

NEW PROJECT



WORCESTER, MA

1175 West Boylston Street/RT.12

13,000 SF +/- RETAIL FOR LEASE



**DRIVE-THRU
AVAILABLE**

Demographics

Radius	1 Miles	3 Miles	5 Miles
Population	6,632	44,084	120,731
AHHI	\$93,271	\$84,673	\$91,148

★ LOCATED DIRECTLY IN FRONT OF I-190 EXIT 4 RAMP SIGNAL LIGHT

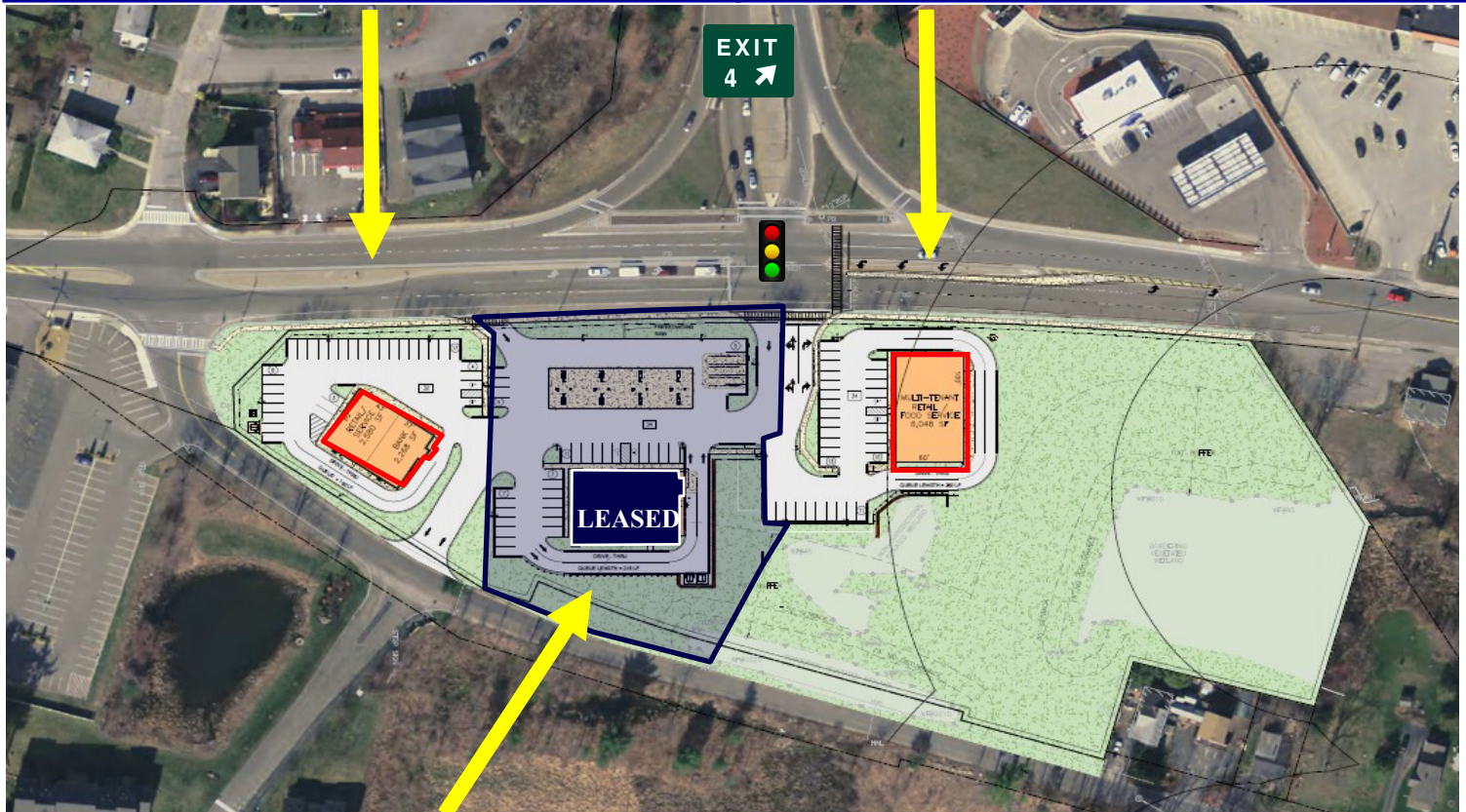
- ★ BUSY RT. 12 ADT 17,500 +/-
- ★ CITY UTILITIES
- ★ 6 +/- ACRES
- ★ 800' FRONTAGE ON RT.12

AVAILABLE

3,000 - 5,000 SF
LAND LEASE OR BTS
DRIVE-THRU AVAILABLE

AVAILABLE

2,000 - 8,000 +/- SF
RETAIL OR MEDICAL
LAND LEASE OR BTS



LEASED
C-Store with Gas

**New Signalized Access
At bottom of EXIT 4.
Site Plan is Flexible**

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