

NAI Glickman Kovago & Jacobs



AUTO REPAIR SHOP FOR LEASE OR SALE

585 PARK AVENUE
WORCESTER MA

PROPERTY OVERVIEW



Freestanding commercial building ideal for auto repair, detailing, tire, or service-related uses. Four lifts included in lease or sale.

+/- 3,700 SF shop space for lease

Adaptable for owner- user or investor



Located directly on Park Avenue

Large on-site parking area for customers and staff and car overflow with easy in-and-out access

Existing infrastructure in place – floor drains, oil separator, detail bay, storage areas.



Flexible zoning allows a range of automotive and light commercial uses.

40+/- parking spots in front | rear lots

Building Size

6,968 SF

Lot Size

0.69 AC

Lease Rate

\$15 MG

Floors

Two (2)

Drive-In Doors

Three (3)

Zoning

BG-2

Traffic Counts

~30,000 ADT

RETAILER MAP

Hadwen Arboretum at Clark University

Clark College

Coe's Reservoir Boat Launch



585 PARK AVE
WORCESTER | MA

BerkshireBank



POPEYES

CLARK UNIVERSITY

DUNKIN'

MILL STREET PLAZA



shaws

Applebee's
GRILL + BAR

DOLLAR GENERAL

WEBSTER SQUARE PLAZA

WORCESTER

Google

WORCESTER MARKET



VISIBILITY

585 Park Avenue offers exceptional exposure along one of Worcester's busiest commercial corridors, with over 30,000 vehicles passing daily. Prominent signage opportunities ensure strong brand visibility for any business.



STRATEGIC LOCATION

Centrally located on Park Avenue, the property provides quick access to major routes, downtown Worcester, and surrounding neighborhoods. Its position within a high-traffic retail and service hub enhances convenience and accessibility.



ROBUST RETAIL MARKET

Worcester's Park Avenue corridor continues to attract national and regional retailers, driving consistent consumer activity. The area's established mix of automotive, dining, and service businesses supports strong year-round traffic.



GROWING REGIONAL DEMAND

As Worcester's economy expands, demand for well-located commercial space remains strong among both investors and owner-users. Continued population and business growth contribute to long-term market stability and appreciation potential.

