



FOR LEASE

RETAIL SPACE AVAILABLE

RT. 9 & SHREWSBURY ST. - BEST LOCATION IN WORCESTER OPPOSITE UMASS MEDICAL CAMPUS & BIOTECH CENTER

Piccadilly Plaza - Iconic Restaurant, Retail & Office Center

Available: 2,000 SF of Retail Space on 1st Floor, Divisible to 1,000 SF

- **4,000 SF Office of Space on Lower Level, Divisible to 1,000 SF**

At the Gateway to Downtown Worcester from the East



FEATURES:

- 2 Signalized Curb Cuts at Shrewsbury St. and Belmont St. (Rt. 9)
- Wuxi Biologics, approx. 700 Employees, Opening Soon!
- Address: 490 Shrewsbury St., Worcester, MA
- Three Pylon Signs
- Parking: 139 Spaces
- Traffic:
 - Shrewsbury St.: 20,956 ADT
 - Belmont St. (Rt. 9): 17,079 ADT



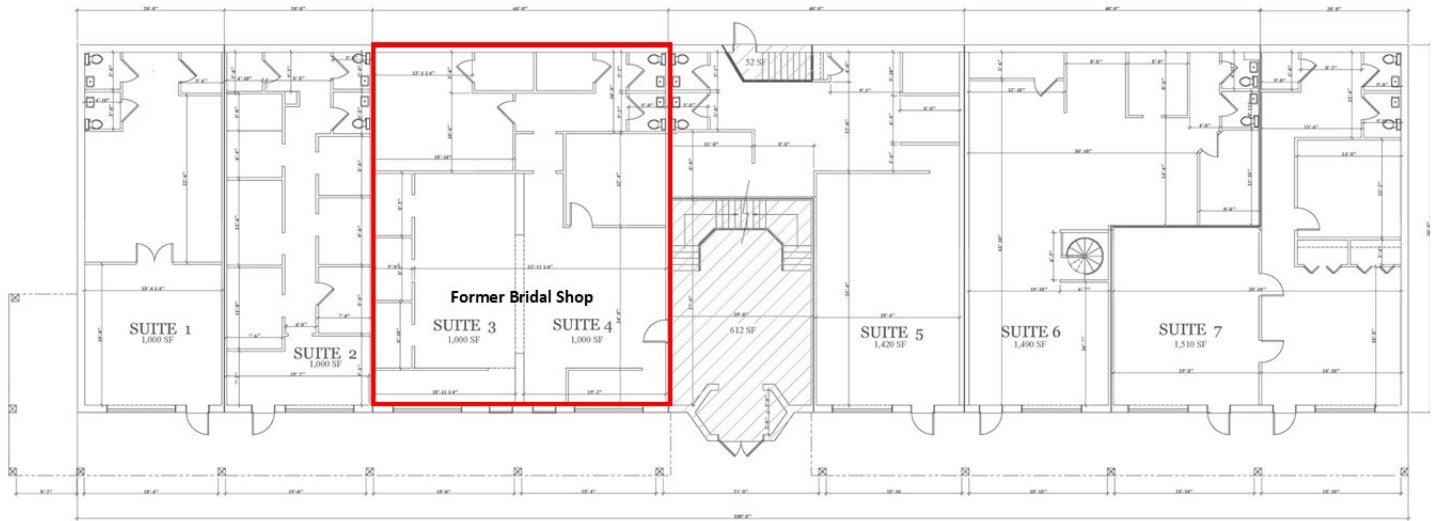
AMERICAN COMMERCIAL REAL ESTATE
 50 LEDGEVIEW WAY #2415, WRENTHAM, MASSACHUSETTS 02093
 TEL: (508) 735-6378 | FAX: (508) 861-0537 | E-MAIL: dusty@acrec.com | www.acrec.com

Information presented herein is from sources deemed reliable. However, no warranty can be made as to the accuracy of this information, which is presented subject to prior sale, rental, or withdrawal from the market without notice.



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FOR LEASE - 2,000 SF, DIVISIBLE TO 1,000 SF 490 SHREWSBURY ST., WORCESTER, MA



FIRST FLOOR PLAN
COMMON AREA 664 SF
SCALE 1/8" = 1'-0"

AVAILABLE:

- **Suite 3-4:** 2,000 SF dividable;
Former Fully Built-Out Bridal Shop



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490 SHREWSBURY ST., WORCESTER, MA



Demographics

Total Population



3 Mile	5 Mile	10 Mile
12,536	120,372	343,796

Median HH Income



3 Mile	5 Mile	10 Mile
\$38,981	\$49,539	\$72,453

For more information,
 contact:



Dusty Burke
 508-735-6378
 dusty@acresco.com



Dusty Burke III
 508-735-5976
 dusty3@acresco.com



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