



FOR LEASE

275 Park Avenue
Worcester, MA 01609

James Kalogeropoulos
RE/MAX Partners
Broker Owner
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9585635

REMAX

THE SPACE

Location	275 Park Avenue Worcester, MA 01609
Size	416 SF
Space	Available
Lease Rate	\$2,500 Rent (Monthly)
Lease Type	NNN

HIGHLIGHTS

- Fully Built-Out Restaurant
- Prime Corner Location
- High Traffic Corridor
- Off-Street Parking
- Outdoor Patio Seating



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
41,349	170,696	252,814

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$76,388	\$96,269	\$107,219

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
16,230	65,832	99,267



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164 Harding Street, Worcester, MA 01604

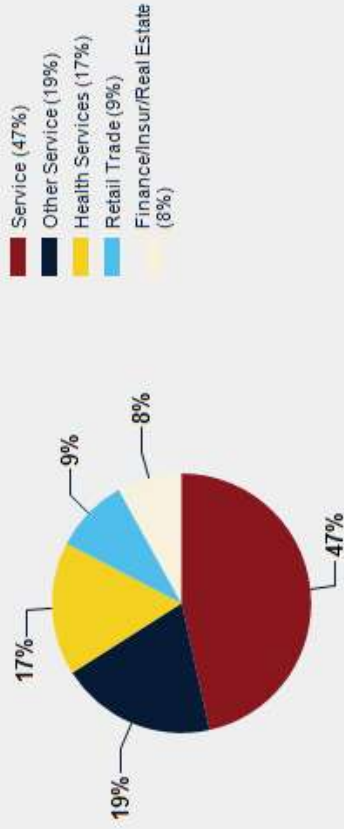
PROPERTY FEATURES	
GLA (SF)	416
LAND SF	5,511
YEAR BUILT	1972
ZONING TYPE	MG-1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6



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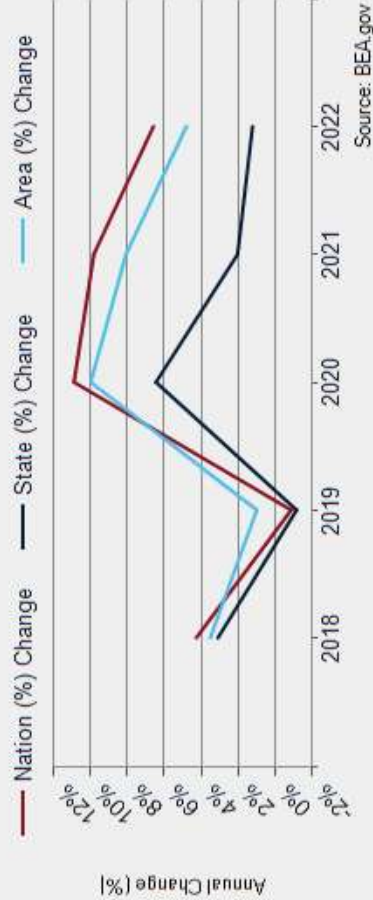
Major Industries by Employee Count

