

205 CHANDLER

WORCESTER, MA

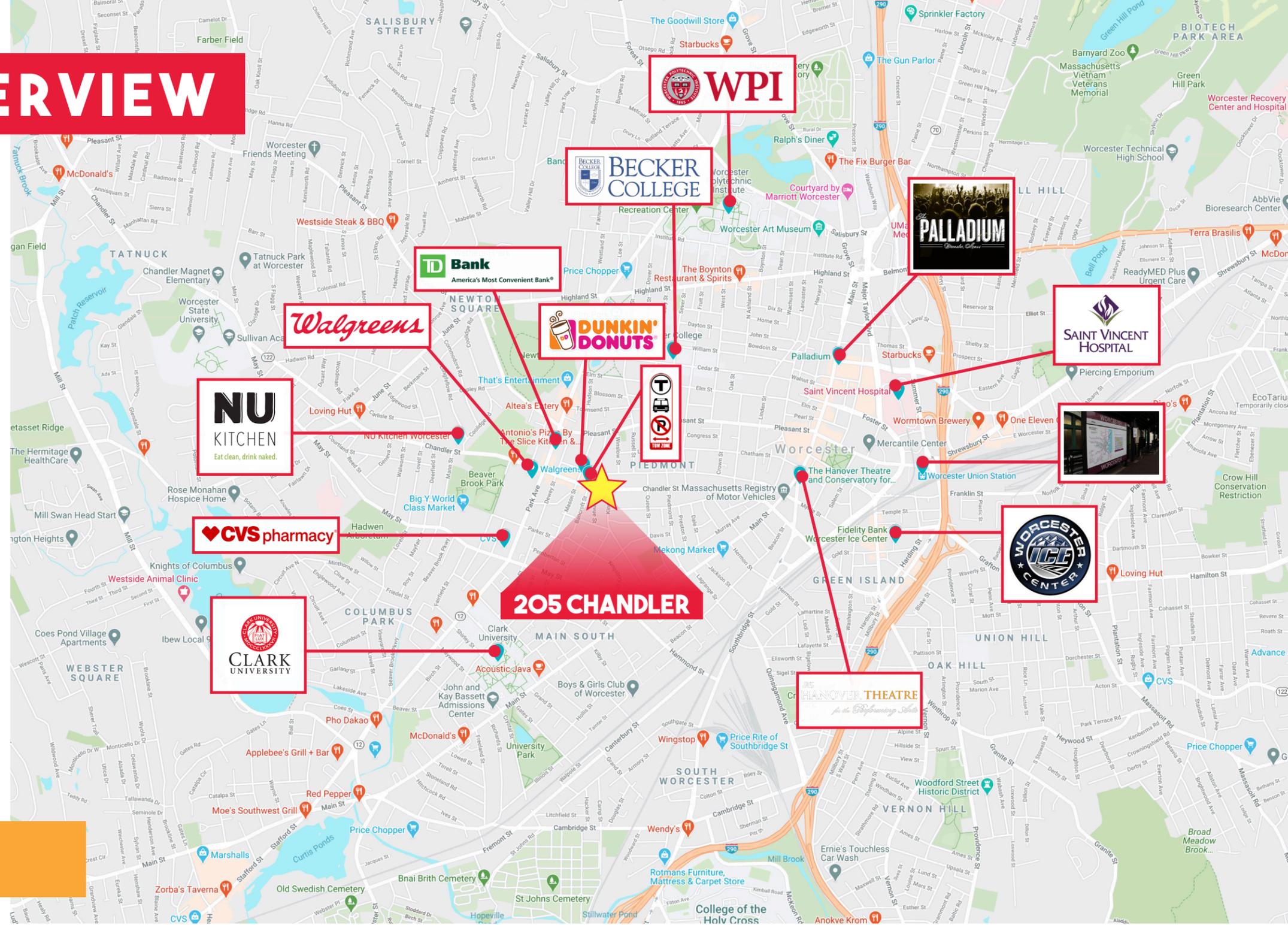
FOR SALE : NNN RETAIL



INVESTMENT OVERVIEW

Boston Realty Advisors is pleased to present the unique opportunity to acquire a Family Dollar and King Chef NNN leased retail property located at **205 Chandler Street in Worcester**. Located in the highly diverse west side of New England's second largest city, 205 Chandler Street presents a very unique investment opportunity. The opportunity includes up to 14,529 square feet of building space and an additional 18 parking spaces.

Family Dollar has served as one of the most consistent general retailers in areas with similar demographics as those in Worcester. With consumer spending expected to increase steadily over the next five years, 205 Chandler Street serves as a low-overhead, efficient investment. 205 Chandler Street is zoned as a shopping center, making it easily convertible to an essential business anchored plaza. With real estate investment trends pointing towards NNN retail sales, 205 Chandler Street serves as a great opportunity to investors of all sizes.



INVESTMENT HIGHLIGHTS



MARKET DRIVERS
With over 229,500 people living within a 5 mile radius, 205 Chandler Street is located in the middle of a densely populated urban setting. Within a 3 mile radius, there are 6 major colleges and universities that bring consistent revenue streams to local businesses.



DIVERSITY-RICH
Worcester ranks among the most diverse cities in the country, reflected by a 66% increase in minority workforce representation since 2012. In a survey of over 500 U.S. cities, Worcester ranked in the top 15% in ethnicity, race, language and birthplace diversity.



CONVENIENTLY LOCATED
Located in the heart of Worcester, 205 Chandler Street is within walking distance of Worcester Union Station and is located along a major bus route. Worcester Regional Airport is also conveniently located just over 3 miles away. Within a mile of route 290, 205 Chandler Street serves as a convenient location for commuters and travelers.



STRONG MARKET FORECAST
Worcester's retail demand outlook through Q4 of 2025 calls for a \$25 million increase in expenditure on entertainment & recreation as well as a \$72 million increase in food expenditure. Housing prices are also expected to climb 14%, making 205 Chandler Street a prime investment opportunity.

2,000+ Businesses and
over 38,000 residents
within a mile radius



FAMILY DOLLAR

On average over 13,000 cars will pass
by 205 Chandler Street every day

By 2025, Average Household Income
and Per Capita Income are expected
to increase almost 8%



PROPERTY OVERVIEW

ADDRESS 205 Chandler Street
Worcester, MA

TENANTS **FAMILY DOLLAR**



BUILDING SIZE SF 14,529 SF

PARKING SPOTS 18 SPACES



RETAIL

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