

RETAIL FOR LEASE
REDUCED - \$2,250/m NNN



931-937 WORCESTER ROAD, FRAMINGHAM, MASSACHUSETTS

Turnkey 950 s.f. retail space featuring a welcoming reception area, three private offices/treatment rooms and a restroom—ideal for a variety of service-oriented businesses. The retail storefront has additional basement storage with good height included. Join an established hair salon, nail salon and Super Liquors in this busy North Framingham plaza.

Positioned near the busy Edgell Road intersection, directly across from Framingham State University and near the Danforth Museum, this location offers excellent visibility and accessibility.

Just minutes from the Mass Pike and surrounded by retail, churches, food vendors, banking and other amenities. 1 and 3 hour parking spaces in front of the building. The Landlord is increasing the parking area behind the building for employee parking. NNN is approx. \$500/month.

Ideal Uses (minimal modifications needed):

Med Spa, Aesthetics, Massage Therapy, Laser/Skin Clinics, Weight Loss Clinics, Wax Center, Lash/Brow Studio.

Other Potential Uses (with modifications):

Hearing Aid Center, Premium Coffee Shop, Ice Cream Shop, Phone Repair, Jewelry Retail/Repair, Grab-and-Go Food, Dessert Shop, Tattoo Studio, Convenience Store etc.

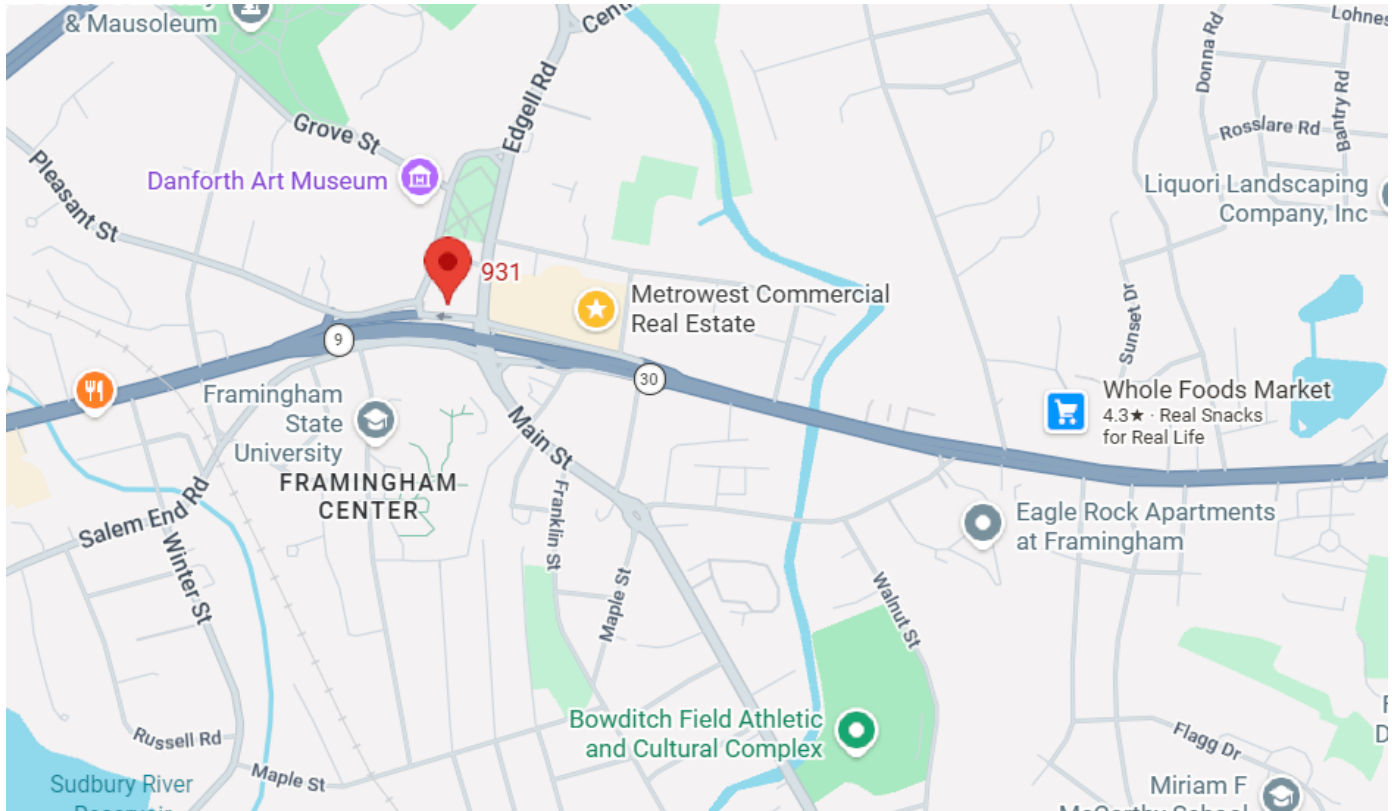
Exclusive Listing Broker—Marlene Aron - Principal
ma@metrowestcre.com 508-740-0000

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Lessees are expressly advised to verify all information independently prior to negotiations. MWCRE represents the LESSOR.

INTERIOR PICTURES

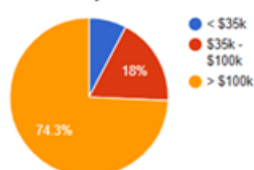


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Lessees must do and rely solely on their own due diligence.
Metrowest Commercial RE represents the Lessor.

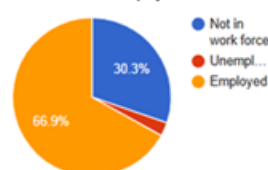


Demographics information for the immediate neighborhood (a subset of zip code area) surrounding this property derived from census bureau and CIMLS data

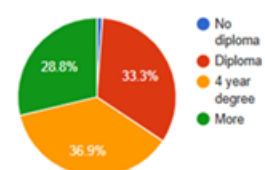
Households by Income



Labor Force and Employment



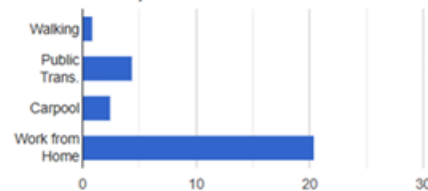
Educational Attainment



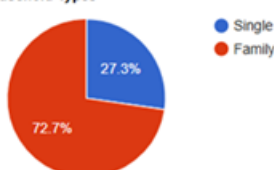
Income Statistics Value in USD

Median Income	\$148,591
Mean Income	\$184,488
Per Capita Income	\$65,010

Methods of Commuting (Excluding Personal Vehicles)



Household Types



Total Households: 1,760

Population by Gender



Total Population: 5,174