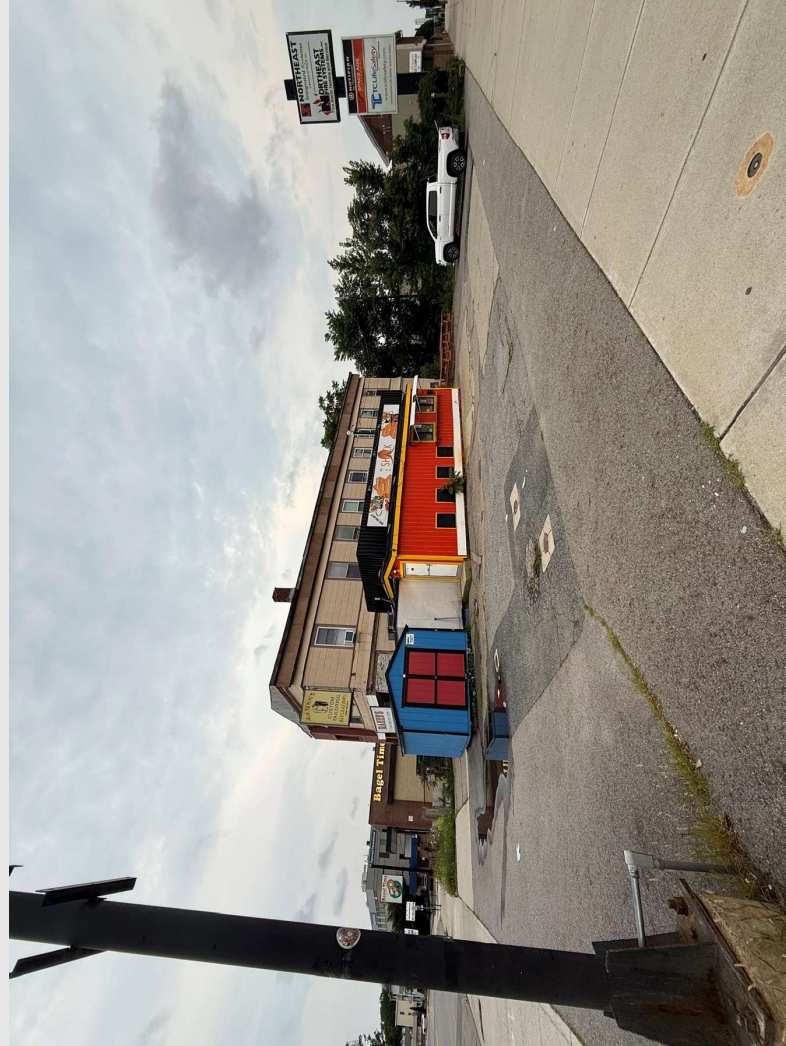


Largest Employers

UMass Chan Medical School	5,000-9,000
MSC Industrial Supply Co.	5,000-9,000
Community Healthlink, Inc.	1,000-4,999
Fallon Health	1,000-4,999
The Hanover Insurance Company, Inc.	1,000-4,999
Saint Vincent Hospital	1,000-4,999
Saint-Gobain	1,000-4,999
UMass Memorial Health Care	20,000+

Worcester County GDP Trend



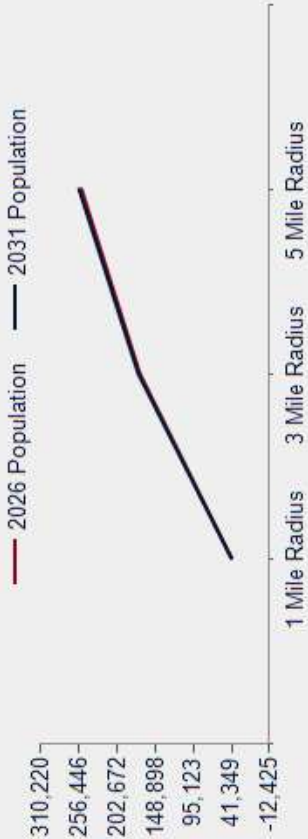




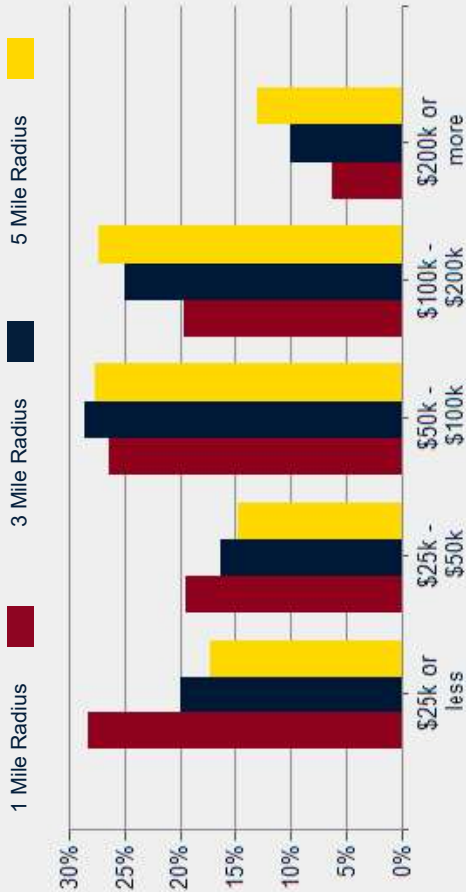
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,072	140,515	208,730
2010 Population	35,924	146,216	218,928
2026 Population	41,349	170,696	252,814
2031 Population	41,837	172,989	256,446
2026 African American	6,187	28,290	37,102
2026 American Indian	374	1,160	1,414
2026 Asian	3,745	13,308	20,828
2026 Hispanic	14,118	47,502	58,096
2026 Other Race	7,349	24,822	29,923
2026 White	18,274	82,138	135,456
2026 Multiracial	5,405	20,913	28,008
2026-2031: Population: Growth Rate	1.15%	1.35%	1.45%

