MetroWest Commercial R. E.
THE REGIONAL EXPERTS

"TROLLEY SQUARE"
RT. 9 WEST – FOR LEASE
855 WORCESTER ROAD
FRAMINGHAM, MA



TROLLEY SQUARE – PRIME ROUTE 9 PLAZA WITH RETAIL, OFFICE & MEDICAL TENANTS

ANCHOR TENANT: **U.S. POST OFFICE**
WALKING DISTANCE TO FRAMINGHAM STATE UNIVERSITY

3,000 sq. ft.

CHILDREN'S FITNESS LOCATION FOR MANY YEARS
LARGE OPEN PLAY AREA
SMALL OFFICE WAITING AREA
BACKROOM STORAGE ADA RESTROOMS IN-SUITE
SIGNAGE ON ROUTE 9 PYLON
UTILITIES SEPARATELY METERED

ASKING - $6,250/month plus Trash/Recycling & utilities

1,789 sq. ft. (available APRIL 1st 2026)

4 EXAM ROOM, 3 TREATMENT ROOMS
OFFICE, WAITING AREA, OFFICE KITCHENETTE
STORAGE & IT ROOM
HANDICAP-ACCESSIBLE ENTRY
ADA RESTROOM IN SUITE
SIGNAGE ON ROUTE 9 PYLON
UTILITIES SEPARATELY METERED
$4,400 month plus $80/month trash/recycling & utilities

CURRENT TENANTS:

- U.S. Post Office
- DUBOM Market, Butcher, Bakery
- Indian Food and Spice Market
- Rasoi Indian Food
- Kugel's N.Y. Style Deli
- AOI Japanese Restaurant
- Kalasha Bubble Tea & Fried Chicken
- The Nail Club
- Bozo Tattoo
- Rise Up Dance Community
- My Gym - Vacating
- Teddy Bear Village Daycare
- Health First Pharmacy
- Mystic Hot Yoga
- Starbella Spa - Aesthetician/Botox
- LUX Beauty Salon
- Law Office Newell
- Law Office Shuman
- Law Office George King
- Metrowest Commercial Real Estate
- Kenwood Management (on-site management)

Listing Broker: Mark Aron
508.726.8787 - cell Mark@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 is related to owner. Info updated 11-4-26

