



50 VERNON ST

WORCESTER, MA 01610

FOR LEASE | ±670 SF RETAIL / OFFICE

COMMERCIAL PROPERTY FOR LEASE



THE JARBOE GROUP
COMMERCIAL

EXCLUSIVELY LISTED BY
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Each party shall conduct its own independent investigation and due diligence.

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50 VERNON ST, WORCESTER, MA 01610

Executive Summary



PROPERTY OVERVIEW

The Jarboe Group Commercial is pleased to offer ±670 SF of fully renovated ground-floor retail/office space at 50 Vernon St in Worcester's Vernon Hill neighborhood.

Renovated top to bottom — new LVP flooring, fresh paint, new drop ceiling with panel lighting, and an updated private restroom — the space is move-in ready with zero build-out downtime. A signalized corner location with a large display window delivers constant drive-by and pedestrian exposure steps from the Vernon St/I-290 corridor and the Canal District. All interested and qualified parties can obtain additional information and tour the property upon request.

Lease Rate

\$1,200/MO

Modified Gross — Heat Included

PROPERTY HIGHLIGHTS

- Fully Renovated — Move-In Ready
- High-Visibility Corner w/ Display Window
- Flexible Open Floor Plan
- Private Restroom + On-Site Laundry
- Heat Included in Rent
- Minutes to I-290, Rt 146 & Canal District

OFFERING SUMMARY

Available SF:	±670 SF
Lease Type:	Modified Gross
Rate:	\$1,200/Month
Year Built:	1920 / Reno 2024
Zoning:	BL-1.0
Parking:	On-Street



Property Specifications



PROPERTY DESCRIPTION

±670 SF of fully renovated corner retail/office space with prominent display-window frontage on Vernon St, in a dense, walkable Vernon Hill neighborhood.

LOCATION & ACCESS

Located on the Vernon St corridor — one of the primary connections between Vernon Hill, Union Hill, and the Canal District / Kelley Square. Under 1 mile to I-290 and Route 146; minutes to downtown Worcester and Polar Park.

PROPERTY SPECIFICATIONS

Available SF:	±670 SF
Space Type:	Ground-Floor Retail / Office
Frontage:	Corner — Vernon St
Year Built / Renovated:	1920 / 2024
Condition:	Fully Renovated
Restroom:	Private, Updated
Laundry:	On-Site Washer & Dryer
Heat:	Included (Radiator/FHW)
Parking:	On-Street
Signage:	Facade + Display Window
Zoning:	BL-1.0 (Business, Limited)
Lease Type:	Modified Gross
Lease Rate:	\$1,200/Month



Location Overview

VERNON HILL — WORCESTER, MA

50 Vernon St sits at a prominent corner in Vernon Hill, one of Worcester's densest and most established residential neighborhoods. The Vernon St corridor is a key crosstown connector linking Vernon Hill and Union Hill to the Canal District, Kelley Square, and downtown — placing this storefront directly in the path of daily commuter and neighborhood traffic.

The corridor is a public investment priority: a \$750,000 CMRPC / MassDOT planning initiative is underway to improve connectivity at the Vernon St / I-290 interchange, reinforcing long-term accessibility and neighborhood growth.

DRIVE TIMES

I-290 (Vernon St Interchange)	< 1 Mile
Canal District / Polar Park	~ 1 Mile
Downtown Worcester	~ 1.5 Miles
Route 146	~ 1 Mile
Mass Pike (I-90)	~ 5 Miles

AREA DEMOGRAPHICS

ZIP 01610 (Vernon Hill / Main South)

30,444

ZIP Population

207,000+

City of Worcester Pop.

\$69,874

Avg. Household Income

33.9

Median Age (City)

WALKABILITY

Walk Score	42 — Errands on Foot
Transit Score	21 — WRTA Bus Nearby
Neighborhood	Dense Residential

Sources: U.S. Census ACS 2024 5-Yr; Walk Score. Demographics provided for reference; verify independently.



Property Photos



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The Jarboe Group Commercial is a relationship-driven commercial real estate firm delivering institutional-level expertise, service, and value to owners, investors, and tenants through a personalized brokerage experience.



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