



OFFERING MEMORANDUM

PRIME 1.58 ACRES ON SHREWSBURY'S BURGEONING COMMERCIAL CORRIDOR

199 MAIN ST, SHREWSBURY MA

Presented by:

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KW COMMERCIAL®

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CENTRAL
KELLERWILLIAMS. REALTY

OFFERING SUMMARY



KW Commercial Realty is pleased to introduce a unique value-add and repositioning opportunity situated among thriving commercial properties on one of Shrewsbury's most heavily trafficked corridors. Located just minutes from Worcester with direct access to I-290, I-495, I-190, and Route 9. This property offers end-users or investors exceptional regional connectivity to Worcester and the active and growing MetroWest market.



PROPERTY DESCRIPTION

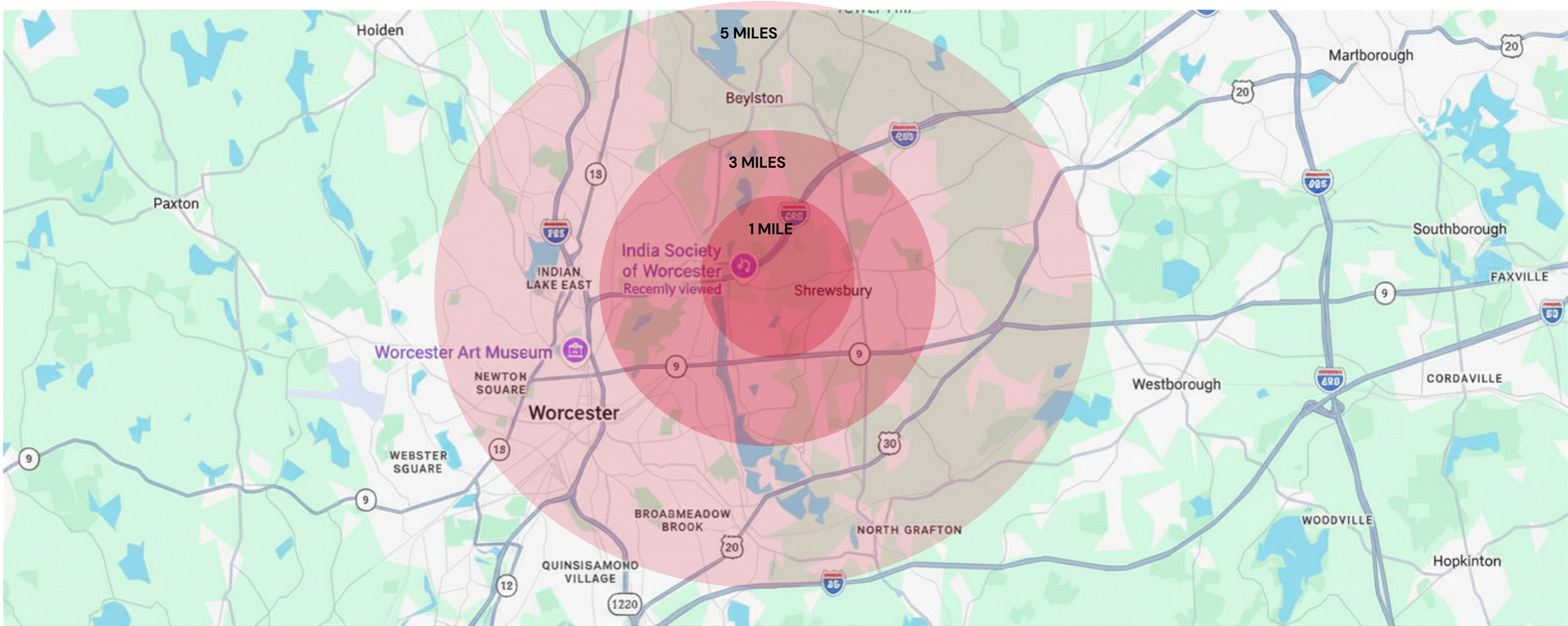
The property sits adjacent to a Cornerstone Bank branch, with neighboring commercial tenants including KinderCare Learning Center, RE/MAX Realty, HB Eye Care Center, and the Surgery Center of UMass Memorial Health and Reliant Medical Group. The existing structure is a three bedroom, two bath, two story residential dwelling set on 1.58 acres with 125 feet of frontage along Main Street, offering strong visibility and presence on one of Shrewsbury's busiest corridors.

Sale Price	\$1,095,000	Configuration	3 bed, 2 bath
Lot Size	1.58 Acres	Total Potential Sqft	4,068 sqft
Traffic Count*	10,665 vehicles daily (3% YoY Growth)	Water	Public
Zoning	RUB	Sewer	Private
Frontage	125 feet	Year Built	1977
2026 Assesement	\$830,500	Heating	Oil

*Source: Mass DOT Traffic Count Sept 2025



DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	43,057	274,815	628,097
MEDIAN AGE	44.8	41.1	41.2
MEDIAN AGE (MALE)	43.3	39.7	40.1
MEDIAN AGE (FEMALE)	46.7	43.1	42.5

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS (HH)	15,782	106,962	243,200
# OF PEOPLE PER HH	2.73	2.57	2.58
AVERAGE HH INCOME	\$159,209	\$130,089	\$121,539
AVERAGE HOUSE VALUE	\$455,212	\$420,787	\$394,091

SOURCE: U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY (ACS), 2019–2023 5-YEAR ESTIMATES. CALCULATED FROM CENSUS TRACT-LEVEL DATA, WORCESTER COUNTY, MA.

FLOOR PLANS

