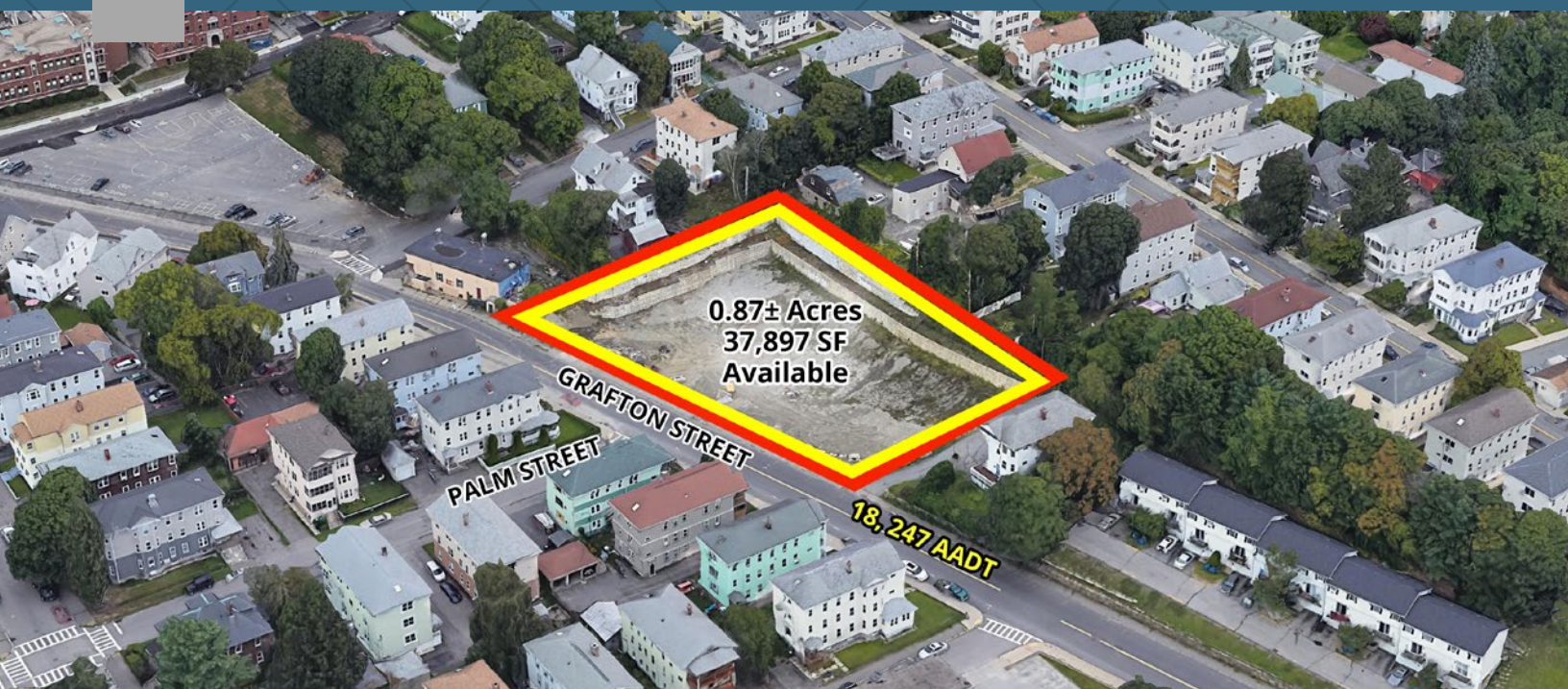


AVAILABLE

Development Site

405 Grafton Street | Worcester, MA



Overview

AVAILABLE

±0.87 Acres

RATE

Contact Broker

Description

- Built-to-suit, Ground Lease, or Sale
- Approx. 0.87± acres/37,897 SF
- Zoning BL-1.0
- Limited Business Use 1-1

Demographics

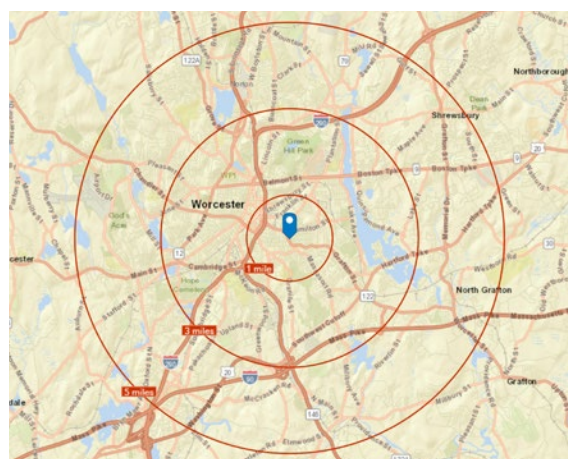
	1 MILE	3 MILE	5 MILE
Population	32,069	158,077	260,120
Households	12,582	62,400	102,364
Average HH Income	\$84,895	\$90,566	\$107,113
Daytime Population	26,165	188,147	281,921

Year: 2025 | Source: Esri

Traffic Counts

Grafton Street, N of Site	14,205 VPD
Massasoit Road, S of Site	16,941 VPD
I-290, W of Site	145,474 VPD

Year: 2019 | Source: massDOT



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Executive Summary

405 Grafton Street | Worcester, MA



	1 mile	3 miles	5 miles
Population			
2010 Population	25,516	136,028	229,675
2020 Population	31,185	157,019	258,332
2025 Population	32,069	158,077	260,120
2030 Population	32,937	160,490	263,188
2010-2020 Annual Rate	2.03%	1.45%	1.18%
2020-2025 Annual Rate	0.53%	0.13%	0.13%
2025-2030 Annual Rate	0.54%	0.30%	0.23%
2020 Male Population	48.8%	49.2%	48.7%
2020 Female Population	51.2%	50.8%	51.3%
2020 Median Age	34.0	33.5	35.9
2025 Male Population	49.3%	49.7%	49.3%
2025 Female Population	50.7%	50.3%	50.7%
2025 Median Age	35.4	34.8	37.1

In the identified area, the current year population is 260,120. In 2020, the Census count in the area was 258,332. The rate of change since 2020 was 0.13% annually. The five-year projection for the population in the area is 263,188 representing a change of 0.23% annually from 2025 to 2030. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 37.1, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	41.5%	47.4%	54.9%
2025 Black Alone	19.3%	15.8%	13.4%
2025 American Indian/Alaska Native Alone	0.7%	0.6%	0.4%
2025 Asian Alone	5.6%	9.1%	9.0%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	18.5%	14.7%	11.4%
2025 Two or More Races	14.5%	12.4%	10.8%
2025 Hispanic Origin (Any Race)	33.4%	27.8%	21.9%

Persons of Hispanic origin represent 21.9% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.9 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	50	62	87
2010 Households	9,766	51,791	87,726
2020 Households	11,952	60,566	99,438
2025 Households	12,582	62,400	102,364
2030 Households	13,133	64,101	104,746
2010-2020 Annual Rate	2.04%	1.58%	1.26%
2020-2025 Annual Rate	0.98%	0.57%	0.55%
2025-2030 Annual Rate	0.86%	0.54%	0.46%
2025 Average Household Size	2.48	2.37	2.39

The household count in this area has changed from 99,438 in 2020 to 102,364 in the current year, a change of 0.55% annually. The five-year projection of households is 104,746, a change of 0.46% annually from the current year total. Average household size is currently 2.39, compared to 2.44 in the year 2020. The number of families in the current year is 58,426 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

11.03.2025