

# FOR LEASE



## WACHUSETT PLAZA

184 WEST BOYLSTON STREET, WEST BOYLSTON, MA 01583



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Property Type:	Retail / Office
Building Size:	102,096 SF
Available SF:	1,300 - 50,000 SF
Lot Size:	19.17 Acres
Zoning:	BUS
Parking:	650 spaces at 6 per 1,000 SF
Lease Rate:	Negotiable

## PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present Wachusett Plaza, a high-traffic retail and office building located at 184 West Boylston St in West Boylston, MA. This new-to-market fully ADA compliant property offers ±1,300 - ±50,000 SF of space ready for retail, office, or educational users. Wachusett Plaza is currently home to tenants like Planet Fitness, ABL Dance Gymnastics, CMSC Driving School, Elegant Nails and Spa, and Froze Zone. This diverse, high-traffic, destination location will provide a perfect setting for an existing business to grow and prosper. Wachusett Plaza is also well known for being the home of Salter College for the past 13 years. Salter College occupied 50,000 SF of space, which was built out into classrooms, laboratories, offices, and program rooms before vacating earlier this year. Conveniently located on West Boylston Street, Wachusett Plaza is minutes from routes 190 and 290, The Mass Pike, downtown Worcester, and just 45 minutes from Boston. Give us a call today to schedule a tour!

SPACES	LEASE TYPE	LEASE RATE	SPACE SIZE
Right Anchor	Negotiable	Negotiable	12,500 - 50,000 SF
Retail 1	Negotiable	Negotiable	3,500 SF
Retail 2	Negotiable	Negotiable	2,500 SF
Retail 3	Negotiable	Negotiable	1,300 SF



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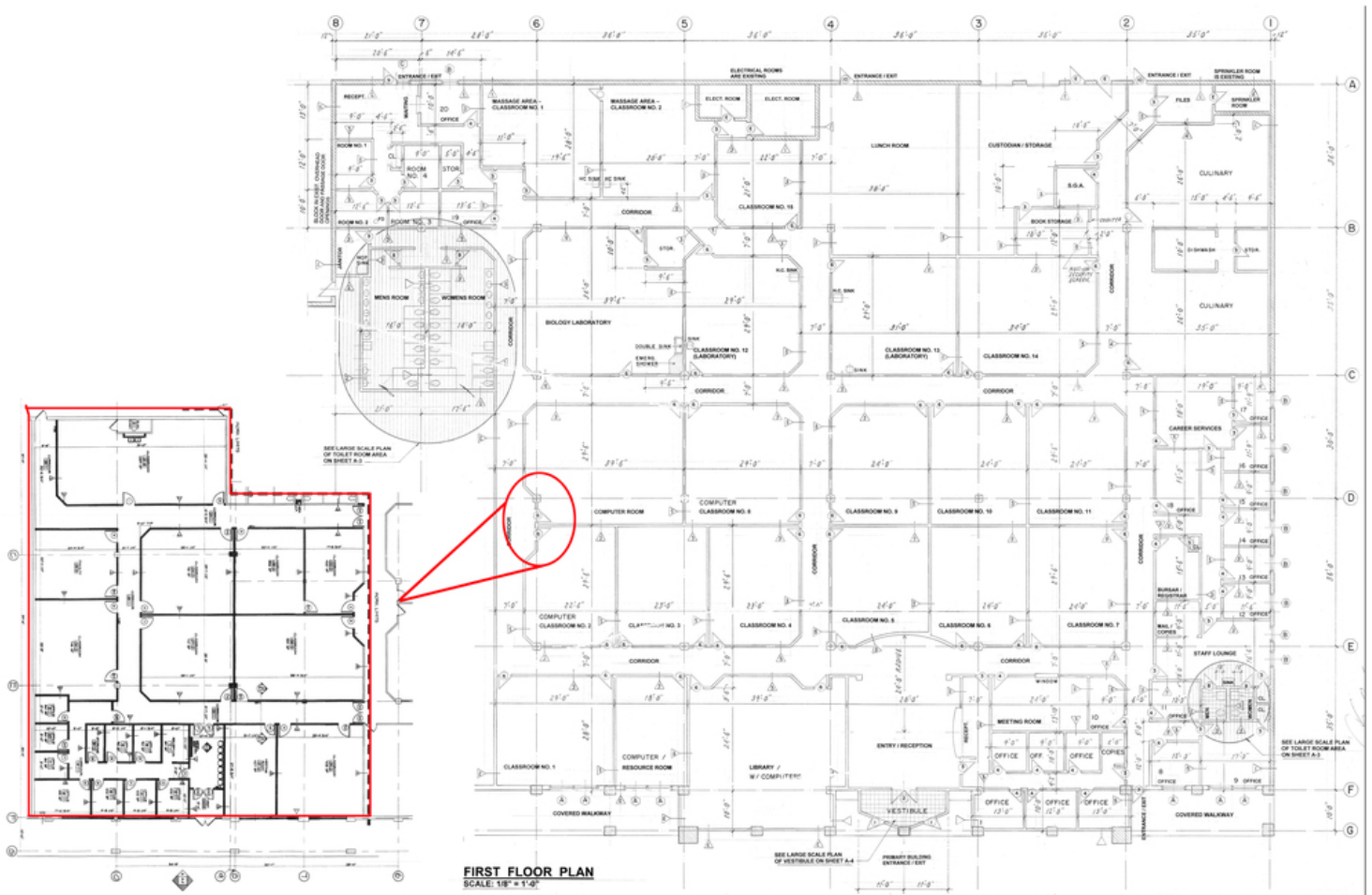
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# FLOOR PLANS



