

Worcester, MA - Former Shaw's

161 Grafton Street, Worcester, MA 01615

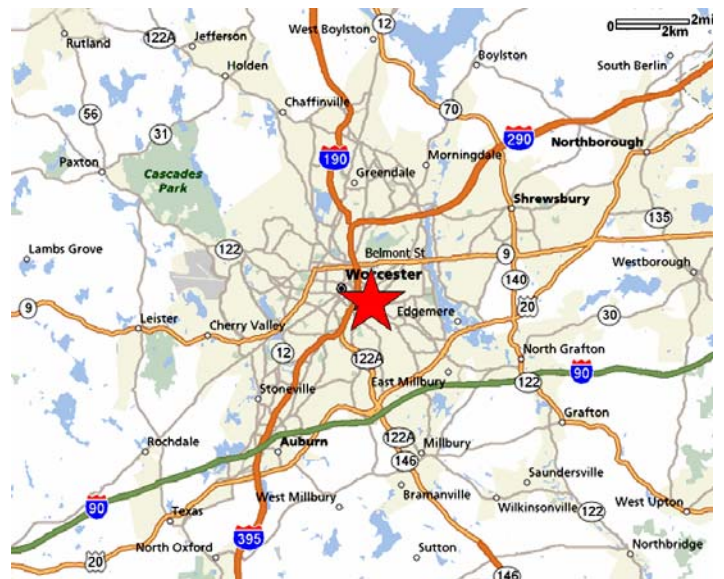


FOR SUB-LEASE: 68,948 SF

This free standing building is located on Grafton Street (Route 122) at a lighted intersection adjacent to Route 290. Shaw's opened its doors at this site in 2004 when the building was constructed.

Area co-tenants include "a soon to open" Walgreen's, Citco convenience store and general local retail stores. It is in very close proximity to downtown Worcester and the DCU Center.

This location primarily serves the densely populated area of downtown Worcester and southeast Worcester. It sits among many roof tops with its ease of access. Shaw's continues to operate 2 strong supermarkets within 2 miles of this location.



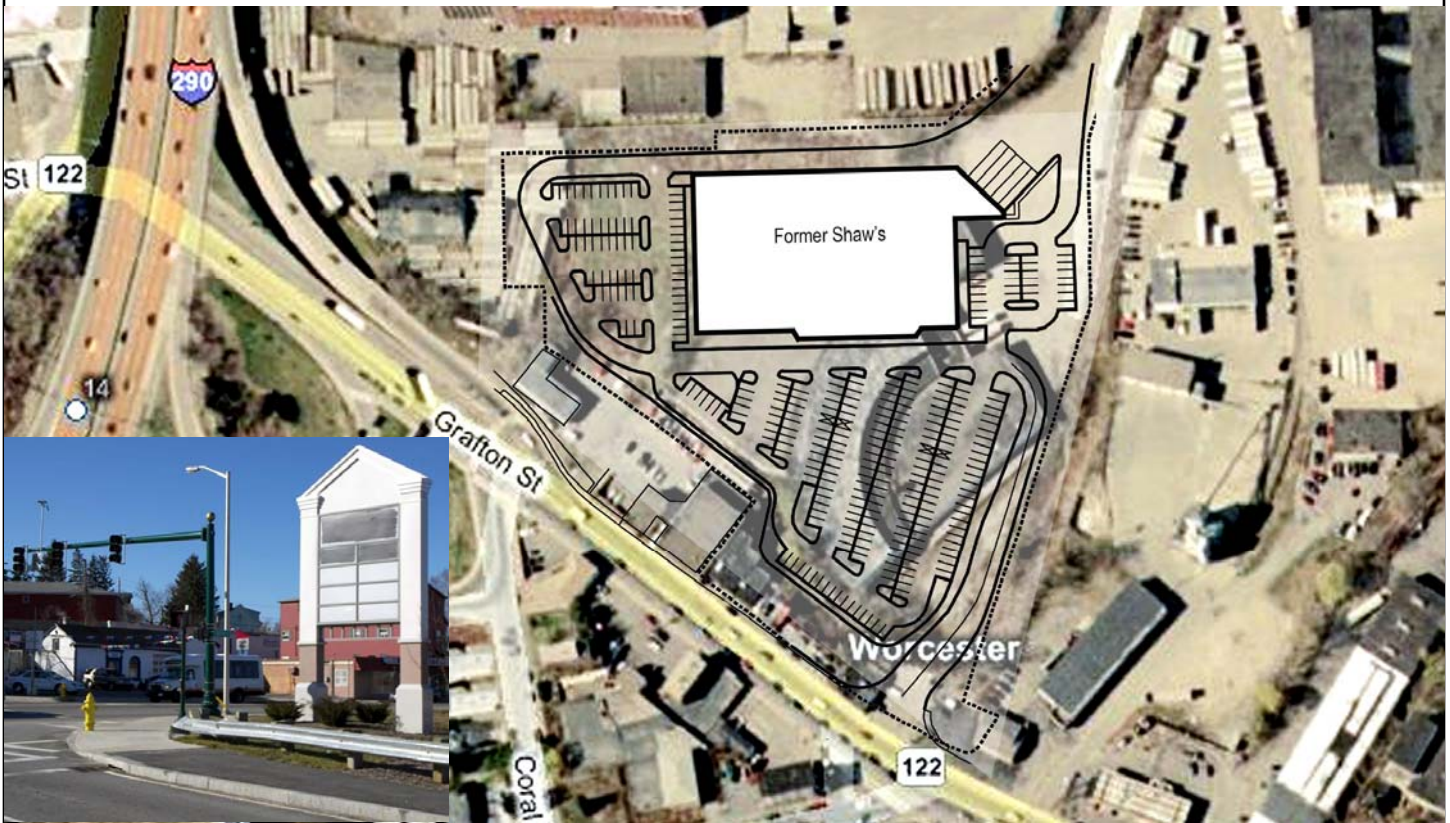
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Available Space Profile

Total Project Size	68,948 SF
Available Space	68,948 SF with 8,000 SF mezzanine
Parking	407 owned spaces
Traffic count	17,200 Grafton St. 100,800 Route 290
Availability	Immediate

Trade Area

Radius	Population	Med. HH Inc.
1 mile	32,130	\$29,274
3 mile	138,867	\$38,466
5 mile	219,172	\$43,771

For more information:

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