



**METROWEST
COMMERCIAL R. E.**
THE REGIONAL EXPERTS

**“TROLLEY SQUARE”
RT. 9 WEST – FOR LEASE
855 WORCESTER ROAD
FRAMINGHAM, MA**



**TROLLEY SQUARE – PRIME ROUTE 9 PLAZA
WITH RETAIL, OFFICE & MEDICAL TENANTS**

**ANCHOR TENANT: U.S. POST OFFICE – DUBOM MARKET
WALKING DISTANCE TO FRAMINGHAM STATE UNIVERSITY**

1,000 sq. ft.

**WITH THREE EXAM ROOMS
SMALL OFFICE, WAITING AREA
TWO HAND SINKS & MOP SINK IN-SUITE
HANDICAP-ACCESSIBLE ENTRY
COMMON ADA RESTROOMS**

**ASKING - \$2,833/month
plus \$21/month trash/recycling & utilities**

3,000 sq. ft.

**A CHILDREN GYM
LARGE OPEN PLAY AREA
SMALL OFFICE WAITING AREA
BACKROOM STORAGE ADA RESTROOMS IN-SUITE
SIGNAGE ON ROUTE 9 PYLON
UTILITIES SEPARATELY METERED**

ASKING - \$6,250/month plus Trash/Recycling & utilities

CURRENT TENANTS:

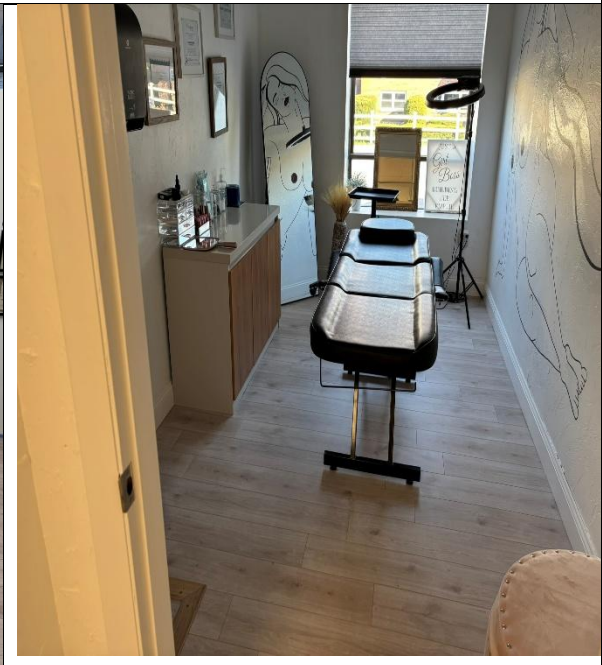
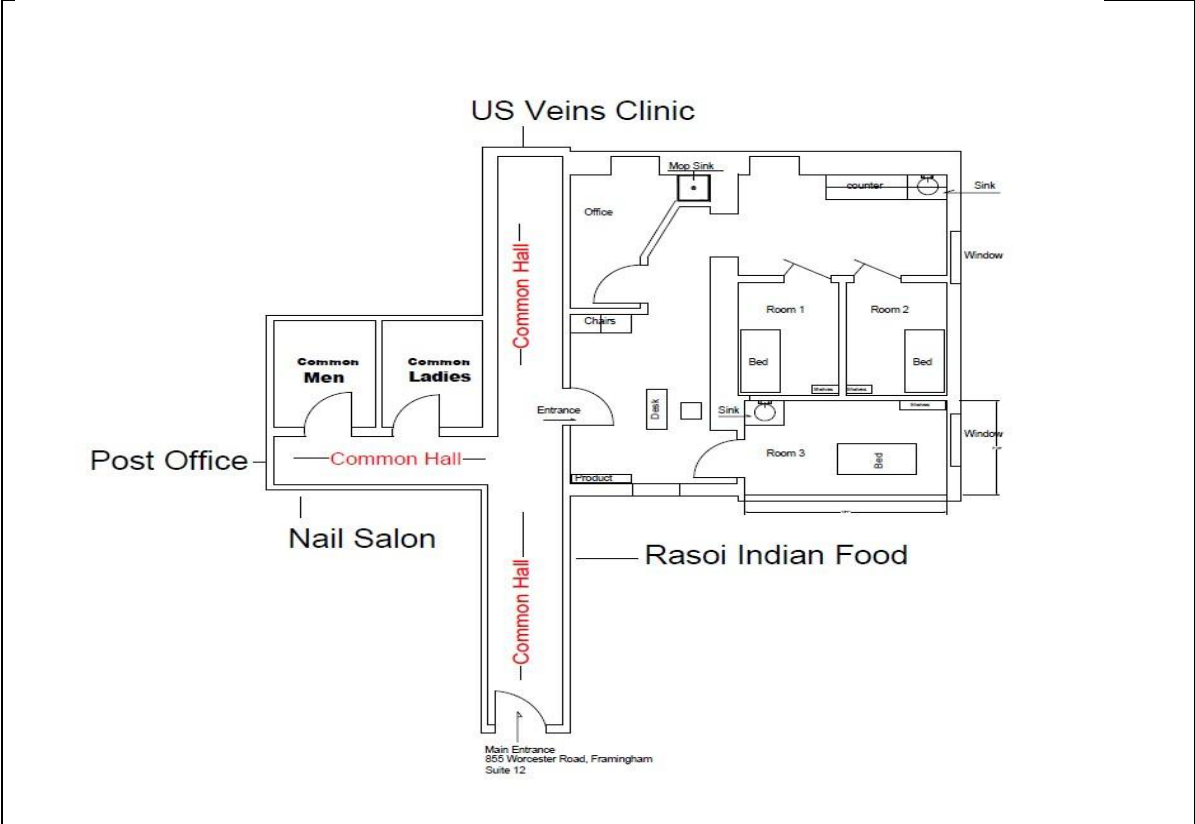
- U.S. Post Office
- DUBOM Market, Butcher, Bakery
- Indian Food and Spice Market
- Rasoi Indian Food
- Kugel’s N.Y. Style Deli
- AOI Japanese Restaurant
- Kalasha Bubble Tea & Fried Chicken
- The Nail Club
- Bozo Tattoo
- Rise Up Dance Community
- My Gym
- Teddy Bear Village Daycare
- Health First Pharmacy
- Mystic Hot Yoga
- Starbella Spa - Aesthetician/Botox
- LUX Beauty Salon
- Law Office Newell
- Law Office Shuman
- Law Office George King
- Metrowest Commercial Real Estate
- Kenwood Management (on-site management)

