



**METROWEST
COMMERCIAL R.E.**
THE REGIONAL EXPERTS

**FOR SALE/LEASE
ASKING - \$1.25m**

1154 Worcester Rd., has been a hair salon spa for many years. Phillip DePalma Hair Salon is not closing. They would consider leasing back space or have relocation options. Zoning allows many uses including a cannabis dispensary. This location was previously permitted for a new 3,000 sf single story cannabis dispensary but the buyer decided not to go forward. Other zoning uses can be found on the last packages of this listing package. Leasing rates will be looked at based on s.f., first or 2nd floor and use basis.

There are many potential options that could be considered including a long term land lease.



Rt. 9E ~ 1154 WORCESTER RD., FRAMINGHAM, MA

| | | | |
|-----------------------|-----------------------------|--------------------------|----------------------|
| Building s.f. | : 3,442 s.f. | Lot Size | : 0.39 acres |
| Zoning | : Business | Water & Sewer | : Town |
| Parking Spaces | : Approx .35 lined | Exterior | : Vinyl |
| Assessment | : \$792,900 (2026) | R.E. Taxes | : \$23,320.41 (2026) |
| Heat | : Forced Air by Natural Gas | Roof | : Asphalt |
| HVAC | : Mini splits & | Year Built | : 1920 |
| Basement | : Full partially finished | HC accessibility | : None |

Exclusive Listing Broker—Marlene Aron - Principal
ma@metrowestcre.com 508-740-0000

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Buyers/Lessees are expressly advised to verify all information independently prior to negotiations. MWCRE represents the SELLER/LESSOR.

1-21-2026



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Framingham, MA**



Front reception area



1st fl. front 8 stations. 2 others are to right of stairway.



1st fl. front 8 stations.



Open stairwell to 2nd fl. salon area with a large skylight.



Waiting Area



Waiting Area



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First floor—1,807 s.f.

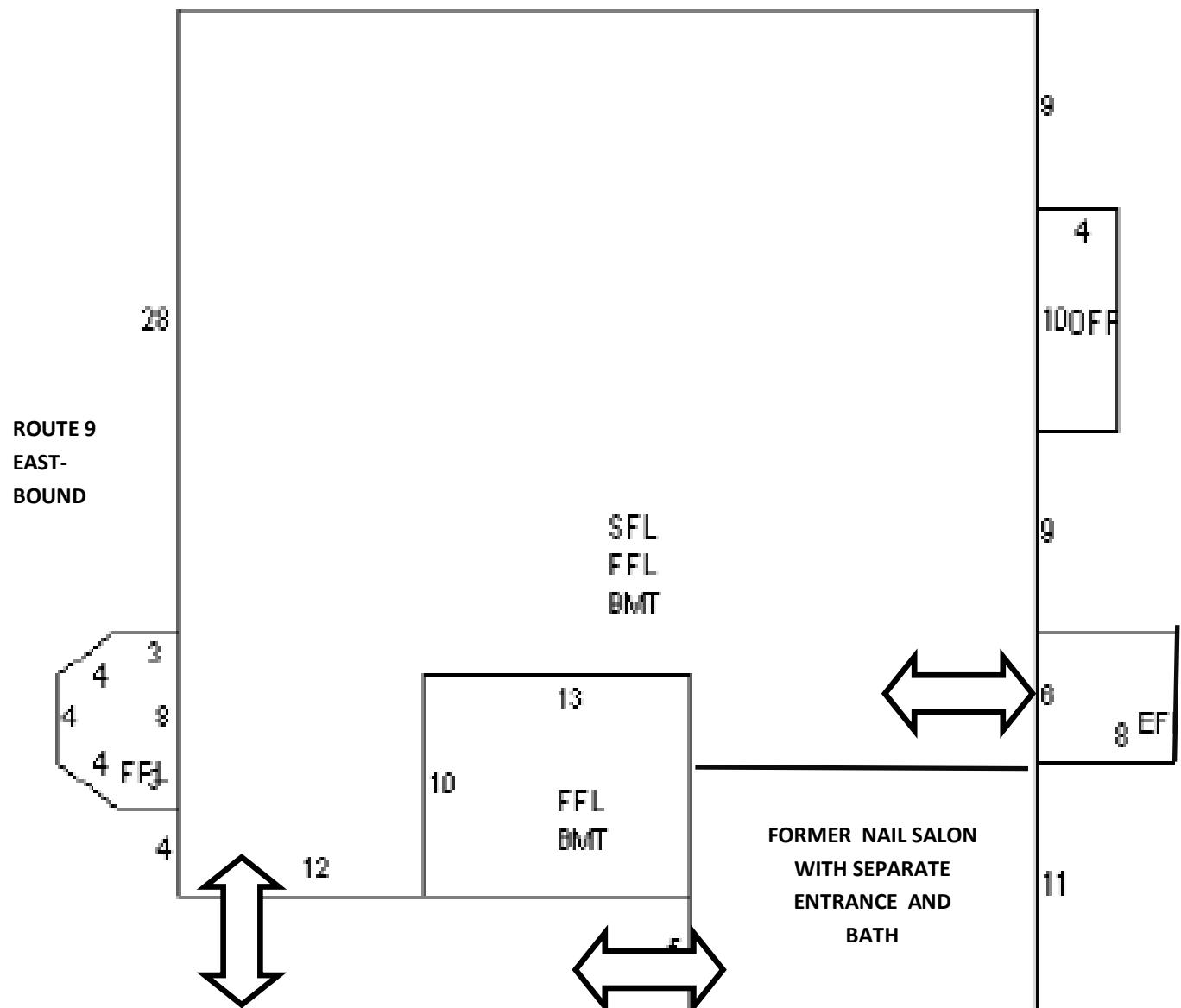
Second floor—1,635 s.f.

