Retail for Lease

315 Main Street
Central Exchange Building

Ideal Downtown Location

NAI Glickman Kovago & Jacobs

CONTACT INFO:

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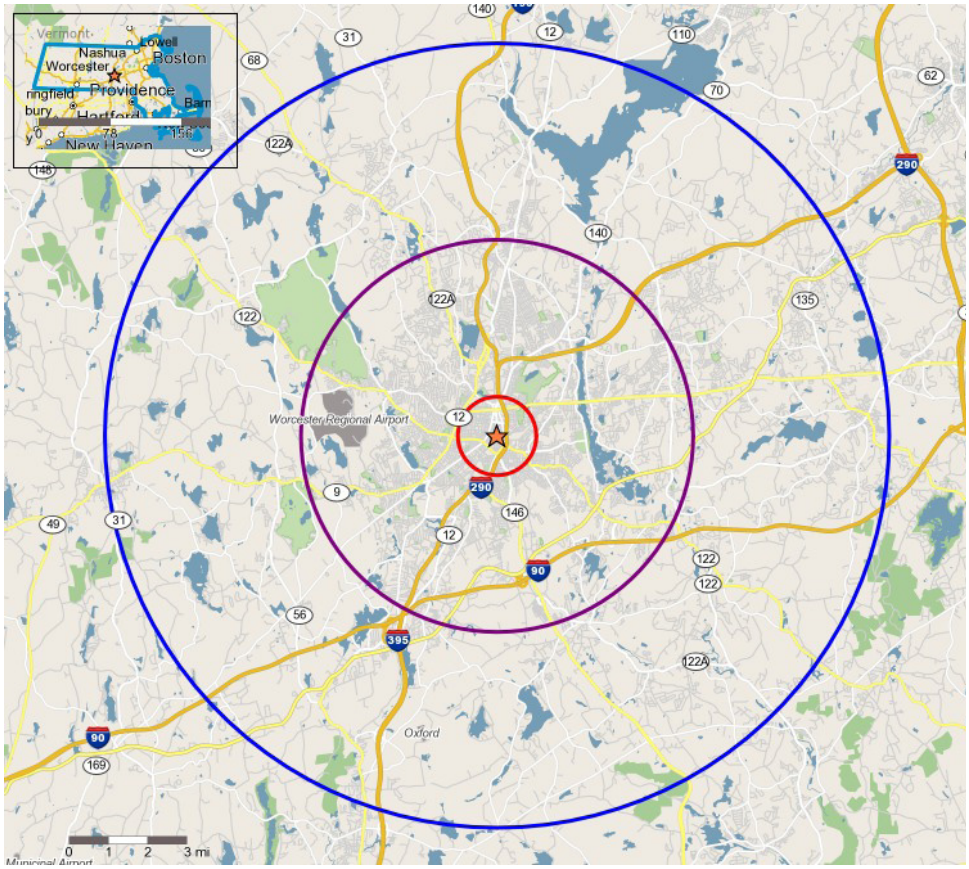
What is
315 Main Street

- **4,400 sf storefront in Class A historic and landmark office building in the heart of Central Business District.**
- Adjacent to Mechanics Hall - the premier event venue and concert hall in Central Massachusetts.
- Immediate neighborhood includes new restaurants, DCU Center, new 450k sf Courthouse and The Palladium - an historic concert destination for all ages.
- **Unique to property is 220-space parking lot. Large parking ratio plus valet services available to retail tenant(s)**.
- Growing day time population in the Commercial Business District.
- New apartment development underway directly across street - Central Building Residential - 55 units.
- New $8.5M Central Business District Streetscape Improvement Project - new sidewalks, bike lanes and lighting to be completed in 2017.
- **Elegant build-out is ideal for restaurant, brewery or any retailer seeking high end atmosphere and opportunity offered by 24/7 population.**

Demographics and Statistics



	1 Mile	5 Mile	10 Mile
Population	32,730	154,338	227,250
No. of Households	12,770	59,826	88,543
Average Income	$42,208	$62,917	$71,996

Interior - 315 Main Street

** Information gathered from Alteryx.com. US 2010 Census.*

1. Worcester City Hall
2. Mechanics Hall
3. Central Bldg. Residential Apts - 2017
4. Palladium
5. Worcester District Courthouse
6. Hilton Garden Inn Worcester
7. DCU Center
8. St. Vincent's Hospital
9. City Square 2017
10. Marriott AC Hotel 2017
11. 145 Front Street Complex 2017
12. St. Vincent's Cancer and Wellness Center
13. WRTA Bus Station/ Intermodel Hub
14. Homewood Suites 2017
15. The GRID

Downtown Worcester

Daytime Population Growth

Worcester Central Business District

New Downtown Development

- **2 new hotel developments - The Marriott AC Hotel and Homewood Suites 2017**
- **1,000 new market rate residential units**
- **UMass 600+ employees**
- **New 550 space underground parking garage**
- **Worcester Railer's ECHL Hockey venue 2017**
- **100,000 sf of new office/ retail at City Square**

Industries	# of Employees
Education	3,560
Finance/Accounting	2,100
Healthcare	5,500
Hospitality/Entertainment	1,200
Insurance	1,300
IT/Engineering	1,500
Law	1,125
Non-Profit/Government	1,760
Real Estate/Construction	365
Services/Retail	2,000
Students	3,300
Grand Total 2016	**23,710**

NAI Glickman Kovago & Jacobs

Professional
Profile

Michael C. Jacobs

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Scope of Responsibilities

Manage retail brokerage and development division within the firm. NAI Glickman Kovago & Jacobs is a full service commercial firm offerial Brokerage, Property Management and General Construction in all sectors of commercial real estate.

Background & Experience

Mike joined the form as a broker in 2003 and became partner in 2007. He concentrated his efforts on the Retail Industry and has been responsible for developing a Retail Brokerage and Development program. Mike works with national and regional clients on site selection throughout New England as well as Landlord Representation on retail projects involving national tenancy. His primary focus is on large / small box retail brokerage and development and he will manage the permitting process through completion of entitlements.

Professional Affiliations & Designations

International Council of Shopping Centers (ICSC).
Vistage International

Educational Background

Assumption College - Business Management

Strategic Clients

CVS, Cumberland Farms, McDonald's BJ' Wholesale Club, Family Dollar and several regional retailers.