DEMOGRAPHICS

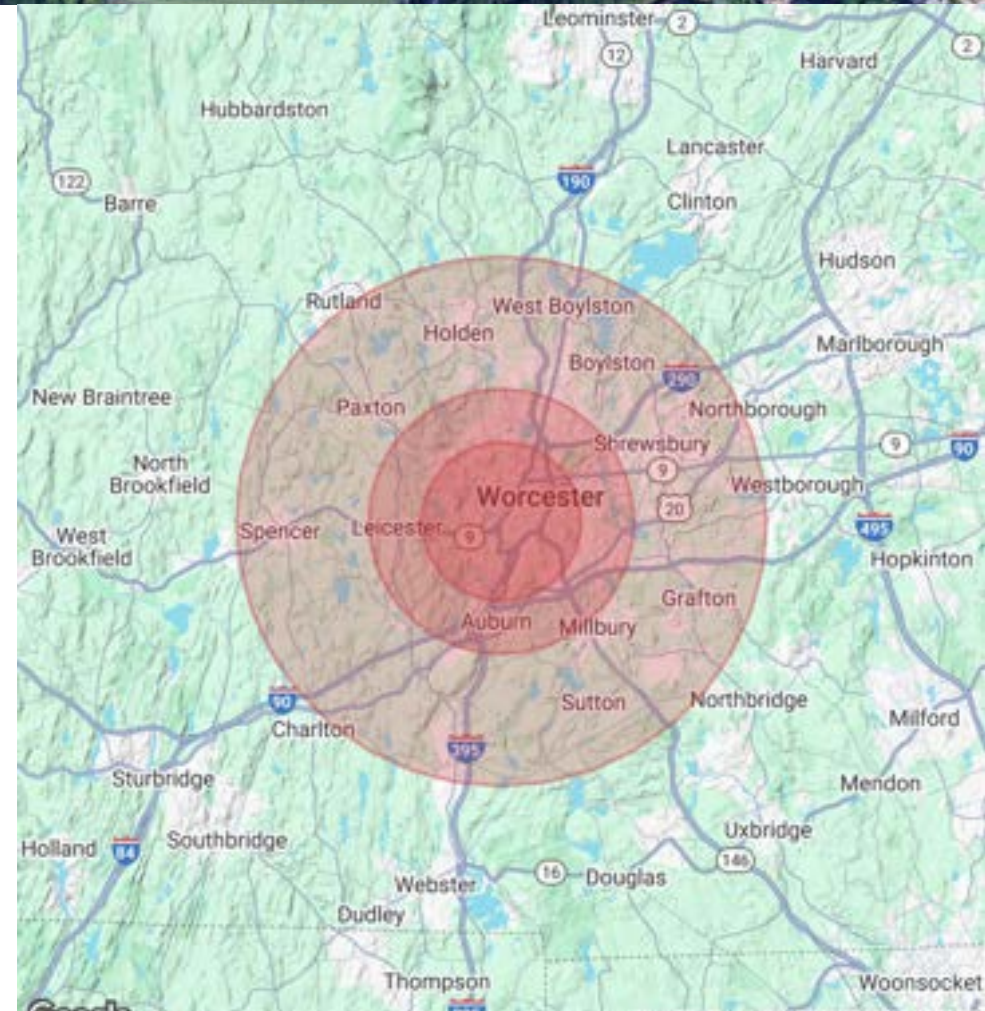


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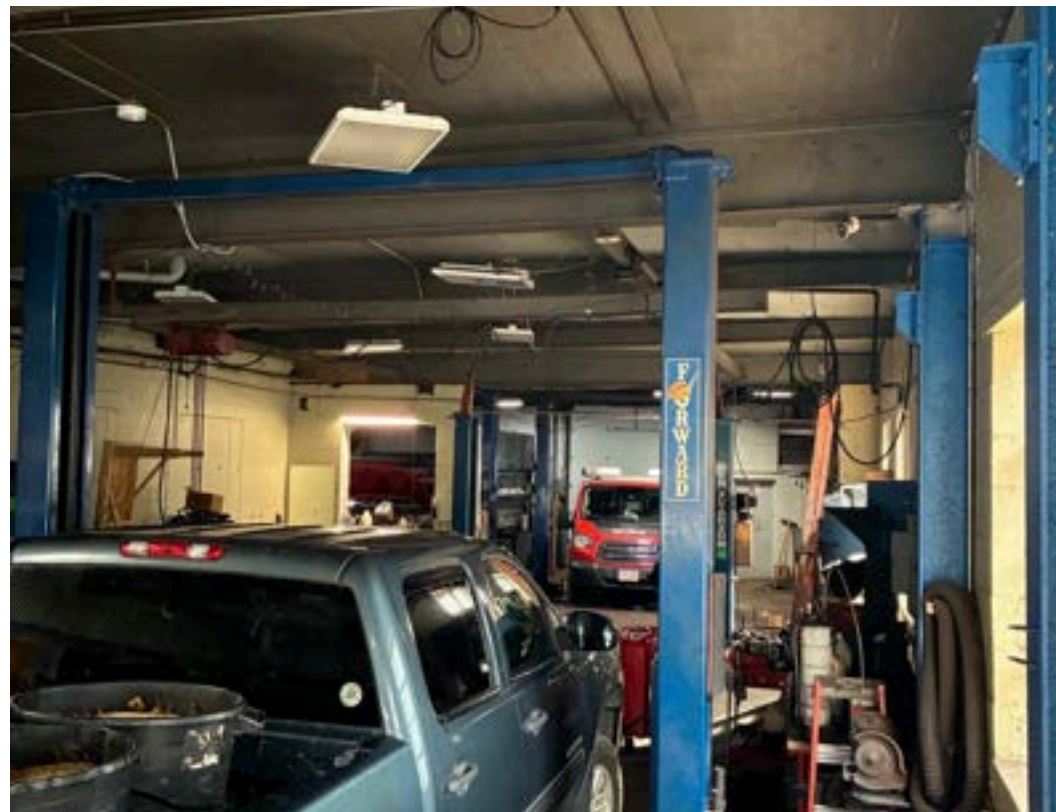
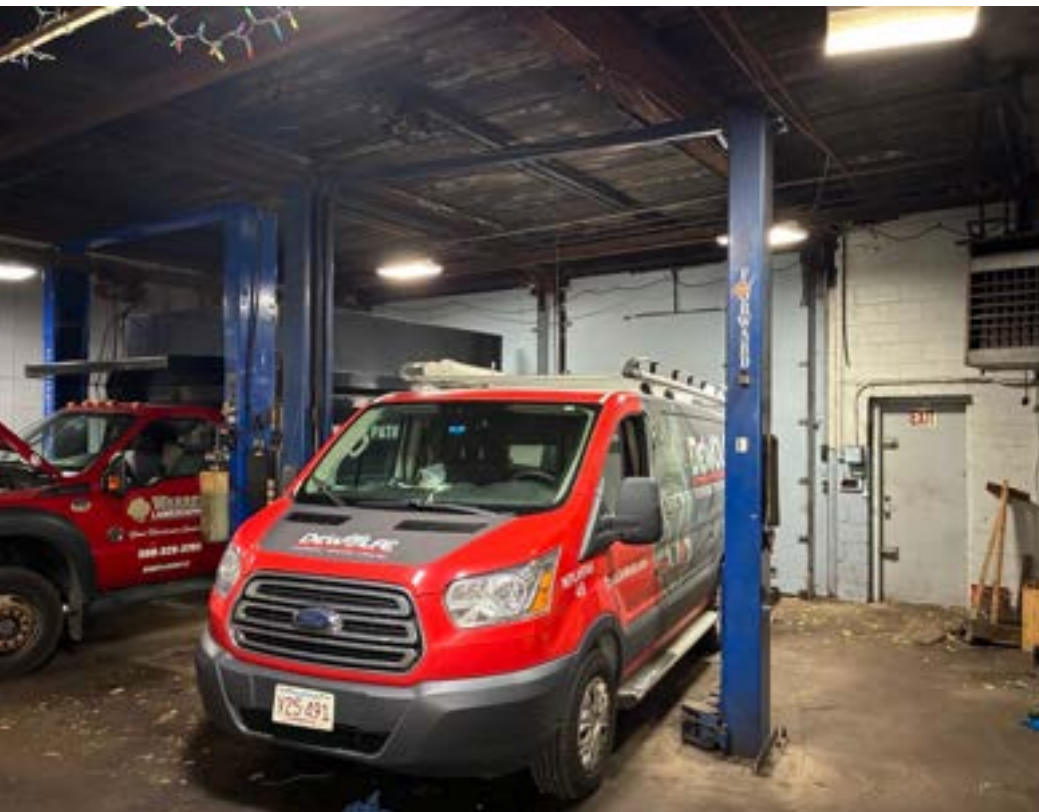
Population	3 Miles	5 Miles	10 Miles
Total Population	152,546	232,559	385,689
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	38	40	41