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,868	8,352	10,851
\$15,000-\$24,999	1,714	4,799	6,256
\$25,000-\$34,999	932	3,426	4,865
\$35,000-\$49,999	2,221	7,363	9,762
\$50,000-\$74,999	2,692	10,436	14,850
\$75,000-\$99,999	1,603	8,351	12,588
\$100,000-\$149,999	2,281	11,266	17,747
\$150,000-\$199,999	904	5,203	9,439
\$200,000 or greater	1,016	6,636	12,908
Median HH Income	\$52,881	\$71,139	\$79,864
Average HH Income	\$76,388	\$96,269	\$107,219

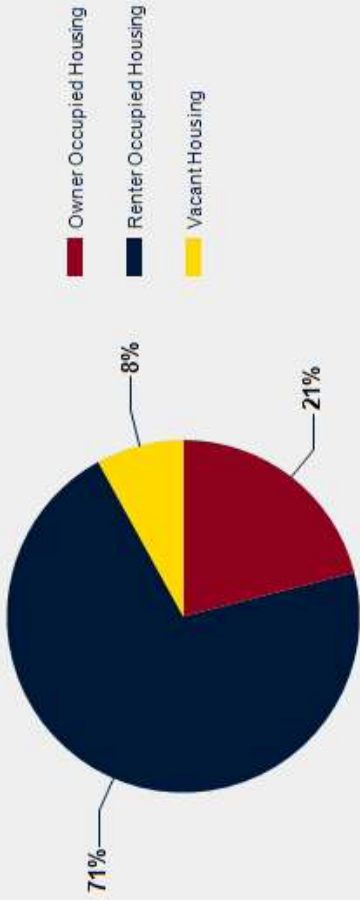
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2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

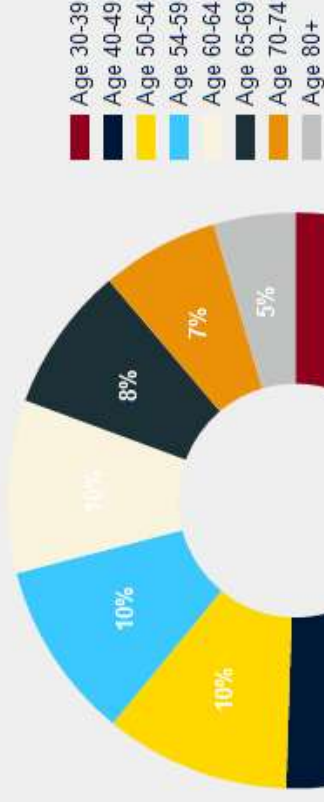


Source: esri

<u>2026 POPULATION BY AGE</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2026 Population Age 30-34	3,314	13,567	19,505
2026 Population Age 35-39	2,636	12,039	18,313
2026 Population Age 40-44	2,314	10,474	15,793
2026 Population Age 45-49	2,050	9,202	14,300
2026 Population Age 50-54	2,120	9,204	14,242
2026 Population Age 55-59	2,043	9,387	14,618
2026 Population Age 60-64	1,985	8,931	14,387
2026 Population Age 65-69	1,667	8,373	13,383
2026 Population Age 70-74	1,346	6,545	10,775
2026 Population Age 75-79	936	4,833	8,090
2026 Population Age 80-84	515	2,793	4,927
2026 Population Age 85+	581	2,953	5,012
2026 Population Age 18+	34,669	139,263	205,160
2026 Median Age	31	35	37
2031 Median Age	33	36	39