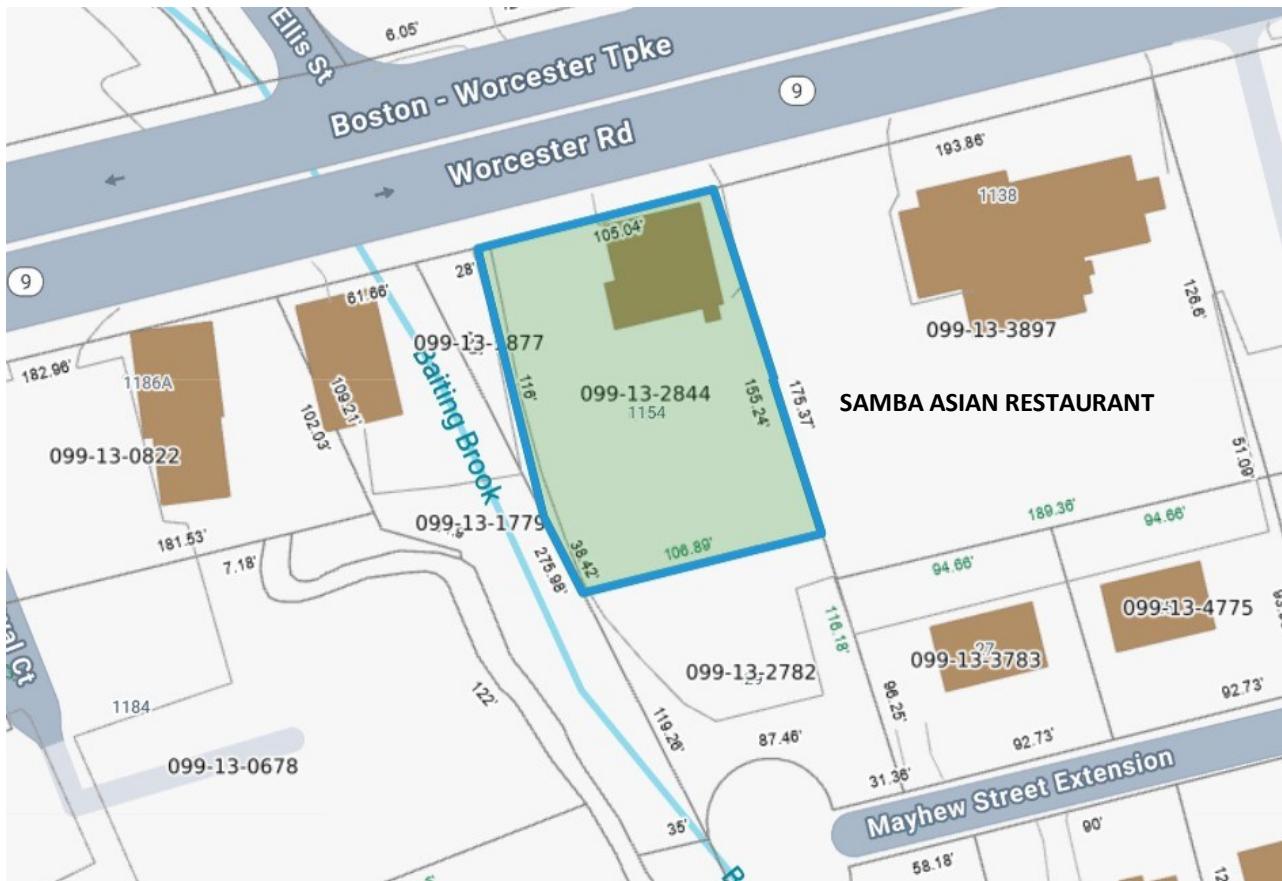
Side bump-out (part of former nail salon) 48 s.f.

Open porch—40 s.f.