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	57,384	89,642	148,266
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$84,659	\$94,777	\$118,557
Average House Value	\$371,188	\$383,466	\$447,104

Demographics data derived from AlphaMap



PHOTOS



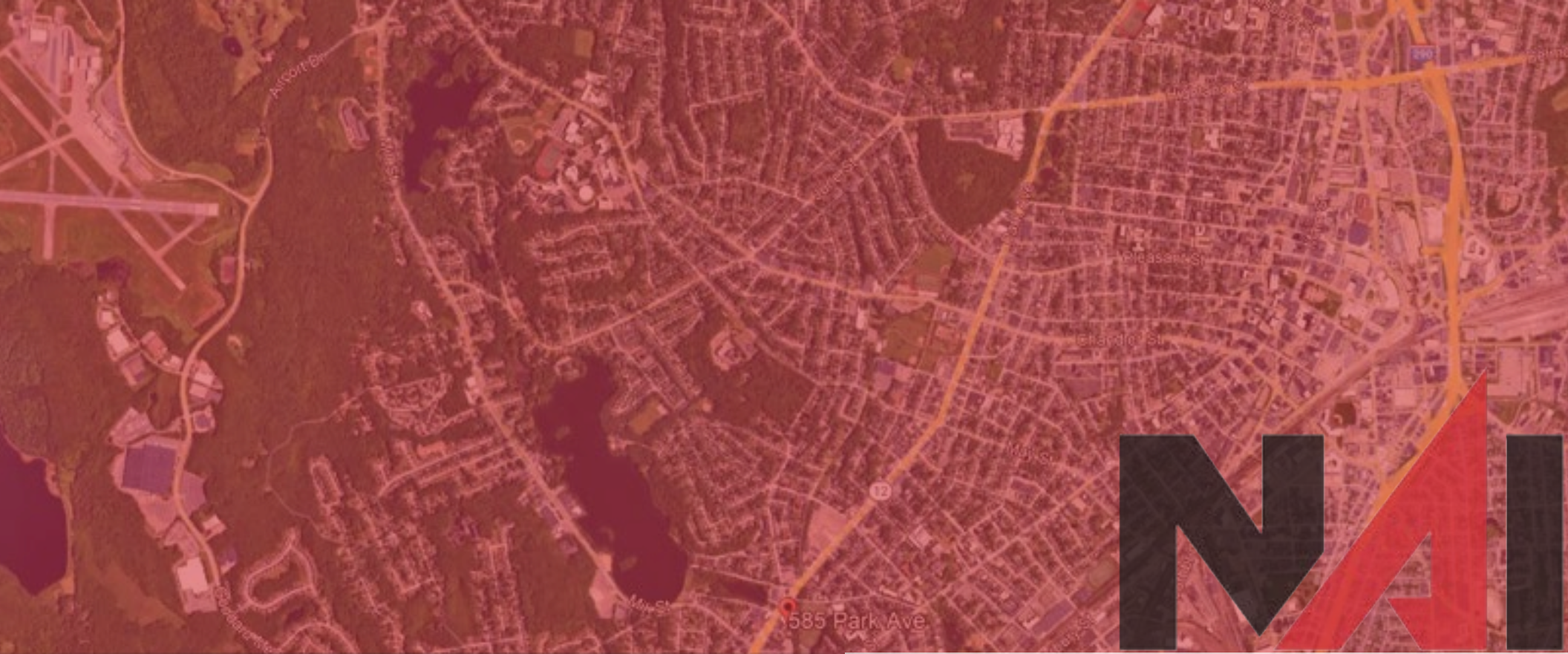
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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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