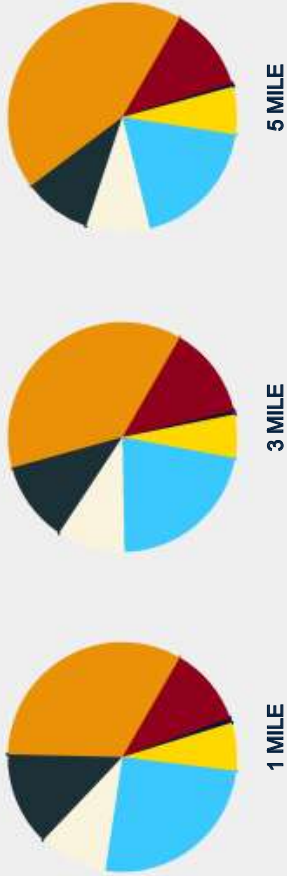
<u>2026 INCOME BY AGE</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Median Household Income 25-34	\$50,702	\$64,162	\$72,316
Average Household Income 25-34	\$73,463	\$86,855	\$95,930
Median Household Income 35-44	\$72,810	\$82,728	\$94,085
Average Household Income 35-44	\$92,019	\$108,084	\$121,921
Median Household Income 45-54	\$73,090	\$87,839	\$99,882
Average Household Income 45-54	\$90,684	\$113,845	\$129,330
Median Household Income 55-64	\$47,357	\$85,668	\$101,665
Average Household Income 55-64	\$74,839	\$111,084	\$125,572
Median Household Income 65-74	\$42,698	\$62,147	\$69,148
Average Household Income 65-74	\$76,767	\$90,611	\$96,953
Average Household Income 75+	\$66,048	\$70,583	\$72,466

Population By Age



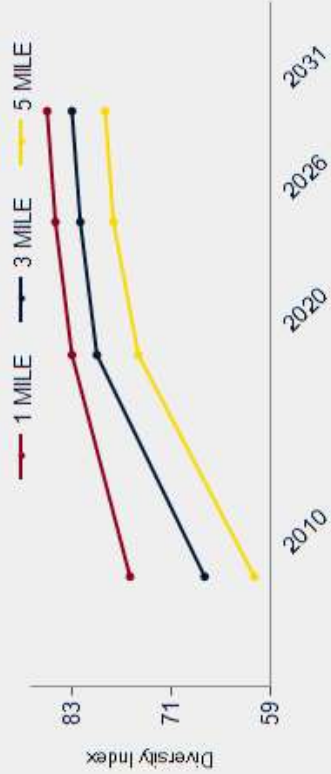
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	86	83	79
Diversity Index (current year)	85	82	78
Diversity Index (2020)	83	80	75
Diversity Index (2010)	76	67	61

POPULATION BY RACE



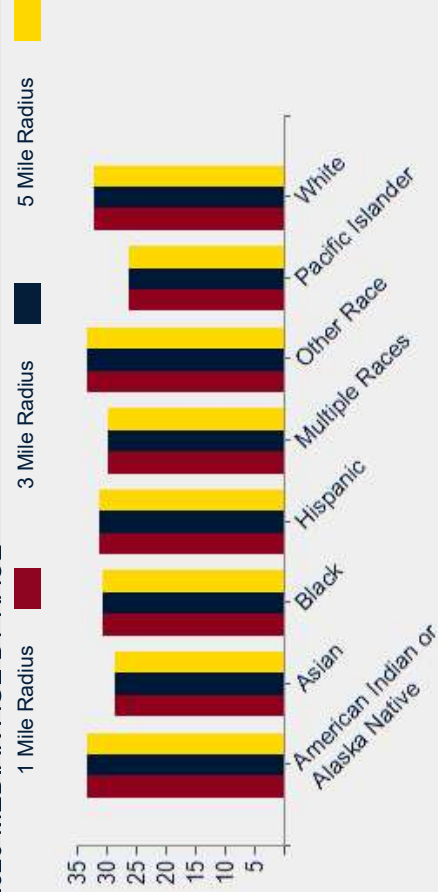
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	11%	13%	12%
American Indian	1%	1%	0%
Asian	7%	6%	7%
Hispanic	25%	22%	19%
Multiracial	10%	10%	9%
Other Race	13%	11%	10%
White	33%	38%	44%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	34	35
Median Asian Age	29	32	34
Median Black Age	31	31	32
Median Hispanic Age	31	30	30
Median Multiple Races Age	30	30	30
Median Other Race Age	33	33	33
Median Pacific Islander Age	26	45	45
Median White Age	32	40	43

2026 MEDIAN AGE BY RACE



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Exclusively Marketed by:



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