Listing Broker: Mark Aron

508.726.8787 - cell Mark@MetrowestCRE.com

The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MWCRE represents the Lessor. Listing broker is related to owner. Info updated 11-17-2025

Existing Floor Plan

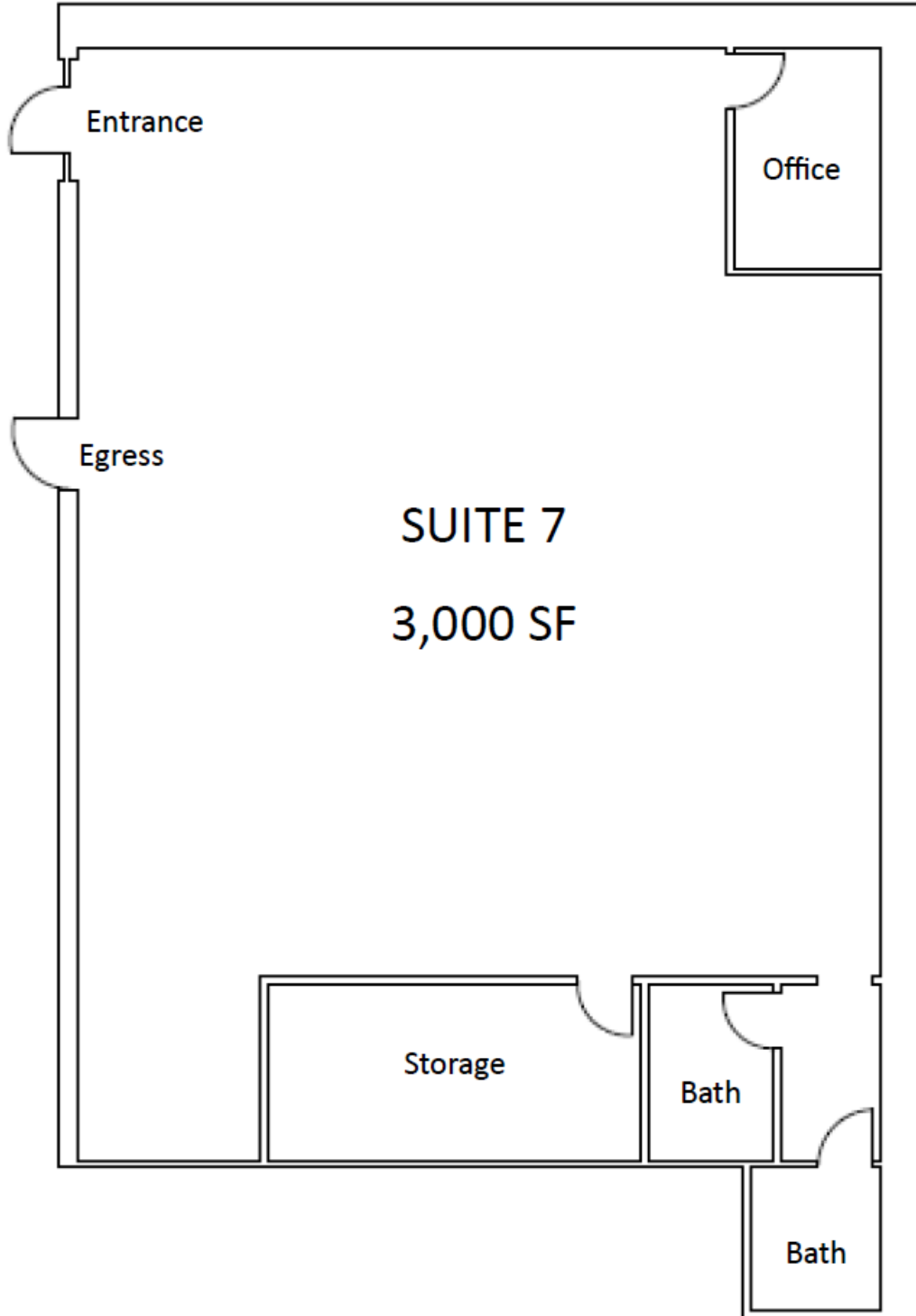




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REAR COURTYARD AT TROLLEY SQUARE

AVAILABLE 1st Quarter 2026



KENWOOD ORGANIZATION INC.

building owner management office is located on-site

Demographics >>

	1 mile	3 miles	15 Min. Drive
Population	9,948	83,760	184,540
Households	3,541	33,111	71,058
Median Age	34.50	38.80	40.50
Median HH Income	\$101,987	\$92,658	\$109,343
Daytime Employees	9,213	51,041	104,334
Population Growth '21 - '26	↑ 0.56%	↑ 1.41%	↑ 1.87%
Household Growth '21 - '26	↑ 0.65%	↑ 1.59%	↑ 1.96%

DAYTIME POPULATION

Business Employment By Type	# Businesses			# Employees		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	924	4,336	7,361	9,875	53,325	91,613
Retail	68	547	901	1,312	15,479	26,341
Wholesale	16	100	191	116	2,071	3,446
Hospitality & Food Service	36	224	380	531	5,034	7,134
Real Estate, Renting, Leasing	40	183	286	272	1,216	2,002
Finance & Insurance	38	215	421	233	1,128	2,371
Information	17	121	197	214	2,256	4,531
Scientific & Technology Services	113	484	872	508	3,043	5,838
Management of Companies	0	0	4	0	0	38
Health Care & Social Assistance	390	1,187	1,715	1,722	8,384	11,992
Education Services	33	123	207	2,726	5,320	8,146
Public Administration & Sales	17	81	153	751	1,900	3,516
Arts, Entertainment, Recreation	12	56	119	73	468	1,429
Utilities	0	0	4	0	0	38
Admin Support & Waste Management	24	198	349	138	947	2,548
Construction	32	302	596	284	1,640	2,865
Manufacturing	15	103	202	128	1,709	5,086
Agriculture, Mining, Fishing	1	3	11	2	8	71
Other Services	72	409	753	865	2,722	4,221

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