



FOR LEASE

RETAIL SPACE AVAILABLE AT PICADILLY PLAZA RT. 9 & SHREWSBURY ST. - BEST LOCATION IN WORCESTER OPPOSITE UMASS MEDICAL CAMPUS & BIOTECH CENTER

Piccadilly Plaza - Iconic Restaurant, Retail & Office Center

Available: 2,000 SF of Retail Space on 1st Floor, Divisible to 1,000 SF

- **4,000 SF Office of Space on Lower Level, Divisible to 1,000 SF**

At the Gateway to Downtown Worcester from the East



FEATURES:

- 2 Signalized Curb Cuts at Shrewsbury St. and Belmont St. (Rt. 9)
- Endcap also available
- Wuxi Biologics, approx. 700 Employees, Opening Soon!
- Address: 490 Shrewsbury St., Worcester, MA
- Three Pylon Signs
- Parking: 139 Spaces
- Traffic:
 - Shrewsbury St.: 20,956 ADT
 - Belmont St. (Rt. 9): 17,079 ADT

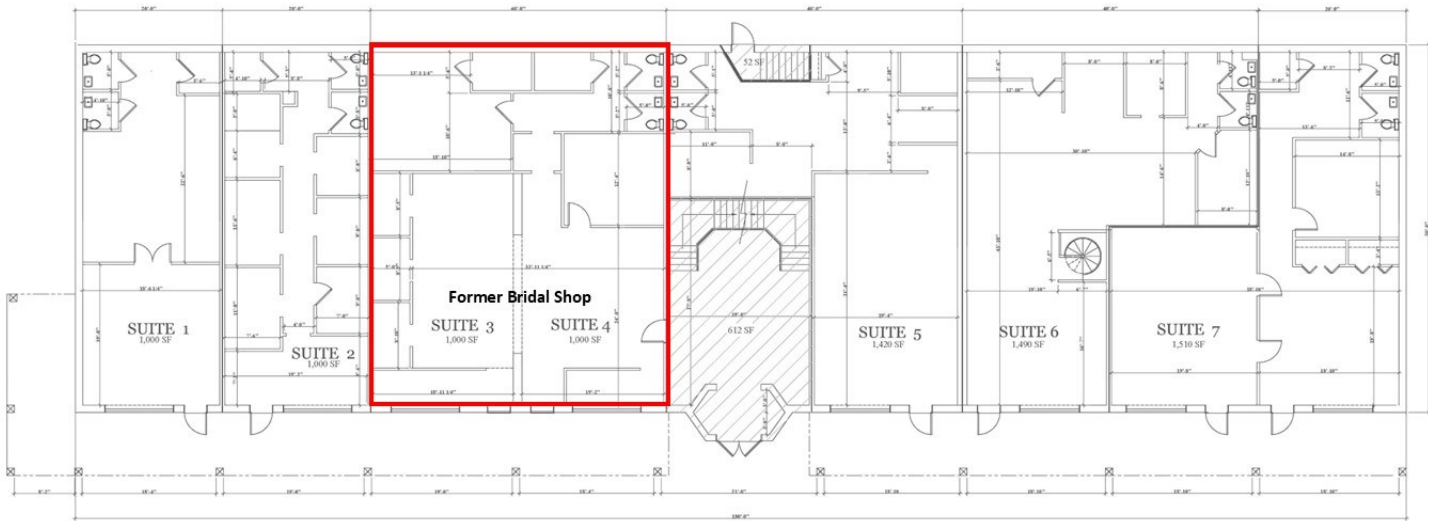


AMERICAN COMMERCIAL REAL ESTATE
50 LEDGEVIEW WAY #2415, WRENTHAM, MASSACHUSETTS 02093
TEL: (508) 735-6378 | FAX: (508) 861-0537 | E-MAIL: dusty@acrec.com | www.acrec.com



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FOR LEASE - 2,000 SF, DIVISIBLE TO 1,000 SF 490 SHREWSBURY ST., WORCESTER, MA



FIRST FLOOR PLAN
COMMON AREA 664 SF
SCALE 1/8" = 1'-0"

AVAILABLE:

- **Suite 3-4:** 2,000 SF dividable;
Former Fully Built-Out Bridal Shop



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490 SHREWSBURY ST., WORCESTER, MA



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Demographics

Total Population



3 Mile	5 Mile	10 Mile
12,536	120,372	343,796

Median HH Income



3 Mile	5 Mile	10 Mile
\$38,981	\$49,539	\$72,453



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