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3,000 SF SPACE PICTURES

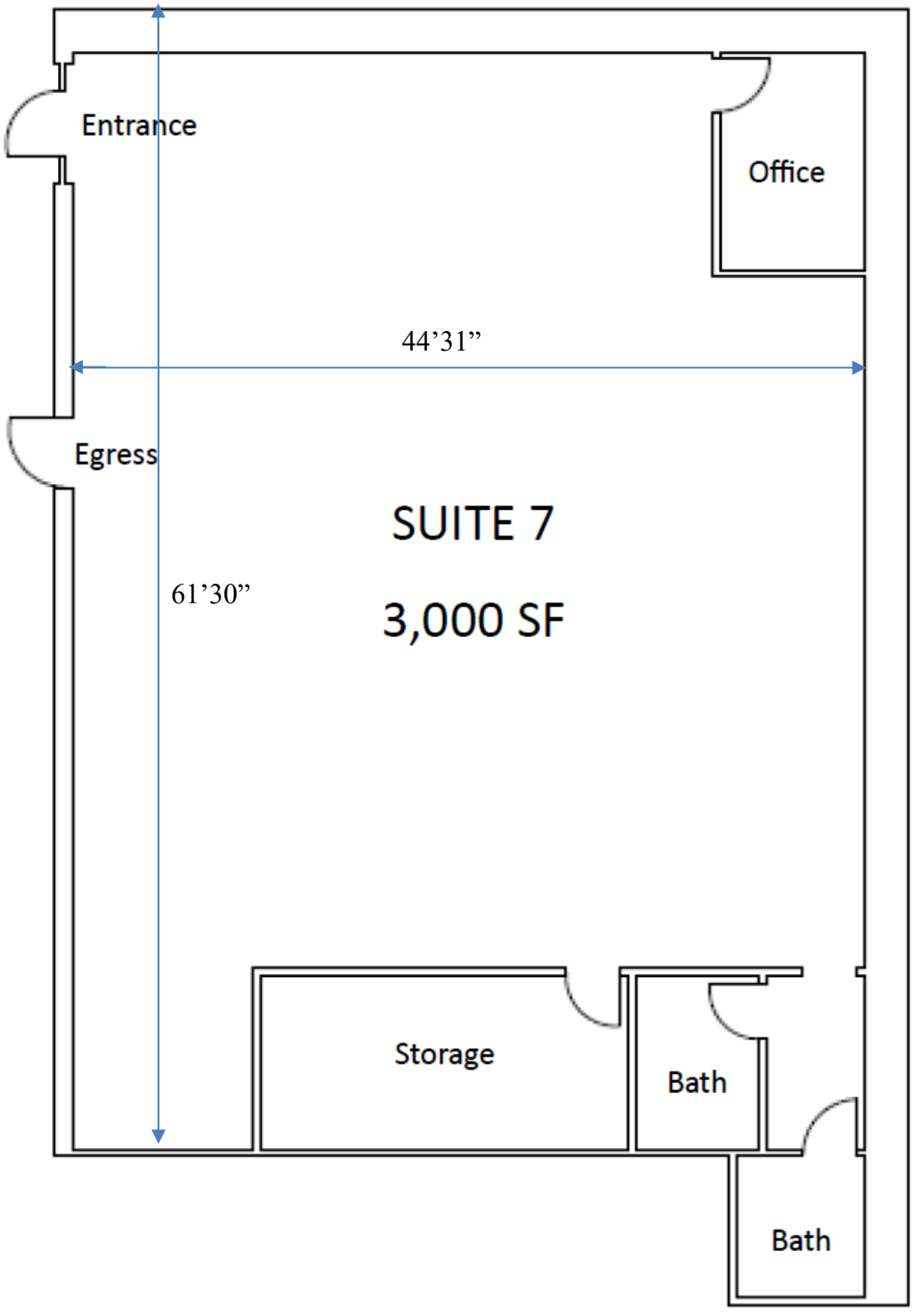




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REAR COURTYARD AT TROLLEY SQUARE

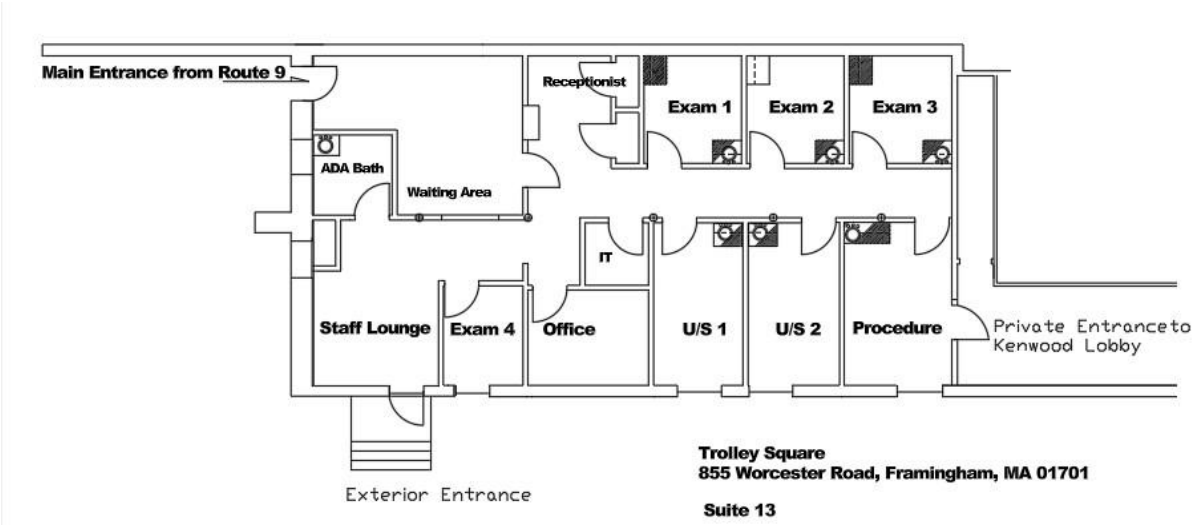
3,000 SF UNIT - AVAILABLE 1st Quarter 2026



KENWOOD ORGANIZATION INC.

building owner management office is located on-site

1,789 SF UNIT - AVAILABLE April, 2026



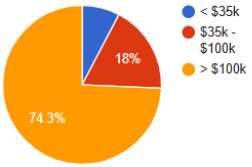
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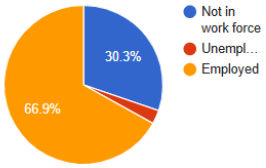
Neighborhood Demographics for 855 WORCESTER ROAD RT. 9, Framingham MA

Demographics information for the immediate neighborhood (a subset of zip code area) surrounding this property derived from census bureau and CIMLS data

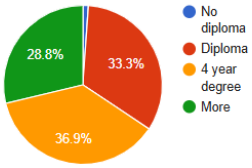
Households by Income



Labor Force and Employment

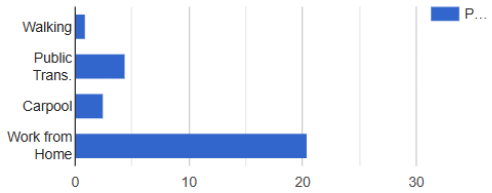


Educational Attainment

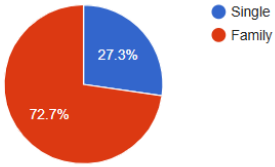


Income Statistics	Value in USD
Median Income	$148,591
Mean Income	$184,488
Per Capita Income	$65,010

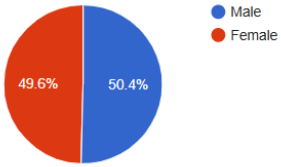
Methods of Commuting (Excluding Personal Vehicles)



Household Types



Population by Gender



Total Households: 1,760

Total Population: 5,174

DAYTIME POPULATION

Business Employment By Type	# Businesses			# Employees		
Radius	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