



FOR LEASE

RETAIL/OFFICE SPACES AVAILABLE

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

Piccadilly Plaza - Iconic Restaurant, Retail & Office Center

Available: Up to 25,800 SF of Retail/Office Space on 3 Floors, Divisible to 500 SF

At the Gateway to Downtown Worcester from the East

FEATURES:

- 2 Signalized Curb Cuts at Shrewsbury St. and Belmont St. (Rt. 9)
- Address: 490 Shrewsbury St., Worcester, MA
- Three Pylon Signs
- Parking: 140 Spaces
- Traffic: Shrewsbury St.: 20,956 ADT
Belmont St. (Rt. 9): 17,079 ADT





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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



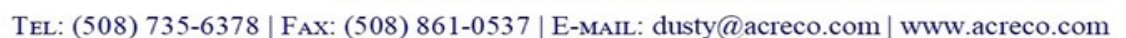
AMERICAN COMMERCIAL REAL ESTATE
50 LEDGEVIEW WAY #2415, WRENTHAM, MASSACHUSETTS 02093

TEL: (508) 735-6378 | FAX: (508) 861-0537 | E-MAIL: dusty@acresco.com | www.acresco.com



The map displays a street intersection area with Belmont Street running diagonally from the top left to the bottom right, and Shrewsbury Street running horizontally across the bottom. Several parcels are delineated by dashed lines and numbered. Parcel 1, located on the east side of Shrewsbury Street, is outlined in red. Other parcels include Parcel 2, Parcel 3, and Parcel 4. The map includes numerous labels for existing structures, such as 'EXIST BRICK BUILDING' and 'EXIST CONCRETE BUILDING'. It also shows various utility features like 'CONC CURB', 'CONC WALK', 'ASPHLT DRIVEWAY', and 'SEWER LINE'. Dimensions for lot widths and street widths are provided throughout the plan. A north arrow is located in the upper right quadrant of the map.

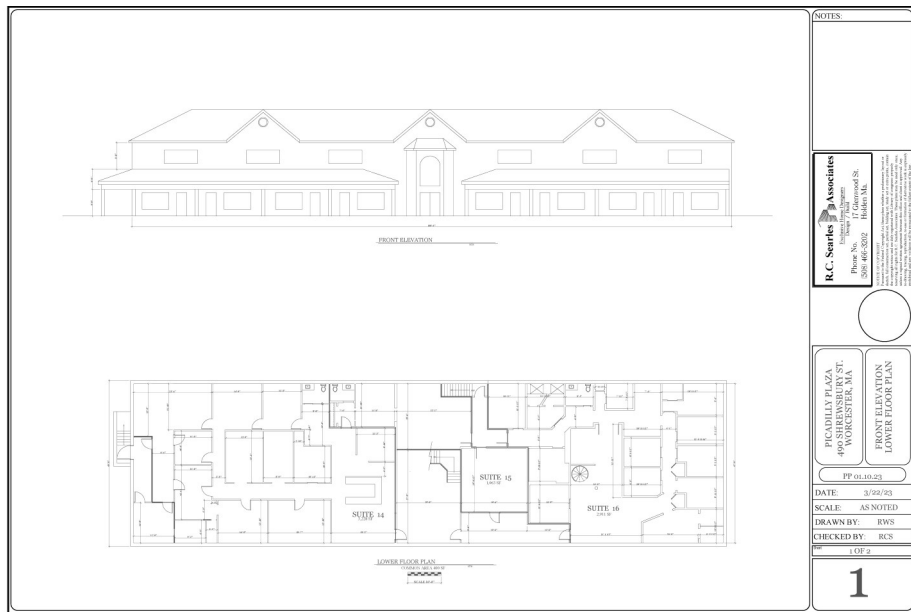
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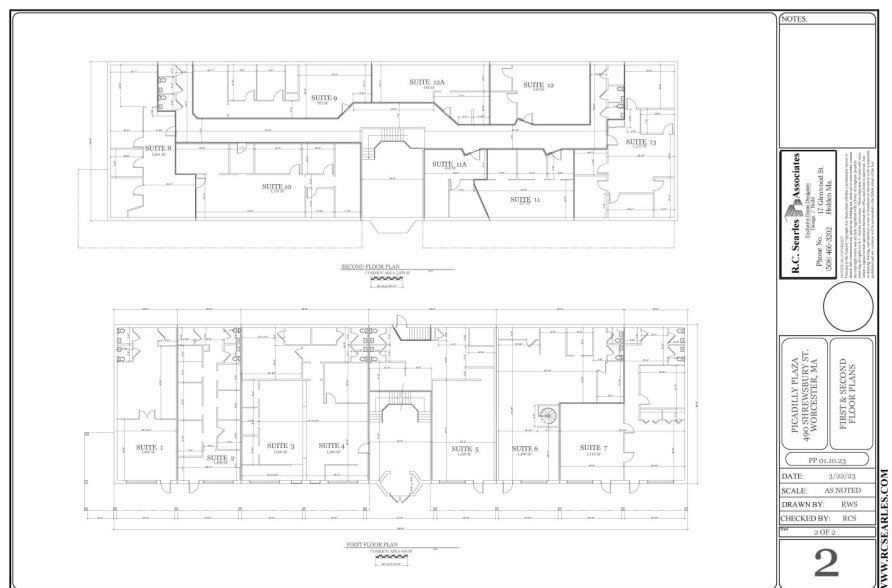


Front Elevation

Lower Floor Plan

First Floor Plan

Second Floor Plan



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