



NAI Glickman Kovago & Jacobs



RETAIL STRIP CENTER | FOR SALE

**239-243 BOSTON TURNPIKE SHREWSBURY | MA**

## 239-243 BOSTON TURNPIKE SHREWSBURY MA



- 11,901+/- square feet on 1.08+/- acres of land



- Proven High Density National Quality Retail Location

- Highly Visible Property



- Long Term Stable Tenant Base

- High Quality Construction



- Strong Area Demographics

LIST PRICE: \$3,250,000

BUILDING SIZE: 11,901+/- SF

LOT SIZE: 1.08 acres

NUMBER OF UNITS: 2

UTILITIES: public water, sewer, gas

PARKING SPACES: 50 +/-

ZONING: CB

TRAFFIC COUNTS: 35,000 + per day

## **239-243 BOSTON TURNPIKE SHREWSBURY | MA**

NAI Glickman Kovago & Jacobs is pleased to exclusively offer this exceptional, high-quality triple-net (NNN) investment property prominently located on Route 9 in Shrewsbury, Massachusetts. Widely recognized as the premier retail corridor in the Greater Worcester market, Route 9 is home to numerous national retailers, affluent residential neighborhoods, and the world-renowned University of Massachusetts Medical School and Medical Center. The immediate area benefits from some of the highest traffic volumes in Central Massachusetts, providing outstanding visibility and long-term retail strength.

The property consists of two fully leased units occupied by long-term tenants: Fresenius Medical Care, in occupancy since 1991, and Fit Equipment, a tenant since 2009. Both leases are structured on a triple-net (NNN) basis, providing minimal landlord responsibilities, and each includes scheduled annual base rent increases. The tenants have multiple years remaining on their current lease terms, offering investors stable, predictable cash flow.

Strategically positioned along Route 9, the property offers convenient access from both eastbound and westbound traffic and is located less than 500 feet from the signalized entrance to Lakeway Commons, a premier 100,000-square-foot retail destination anchored by Whole Foods Market, Starbucks, Burton's Grill & Bar, and numerous other nationally recognized retailers. This outstanding location further enhances the property's long-term investment appeal and tenant stability.

# INVESTMENT OVERVIEW



LISTING PRICE  
**\$3,250,000**



CAP RATE  
**7.1%**



NET OPERATING INCOME  
**\$ 229,694**

## TENANT & LEASE INFORMATION

TENANT	UNIT SIZE	ANNUAL BASE RENT	RENT/SF	RENT ESCALATIONS	LEASE TERM	RENEWAL OPTIONS	LEASE START DATE
Fresnius	6,000 SF	\$117,000	\$19.50	3% per year	Extended 12/1/26- 11/30/2031	(2) Five year Market Rate options	1991
Fit Equipment	6,000 SF	\$119,174	\$19.86	3% per year	7/1/26- 6/30/2029	none	2009

# INVESTMENT OVERVIEW

<b>Income &amp; Expenses</b>	
<u>Income</u>	
Base Rent	\$230,214.00
Expense Reimburesment	<u>\$75,836.00</u>
Gross Potential Income	\$306,050.00
<u>Expenses</u>	
Real Estate Taxes	\$19,760.00
Insurance	\$13,748.00
Landscaping	\$5,150.00
Snow Removal	\$22,228.00
Life Saftey	\$696.00
Property Maintenance	\$3,754.00
Property Management	\$9,000.00
Water & Sewer	<u>\$1,501.00</u>
Total Expenses	\$75,836.00
<b><u>Net Operating Income</u></b>	<b>\$230,214.00</b>

# TENANT OVERVIEW



*Fresenius Healthcare:* Fresenius offers products and services along the entire dialysis value chain from a single source. As of December 31, 2025, Fresenius cared for more than 292,000 patients in of approximately 3,600 dialysis centers in 35 countries worldwide. Annual Revenue topped \$22.4 billion. Fresenius employs 110,000 people and provide over 4.4 million treatments to their patients in 2025.

