

# 9 West Plaza

1 Oak Street, Westborough, MA 01581

**Space for Lease**



## DESCRIPTION

- 2,839 SF Available
- 35,779 SF shopping center located at the corner of Lyman Street and Route 9 in Westborough
- One of three signalized intersections on Route 9 in Westborough
- Route 9 is a primary east-west commuting roadway in eastern Massachusetts
- The center is 2 miles west of I-495 and 2.75 miles northwest of I-90 (Massachusetts Turnpike)
- Area retailers include: Stop & Shop, CVS, Starbucks, Dunkin' Donuts, Staples, Citizens Bank, Bank of America, HomeGoods, Marshalls, Bertucci's, Burlington Coat Factory, Chik-Fil-A
- Over 220,000 annual visitors\*  
\*Source: Placer.ai

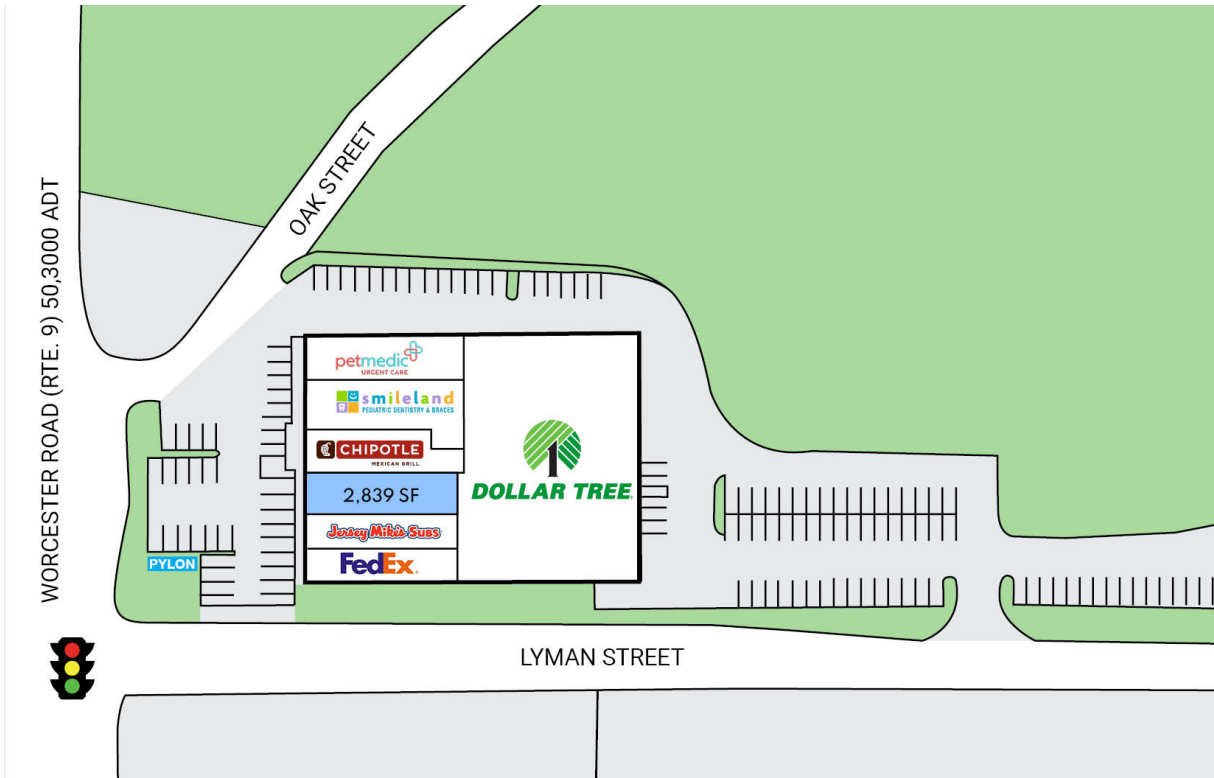


## FOR MORE INFORMATION

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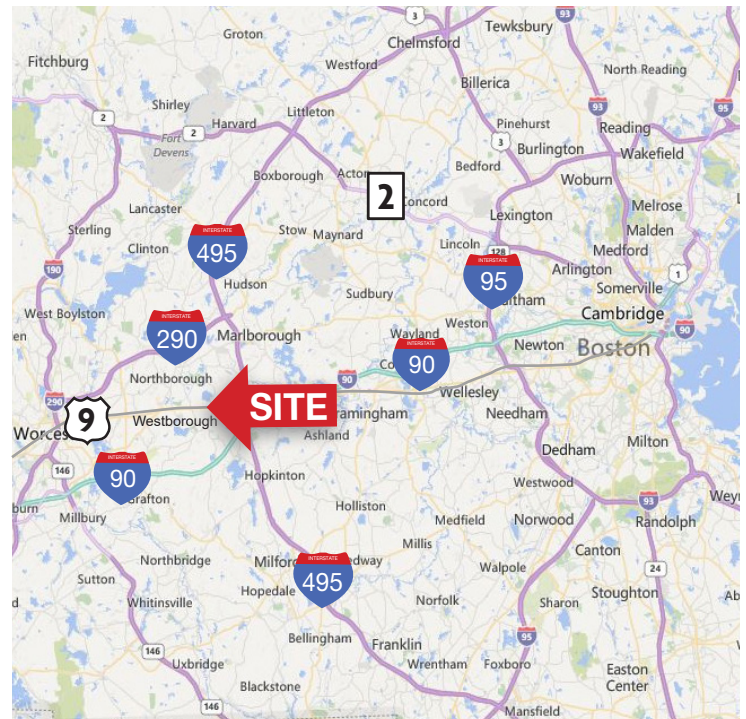


## SITE DATA

- Key Tenants:** Dollar Tree, Chipotle, Jersey Mike's and FedEx
- Space Available:** 2,839 SF
- Parking:** 4.6 per 1,000 SF
- ADT:** 50,300 vehicles on Rte. 9  
8,420 vehicles on Lyman Street

## DEMOGRAPHICS

Radius	Residential Population	Average HH Income	Office Population
2 mile	12,045	\$149,373	17,891
3 mile	26,614	\$180,291	29,663



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