

AVAILABLE

Development Site

405 Grafton Street | Worcester, MA



Overview

AVAILABLE ±0.87 Acres

RATE Contact Broker

Description

- Built-to-suit, Ground Lease, or Sale
- Approx. 0.87± acres/37,806 SF
- Zoning BL-1.0
- Limited Business Use 1-1

Demographics

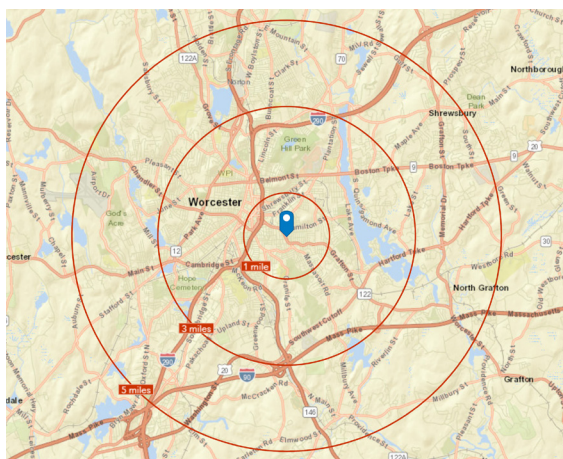
	1 MILE	3 MILE	5 MILE
Population	27,097	141,734	240,601
Households	10,117	53,572	90,953
Average HH Income	\$61,745	\$69,010	\$81,590
Daytime Population	23,835	156,753	253,434

Year: 2019 | Source: Esri

Traffic Counts

Grafton Street, N of Site	14,205 VPD
Massasoit Road, S of Site	16,941 VPD
I-290, W of Site	145,474 VPD

Year: 2019 | Source: massDOT



Contact

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SMOKESTACK
URBAN BARBECUE

Table Talk Pies
crompton collective

GREEN TREE READ CO.

PERKINS FARM MARKETPLACE

- STOP & SHOP
- CITITRENDS Bank of America
- DOLLAR TREE
- BURGER KING
- SUBWAY
- SALLY BEAUTY
- Papa Gino's
- CosmoProf

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	1 mile	3 miles	5 miles
Population			
2000 Population	24,927	129,539	219,156
2010 Population	25,433	134,996	229,537
2019 Population	27,097	141,734	240,601
2024 Population	27,814	144,309	244,814
2000-2010 Annual Rate	0.20%	0.41%	0.46%
2010-2017 Annual Rate	0.62%	0.48%	0.46%
2017-2022 Annual Rate	0.52%	0.36%	0.35%
2019 Male Population	48.9%	49.6%	48.8%
2019 Female Population	51.1%	50.4%	51.2%
2019 Median Age	34.6	34.2	37.0
Households			
2000 Households	9,743	50,632	85,088
2010 Households	9,622	51,472	87,456
2019 Total Households	10,117	53,572	90,953
2024 Total Households	10,366	54,504	92,465
2000-2010 Annual Rate	-0.12%	0.16%	0.27%
2010-2017 Annual Rate	0.49%	0.39%	0.38%
2017-2022 Annual Rate	0.49%	0.35%	0.33%
2019 Average Household Size	2.65	2.47	2.49
Housing Units			
2019 Total Housing Units	11,367	59,220	98,460
2019 Owner Occupied Housing Units	3,578	20,116	45,309
2019 Renter Occupied Housing Units	6,539	33,456	45,644
2019 Vacant Housing Units	1,250	5,648	7,507
Race and Ethnicity			
2019 White Alone	57.4%	59.1%	66.0%
2019 Black Alone	17.1%	14.4%	12.1%
2019 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2019 Asian Alone	5.8%	9.1%	8.7%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	32.2%	28.2%	21.4%
Income			
2019 Median Household Income	\$45,962	\$47,976	\$56,483
2019 Average Household Income	\$61,745	\$69,010	\$81,590
Per Capita Income	\$23,071	\$26,247	\$31,286
2019 Population 25+ by Educational Attainment			
Total	17,908	91,762	160,941
High School Graduate	29.4%	25.9%	23.6%
GED/Alternative Credential	4.1%	3.9%	3.8%
Some College, No Degree	19.7%	16.1%	16.0%
Associate Degree	9.1%	7.9%	8.1%
Bachelor's Degree	14.6%	18.3%	21.0%
Graduate/Professional Degree	6.2%	11.4%	14.7%
Daytime Population			
2019 Total Daytime Population	23,835	156,753	253,434
Workers	7,508	71,751	115,100
Residents	16,327	85,002	138,334