDGELL ROAD RAMP REVERSE DIRECTION TURN AROUND.

AVAILABLE RETAIL / OFFICE:

7,000 sf - Retail or Office– Front & Center Anchor Space available 3/2024. Currently used as a specialty grocer. If re-leased to a grocer the current tenant will sell equipment.

ASKING - \$25/S.F. NNN

KENWOOD ORGANIZATION INC.

Building owner management office is located on-site

CURRENT TENANTS:

- U.S. Post Office
- Newell Law office
- Shuman Law office
- George King Law Office
- USA Vein Clinic
- Mystic Fitness Hot Yoga
- Starbella Spa
- GMD Aesthetic & Artistry
- First Health Pharmacy
- Nail Salon, Hair Salon
- My Gym (for kids)
- Market 7,000 SF (vacating)
- AOI Japanese Restaurant
- Kalasha Bubble Tea & Chicken
- Indian Grocer & Spice Market
- Kugel’s Deli Restaurant
- Daycare (coming soon)
- Rise Up Dance Community
- Protech – Computer repair
- Tattoo Artist

Listing Broker: MARLENE ARON

508-740-0000 - cell 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. MWCRE represents the Lessor. Listing broker related to owner. Info updated 11-25-2023



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Demographics >>

	1 mile	3 miles	15 Min. Drive
Population	9,948	83,760	184,540
Households	3,541	33,111	71,058
Median Age	34.50	38.80	40.50
Median HH Income	\$101,987	\$92,658	\$109,343
Daytime Employees	9,213	51,041	104,334
Population Growth '21 - '26	↑ 0.56%	↑ 1.41%	↑ 1.87%
Household Growth '21 - '26	↑ 0.65%	↑ 1.59%	↑ 1.96%

DAYTIME POPULATION

Business Employment By Type	# Businesses			# Employees		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	924	4,336	7,361	9,875	53,325	91,613
Retail	68	547	901	1,312	15,479	26,341
Wholesale	16	100	191	116	2,071	3,446
Hospitality & Food Service	36	224	380	531	5,034	7,134
Real Estate, Renting, Leasing	40	183	286	272	1,216	2,002
Finance & Insurance	38	215	421	233	1,128	2,371
Information	17	121	197	214	2,256	4,531
Scientific & Technology Services	113	484	872	508	3,043	5,838
Management of Companies	0	0	4	0	0	38
Health Care & Social Assistance	390	1,187	1,715	1,722	8,384	11,992
Education Services	33	123	207	2,726	5,320	8,146
Public Administration & Sales	17	81	153	751	1,900	3,516
Arts, Entertainment, Recreation	12	56	119	73	468	1,429
Utilities	0	0	4	0	0	38
Admin Support & Waste Management	24	198	349	138	947	2,548
Construction	32	302	596	284	1,640	2,865
Manufacturing	15	103	202	128	1,709	5,086
Agriculture, Mining, Fishing	1	3	11	2	8	71
Other Services	72	409	753	865	2,722	4,221

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