

1233 MAIN ST, WORCESTER, MA



RETAIL FOR LEASE

5,000 SF

24/SF + NNN

ZONING: BG-2

80+ PARKING SPACES

9 FT CLEAR

LORNELL

REAL ESTATE

COLLIN MULCAHY

PRESIDENT

774-230-3634

COLLIN@LORNELLRE.COM

1233 MAIN ST, WORCESTER, MA



POPULATION

	2 miles	5 miles	10 miles
2020 Population	57,775	209,548	377,457
2025 Population	55,100	204,570	379,727
2030 Population Projection	55,466	207,043	386,896

LORNELL
REAL ESTATE

COLLIN MULCAHY
PRESIDENT
774-230-3634
COLLIN@LORNELLRE.COM

1233 MAIN ST, WORCESTER, MA

EXECUTIVE SUMMARY:

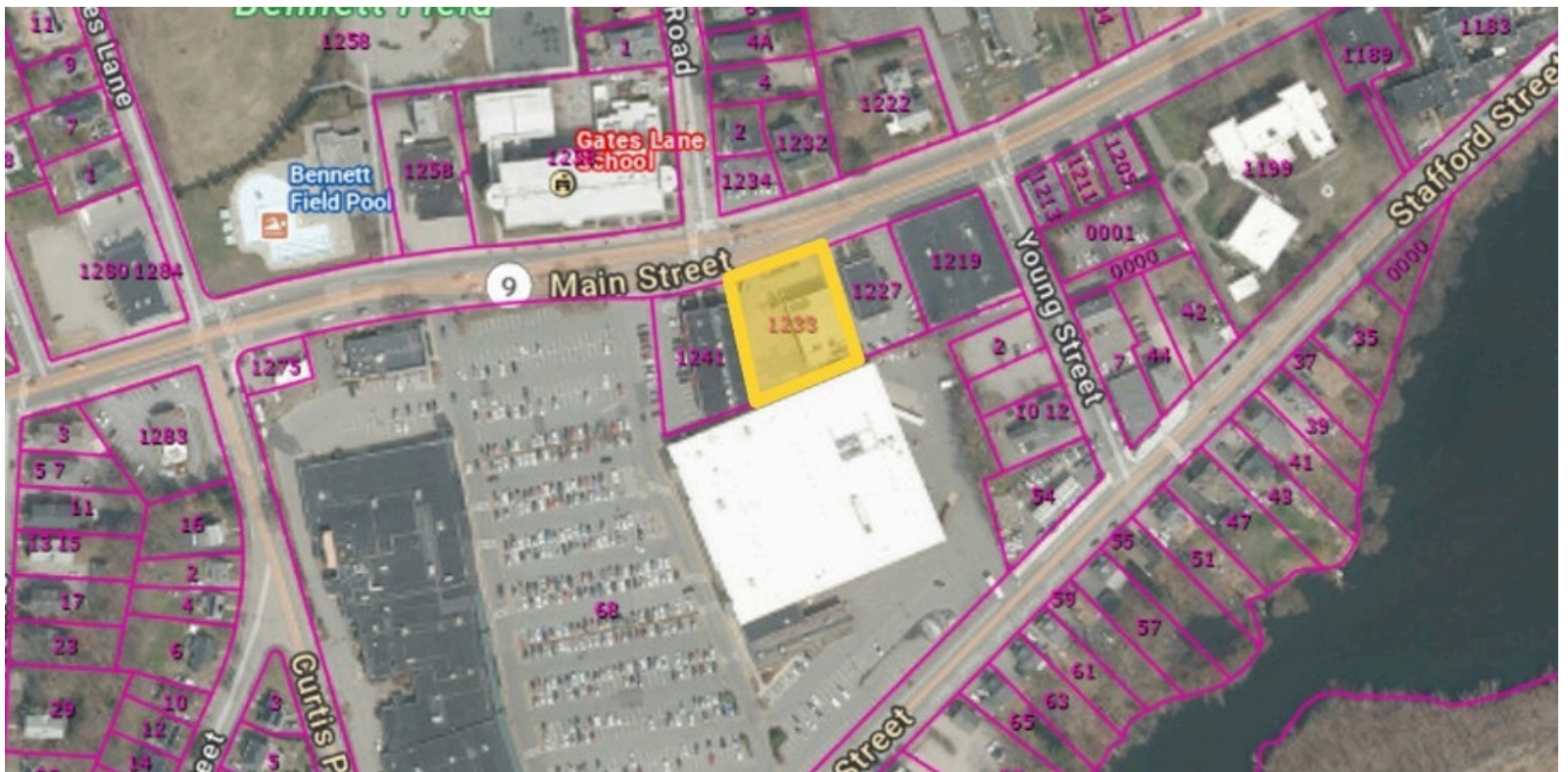
Located in the heart of Webster Square, this property offers a prime retail opportunity in one of Worcester's most active commercial corridors. The 20,000 square foot multi-tenant retail building features exceptional visibility on Main Street with 70 feet of frontage and outstanding daily foot traffic from the highly trafficked Main Street corridor.

Built in 1960 with solid masonry construction across two floors, this retail center combines historic character with modern operational infrastructure. The available 5,000 SF of first-floor space presents a clean, vanilla box retail layout that can be subdivided for smaller tenants or configured for larger regional or national retailers. Formerly tenanted by Work 'n Gear, a national unisex apparel retailer.

The expansive 80-space parking field (4.0 parking ratio) ensures convenient customer access and supports high-volume retail operations. Modern amenities include pylon signage opportunities, 24-hour access, security systems, and full wheelchair accessibility. BG-2 zoning permits diverse retail, restaurant, service, and food service uses, providing maximum flexibility for various retail concepts.



1233 MAIN ST, WORCESTER, MA



	1233 MAIN ST
TOTAL BUILDING:	20,000 SF
AVAILABLE SPACE:	5,000 SF
YEAR BUILT:	1960
STORIES:	2
LOT SIZE:	0.52 Acres
MAIN ST FRONTAGE:	70 Feet
PARKING SPACES:	80 Spaces (4.0 Ratio)
ZONING:	BG-2 (Business General)

1233 MAIN ST, WORCESTER, MA

LEASE TERMS	DETAILS
BASE RENT:	\$24.00 / SF / Year
TAX RATE:	\$1.50 / SF / Year
LEASE TYPE:	Triple Net (NNN)
AVAILABLE SPACE:	5,000 SF
MINIMUM DIVISIBLE:	2,500 SF
LEASE TYPE:	Direct Lease
ZONING:	BG-2
PERMITTED USES:	Retail, Restaurant, Service, Food Ser vice

PRIME RETAIL OPPORTUNITY

Webster Square is Worcester's most active retail corridor with exceptional foot traffic and visibility. The vanilla box layout allows flexibility for diverse retail concepts.