



- **75 Quinsigamond Avenue** is a 2.5-acre island parcel on corner with additional frontage on Arwick Avenue and Millbury Street. Exceptional I-290 visibility.
- Situated on the main artery to the new **Polar Park** and **Madison Development** under construction less than 1/2 mile north.
- The major Rt. 146 Highway expansion (completed in 2007) resulted in Quinsigamond Avenue being widened to become the connection from all points south - Providence, Mass Pike and Rt. 20 - directly into Worcester.
- The current \$32m Kelley Square Reconstruction Project includes reversing traffic direction on Millbury Street — requiring all southbound traffic to pass site on Quinsigamond Ave or Millbury Street. A new roundabout is being developed on NE corner of 75 Quinsigamond Avenue lot on Millbury Street
- **The immediate neighborhood has strong residential density and day time population — 35,000 residents and 12,000 employees within 1 mile of the site.**
- The highway improvements created an economic boon to the 11 communities along the new highway. Examples include:
- Development of the largest **Walmart Supercenter** in New England - 210ksf - less than 1 mile south of the subject site
- 750ksf **Shoppes at Blackstone**, the largest open air retail center in Central MA
- 618ksf distribution center developed by **BJ's Wholesale**
- 250ksf distribution and office complex developed by **Carquest**.
- A significant increase in residential building permits and home values — more than double the percentage compared to Worcester County during the same time periods.
- The new \$90m **WRTA Operations Center** was built across the street from 75 Quinsigamond in 2016.

By The Numbers

- Polar Park is a **\$90 million** ballpark under construction slated to open April 2021
- More than **500,000** baseball fans are estimated to attend games annually —resulting in between **170,000 - 250,000** car trips to ballpark per season.
- Park to be utilized year round resulting in additional **125+** non-baseball related events annually starting in year 1.
Note - other long time established AAA ballparks conduct over 500 non baseball events per year
- New **85,000** sf Class A office building overlooking left field wall will open on the same schedule
- Across the street, **65,000** square feet of new retail and restaurant space
- Phase One (to be completed mid 2022) — **\$120 million**
 - **225** new market-rate apartments
 - Two new hotels (boutique and extended stay — **240** rooms combined)
 - **525** municipal parking spaces
 - **65,000** sf retail / entertainment space
- Phase Two
 - **3** building pads enabling **200,000** sf of life science / office / retail / additional residential
- Additional
 - **\$32 million** redesign of Kelly Square
 - **6,000** parking spaces created within 1/2 mile of ballpark
 - **5,000** full-time and **2,000** part-time jobs
- **\$3 billion** in new development completed in the city of Worcester in the past 8 years



New Traffic Route

