METROWEST COMMERCIAL R.E.

FOR LEASE- SUBLET OPPORTUNITY
RETAIL or OFFICE
RT. 9 ~205 TURNPIKE RD., SOUTHBORO, MA



Located on Rt. 9 W, near Rt. 85 junction with close MassPike & Rt. 495 access, this office or retail space offers a country-type welcoming setting with excellent parking & Rt. 9 signage. Join the well-known New York Bagel Factory, Liquor & Market Store and Sewing Center. Bathrooms are outside the office & shared with one other tenant. Abundant parking lot that is never full.

Zoned Business Highway – retail, office, med spa & bank allowed – school with special permit. Great for a real estate office, yoga/Pilates, consulting office, medical, a design center, law firm or a business that wants Rt. 9 signage & visibility. No hair salon, nail salon, water intensive uses or food uses.

AVAILABLE:

Approx. 1,220 s.f. 1st floor + common area bathrooms
HVAC & separately metered, utilities paid by tenant
Parking: 55 – shared

ASKING - $1,695/m + utilities and NNN +
$200/m common area fee

EXCLUSIVE LISTING BROKER ~ MARLENE ARON ~ 508-740-0000 – cell
ma@metrowestcre.com ~ www.metrowestcre.com

The information contained herein is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MWCRE represents the Lessor. MWCRE does not co-broke with Principals nor recognize representation after the first showing.
Info date 10-27-26

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Mostly open floor plan with 2 back private rooms and
a large front showroom or conference room facing Rt. 9.







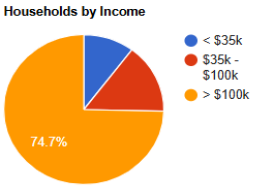


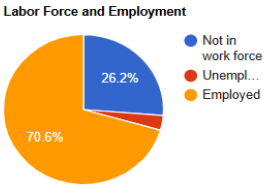
Please note septic usage:
There shall be no sale and Tenant is prohibited from selling, producing or utilizing any product, the disposal on site of which shall hamper, overuse, impede or harm in any manner, the septic system located on the premises. The decision as to what products may cause harm to the septic system shall be at the sole and absolute discretion of the Landlord. In the event Tenant is unclear as to whether a product may hamper, overuse, impede or harm in any manner the septic system, the tenant shall request the written opinion of the Landlord, prior to the tenant utilizing such product.

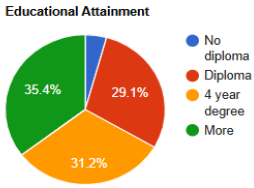
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Neighborhood Demographics for 205 Turnpike Road, Southborough MA

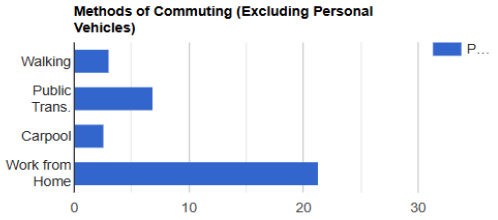
Demographics information for the immediate neighborhood (a subset of zip code area) surrounding this property derived from census bureau and CIMLS data.

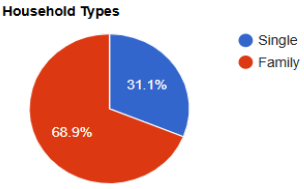




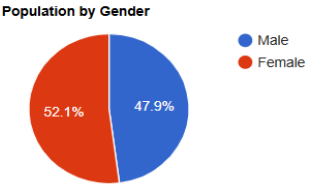


Income Statistics	Value in USD
Median Income	$197,589
Mean Income	$260,105
Per Capita Income	$86,301





Total Households: 1,897



Total Population: 5,767