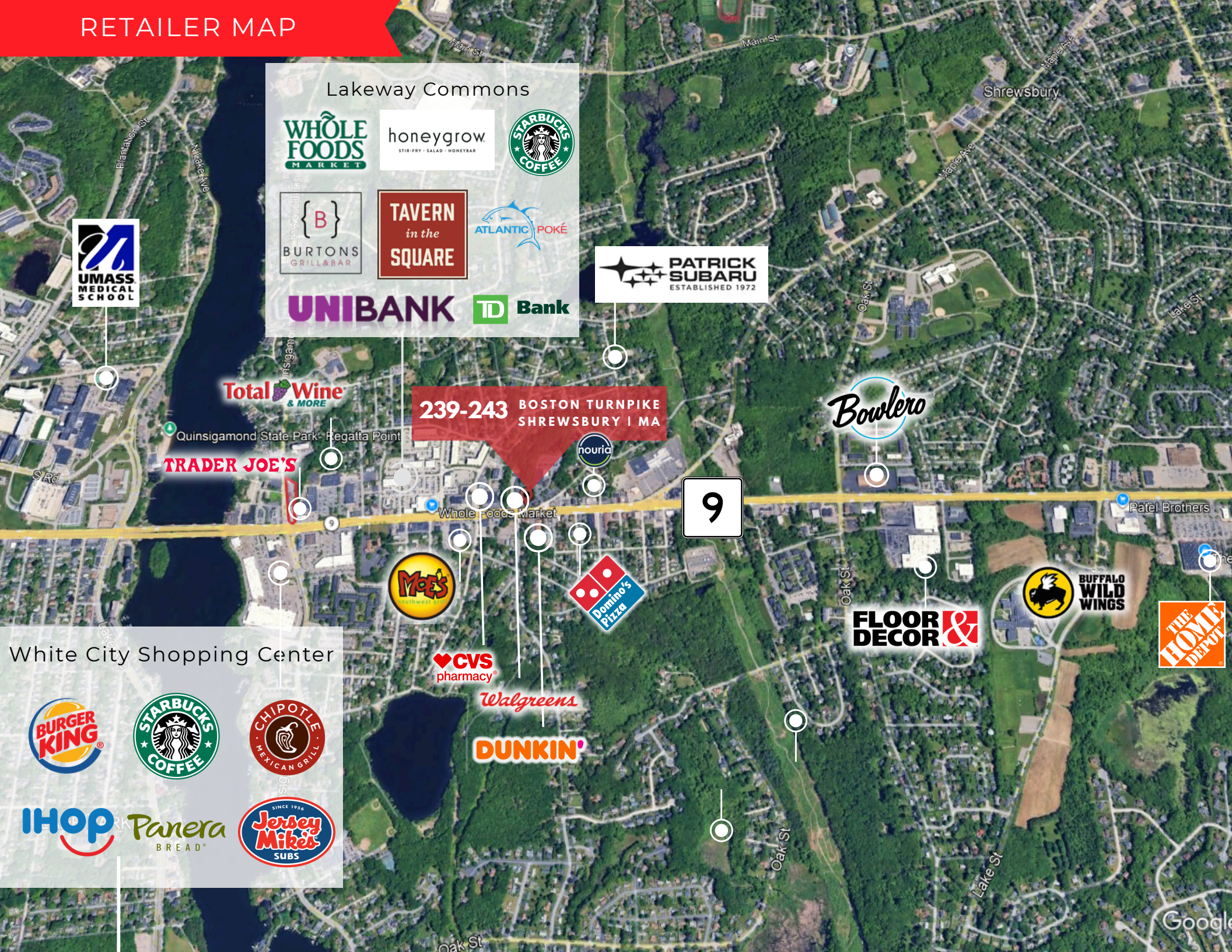
*Fit Equipment:* Fit Equipment Fitness Equipment Etc is proud to be New England's largest showroom of home gym and exercise equipment carrying full lines of light and heavy duty commercial fitness equipment. Fit offers the most extensive selection of workout equipment you can find including home and commercial treadmills, stationary bikes and elliptical machines as well as home fitness gear and flooring.



# PROPERTY LINES



# RETAILER MAP



Lakeway Commons

- WHOLE FOODS MARKET
- honeygrow
- STARBUCKS COFFEE
- {B} BURTONS GRILL & BAR
- TAVERN in the SQUARE
- ATLANTIC POKÉ
- UNIBANK
- TD Bank



**239-243 BOSTON TURNPIKE SHREWSBURY | MA**

Total Wine & MORE

Quinsigamond State Park - Regatta Point

**TRADER JOE'S**



Walgreens



White City Shopping Center



AERIAL

**239-243** BOSTON TURNPIKE  
SHREWSBURY | MA



# SHREWSBURY MARKET



## LOCATION

239-243 Boston Turnpike sits on Route 9 in Shrewsbury, the primary retail corridor linking Worcester to the MetroWest market. The property is positioned near the Worcester line and Lake Quinsigamond, within an established retail node anchored by White City Shopping Center and a Trader Joe's-anchored center with Total Wine and Chipotle. National and regional tenants line both directions of travel, drawing steady daily exposure to the site.



## RETAIL MARKET

Route 9 through Shrewsbury is one of Central Massachusetts' most active retail markets. Nearby tenants include Home Depot, Whole Foods, Trader Joe's, Staples, and Fidelity Investments, supported by corporate campuses, hospitals, and universities along the corridor. A dense residential base and high household incomes in the surrounding towns sustain consistent retail demand.



## CONNECTIVITY

The site has direct frontage on Route 9, a major east-west route connecting Worcester, Northborough, Westborough, and Boston. Route 20, I-495, and the Massachusetts Turnpike (I-90) are accessible to the east, with I-290 and downtown Worcester minutes to the west. Nearby Route 9 segments report roughly 35,000+ vehicles per day, placing the property on one of the region's most heavily traveled commercial roads.

