



**METROWEST  
COMMERCIAL R.E.**

**FOR LEASE RETAIL or OFFICE  
RT. 9 ~ 205 TURNPIKE RD., SOUTHBORO, MA**



Located on Rt. 9 W, near Rt. 85 junction with good MassPike & Rt. 495 access, this office or retail space offers a country-type welcoming setting with excellent parking & Rt. 9 signage. Join the well-known New York Bagel, Liquor & Market Store and a Sewing Center. The available space is used as a real estate office now.

The floor plan has a large open central area, an approx. 300 s.f. + conference or office and 2 other offices.

Bathrooms are outside the office & shared with one other building tenant. Zoned Business Highway – retail, office, med spa & bank allowed – school with special permit. Great for a real estate office, yoga/pilates, consulting office, medical, a design center, law firm or a business that wants Rt. 9 signage & visibility.

No hair salon, nail salon or food uses.

**AVAILABLE NOW:**

Approx. 1,220 s.f. usable & 1,450 s.f. rentable 1<sup>st</sup> floor - office, retail or medical allowed.

Parking: 55 – shared

**ASKING - \$21/s.f. NNN +  
\$200/m common area fee**



**EXCLUSIVE LISTING BROKER ~ MARLENE ARON ~ 508-740-0000 – cell**

**[ma@metrowestcre.com](mailto:ma@metrowestcre.com) ~ [www.metrowestcre.com](http://www.metrowestcre.com)**

*The information contained herein is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MWCRE represents the Lessor. MWCRE does not co-broke with Principals nor recognize representation after the first showing.*

*Info date 4-11-2024*

**RT. 9 ~ 205 TURNPIKE RD., SOUTHBORO, MA**



**Septic usage:**

There shall be no sale and Tenant is prohibited from selling, producing or utilizing any product, the disposal on site of which shall hamper, overuse, impede or harm in any manner, the septic system located on the premises. The decision as to what products may cause harm to the septic system shall be at the sole and absolute discretion of the Landlord. In the event Tenant is unclear as to whether a product may hamper, overuse, impede or harm in any manner the septic system, the tenant shall request the written opinion of the Landlord, prior to the tenant utilizing such product.

**Please scan the QR code for a virtual tour**



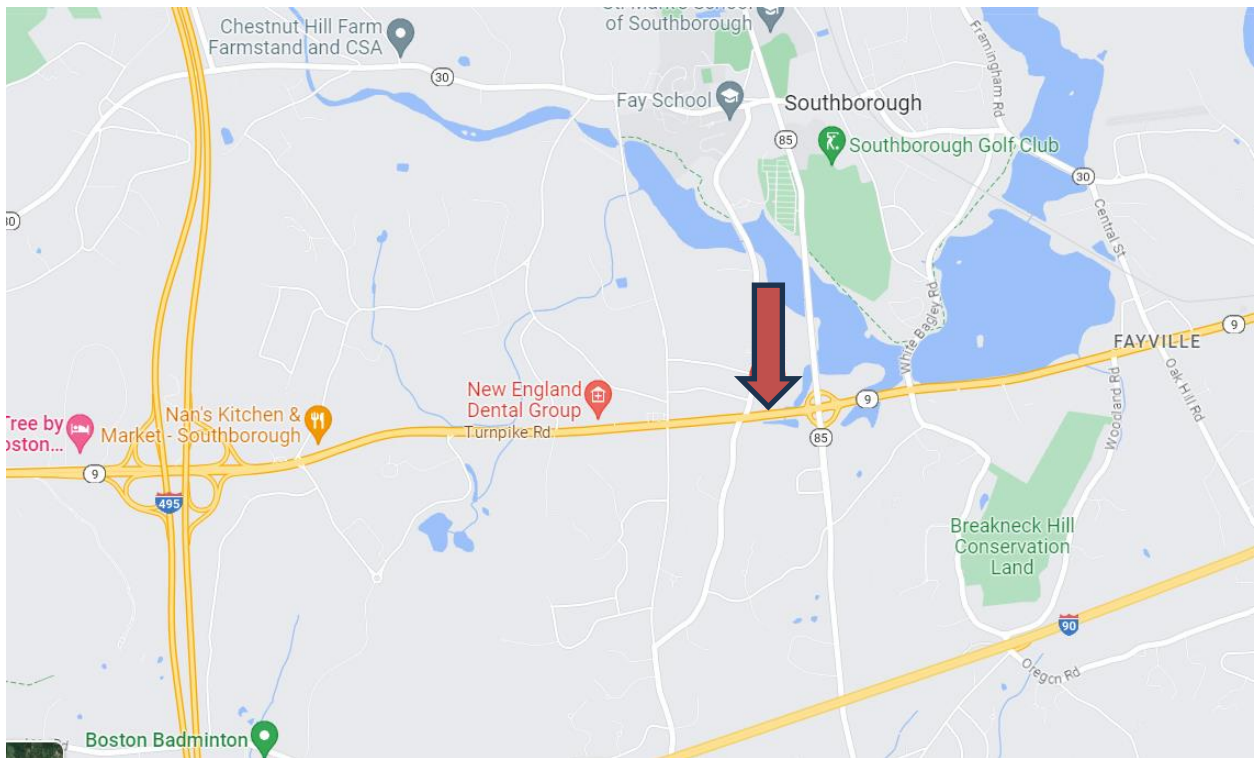
**EXCLUSIVE LISTING BROKER ~ MARLENE ARON ~ 508-740-0000 – cell**  
**[ma@metrowestcre.com](mailto:ma@metrowestcre.com) ~ [www.metrowestcre.com](http://www.metrowestcre.com)**

*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. MWCRE does not co-broke with Principals nor recognize representation after the first showing.*

## RT. 9 ~ 205 TURNPIKE RD., SOUTHBORO, MA

	1 MILE	3 MILE	5 MILE
2023 Total Population	2,338	19,425	96,073
2028 Population	2,426	19,968	97,462
Pop Growth 2023-2028	+ 3.76%	+ 2.80%	+ 1.45%
Average Age	41	41	40
2023 Total Households	804	7,029	37,004
HH Growth 2023-2028	+ 3.73%	+ 2.76%	+ 1.43%
Median Household Inc	\$158,778	\$144,512	\$108,260
Avg Household Size	2.80	2.70	2.50
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$680,672	\$676,140	\$497,680

Traffic Count – 37,124 (2022)



**EXCLUSIVE LISTING BROKER ~ MARLENE ARON ~ 508-740-0000 – cell**  
[ma@metrowestcre.com](mailto:ma@metrowestcre.com) ~ [www.metrowestcre.com](http://www.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. MWCRE does not co-broke with Principals nor recognize representation after the first showing.*