

Second Generation Restaurant Opportunity

16,851 SF on 2.67 Acres

7 Boston Turnpike
Shrewsbury, Massachusetts

[Click Here To View Video](#)



Features

- + Second generation restaurant opportunity with a unique potential for redevelopment including a mix of uses including retail, restaurant, residential, student housing and office
- + The site is located at the busiest intersection in the entire Worcester metro market with over 50,000 cars per day (2019)
- + Less than half mile from Umass Memorial Hospital with over 7,000 employees and more than 1M outpatient visits per year
- + The site sits directly opposite the historic Worcester Boat Club (founded in 1888) on Lake Quinnsigamond with dock and water access
- + Less than half mile from Umass Medical University Campus which has over 3,000 faculty and 1,184 students
- + The building has a billboard presence on the Burns Memorial Bridge (Route 9) which connects Worcester/Shrewsbury
- + Signalized access to Route 9 and N/S Quinnsigamond Avenue
- + Incredible demographics with over 234,598 people within 5 miles with an average household income of \$89,601 while also having 85,515 employees within 3 miles

Retail Market

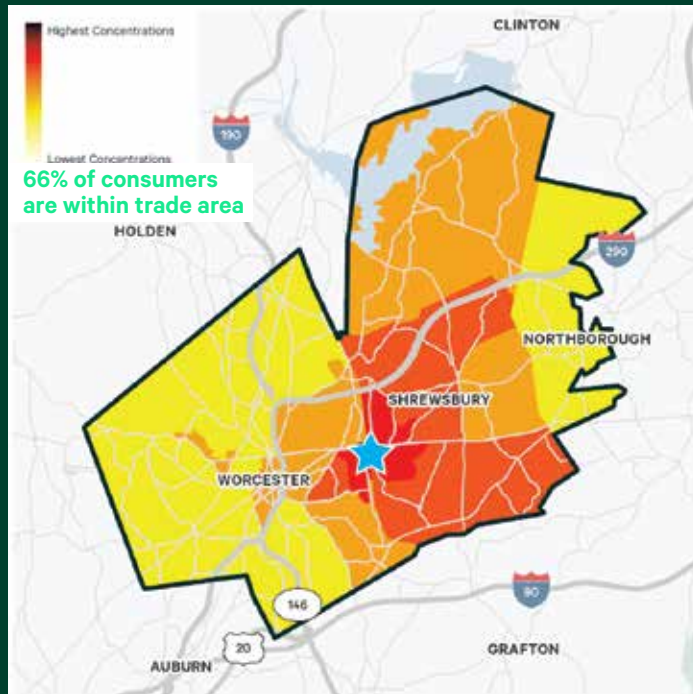


2021 Demographics	1 Mile	3 Miles	5 Miles	7 Miles
Estimated Population	10,111	109,423	234,598	303,446
Estimated Households	4,434	43,487	88,244	114,386
Estimated Average Household Income	\$94,920	\$79,337	\$89,601	\$97,924
Estimated Daytime Population	16,035	125,327	244,896	311,633

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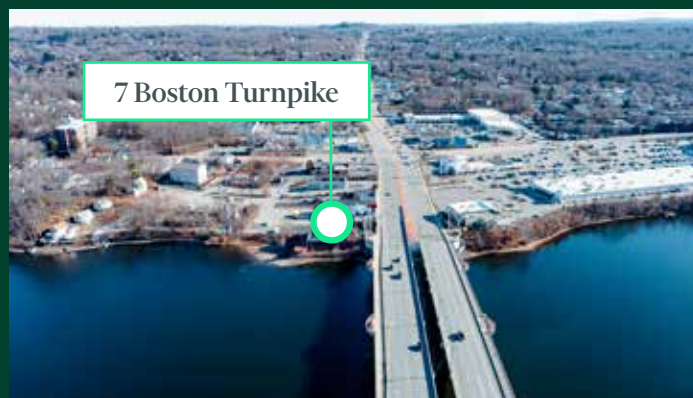
7 Boston Turnpike | Shrewsbury, Massachusetts

For Lease



TRADE AREA DEMOGRAPHICS		
Total Population	Total Household	Median Age
238,923	225,671	36.7
Population Density per.sq. mile	Daytime Population	Average Household Income
2,667.3	250,313	\$86,971

1,700 SF Deck
Overlooking Lake Quinsigamond



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