# DEMOGRAPHICS

**239-243 BOSTON TURNPIKE  
SHREWSBURY | MA**



**\$155,992**

AVERAGE HOUSEHOLD  
INCOME - 10 MILES



**~35,000 ADT**



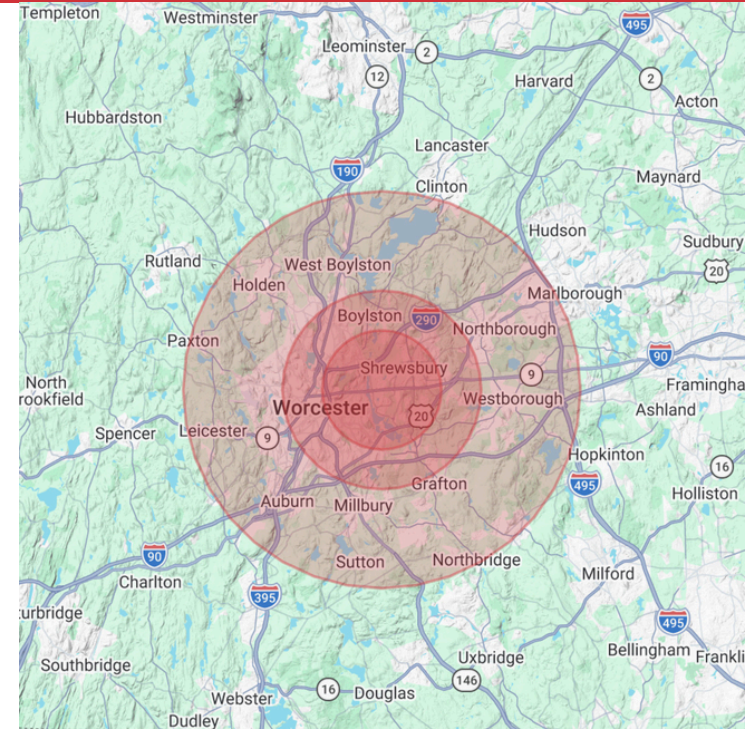
**408,919**

PEOPLE  
WITHIN 10 MILES

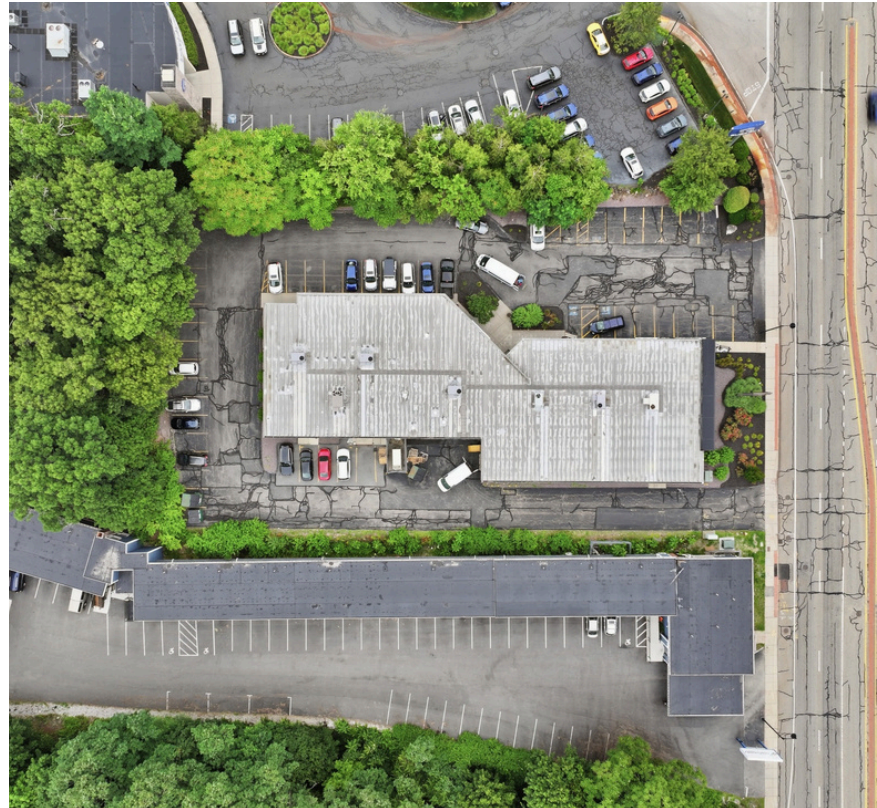
Population	3 Miles	5 Miles	10 Miles
Total Population	92,970	234,497	408,919
Average Age	38.1	37.0	39.6
Average Age (Male)	36.9	36.2	38.8
Average Age (Female)	39.8	38.5	40.8

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	37,183	89,899	155,992
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$107,230	\$108,528	\$126,842
Average House Value	\$420,223	\$421,410	\$459,858

2023 American Community Survey (ACS)



# PHOTOS



# PHOTOS



MARKETED EXCLUSIVELY BY:

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## **NAI** Glickman Kovago & Jacobs



**BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION**

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