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## ADDITIONAL PHOTOS



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# LOCATION MAPS



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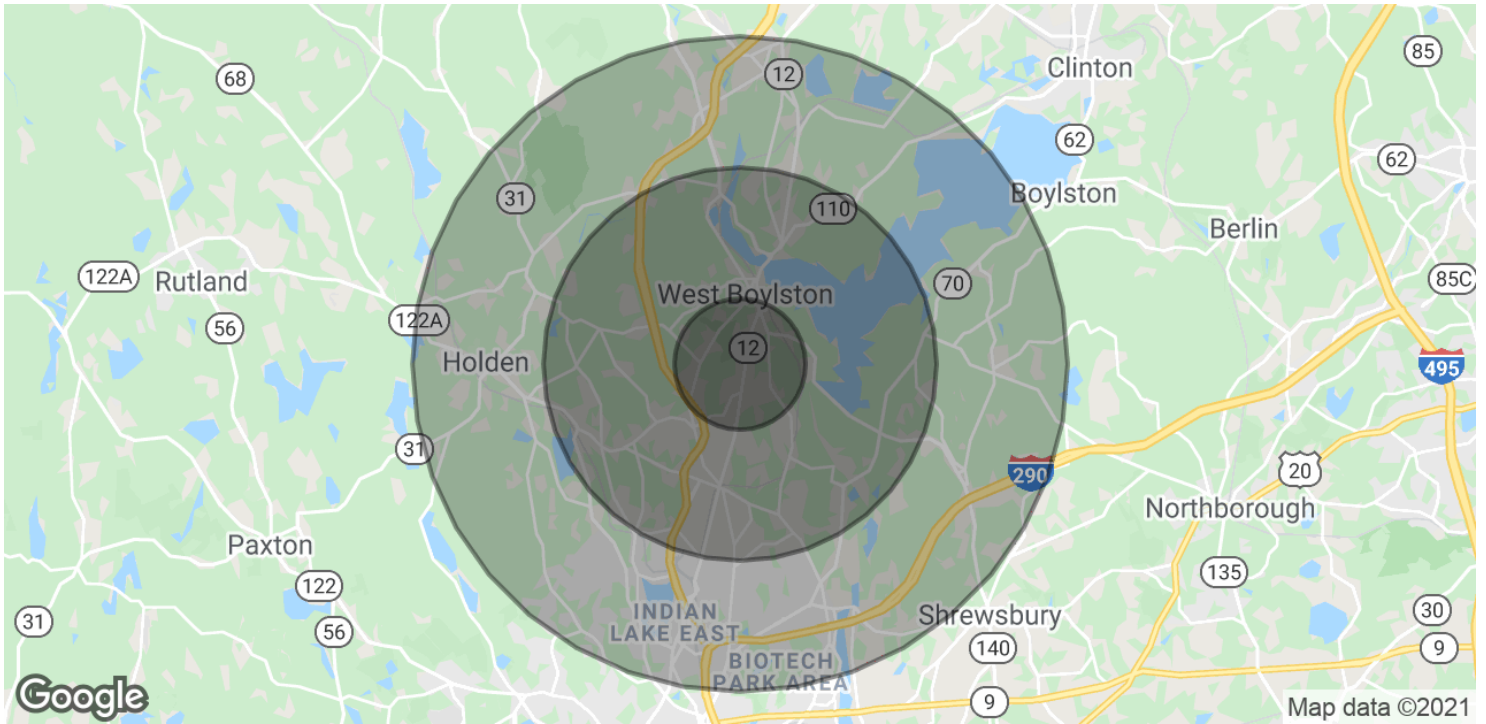
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,950	30,554	91,054
Average age	45.4	39.2	38.2
Average age (Male)	42.4	37.1	36.8
Average age (Female)	48.6	41.2	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,237	11,319	34,527
# of persons per HH	2.4	2.7	2.6
Average HH income	\$82,727	\$81,338	\$79,185
Average house value	\$371,606	\$332,459	\$332,931

\* Demographic data derived from 2010 US Census



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