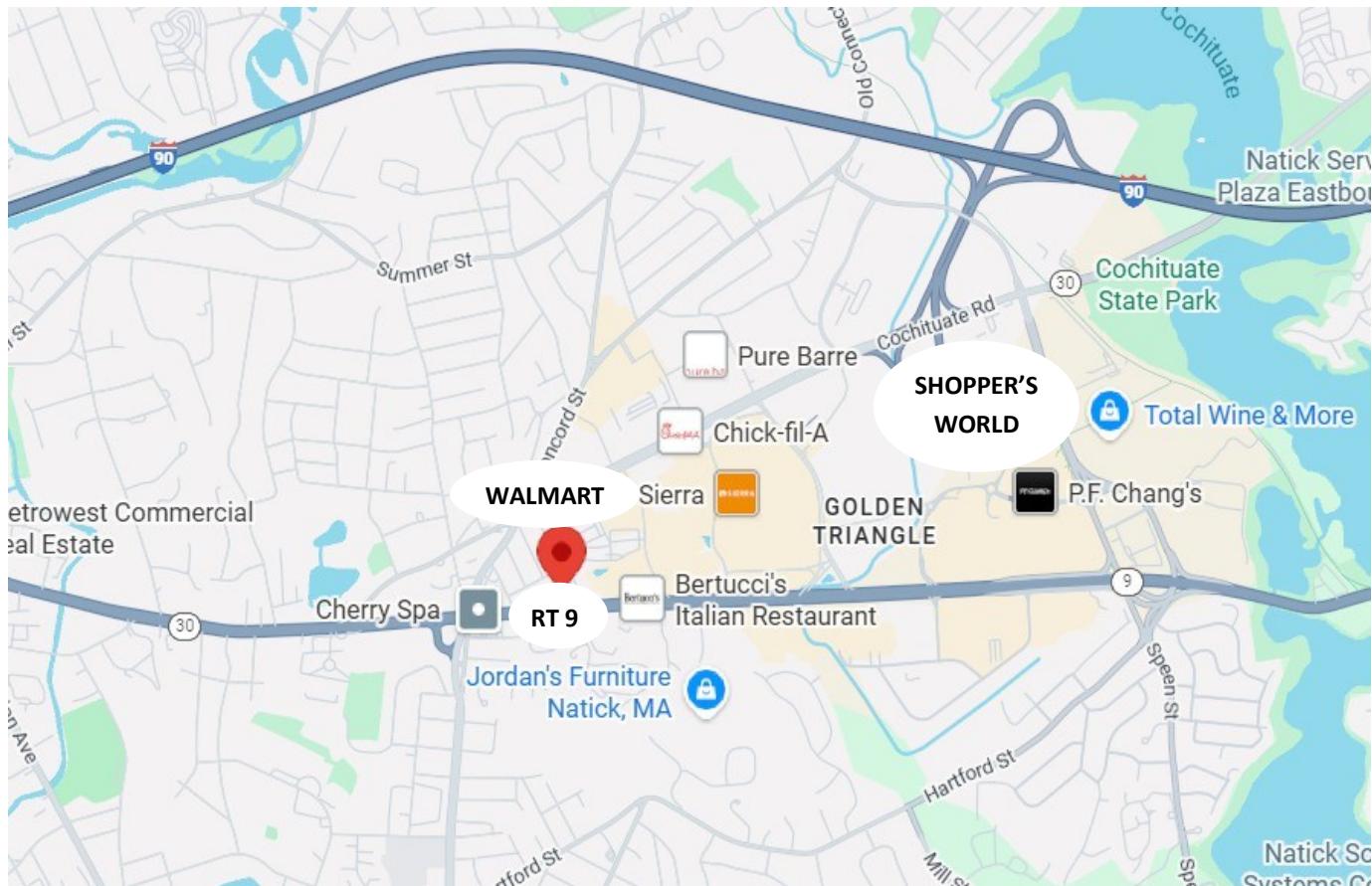
Full basement—1,765 s.f. partially finished

Total finished—3,342 s.f. (not including bsmt.)





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| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| 2024 Total Population | 10,379 | 76,403 | 142,296 |
| 2029 Population | 10,301 | 75,905 | 141,294 |
| Pop Growth 2024-2029 | (0.75%) | (0.65%) | (0.70%) |
| Average Age | 39 | 40 | 41 |
| 2024 Total Households | 3,799 | 29,113 | 54,957 |
| HH Growth 2024-2029 | (0.53%) | (0.66%) | (0.77%) |
| Median Household Inc | \$103,965 | \$92,815 | \$107,148 |
| Avg Household Size | 2.20 | 2.50 | 2.50 |
| 2024 Avg HH Vehicles | 2.00 | 2.00 | 2.00 |
| Median Home Value | \$648,480 | \$560,866 | \$603,324 |

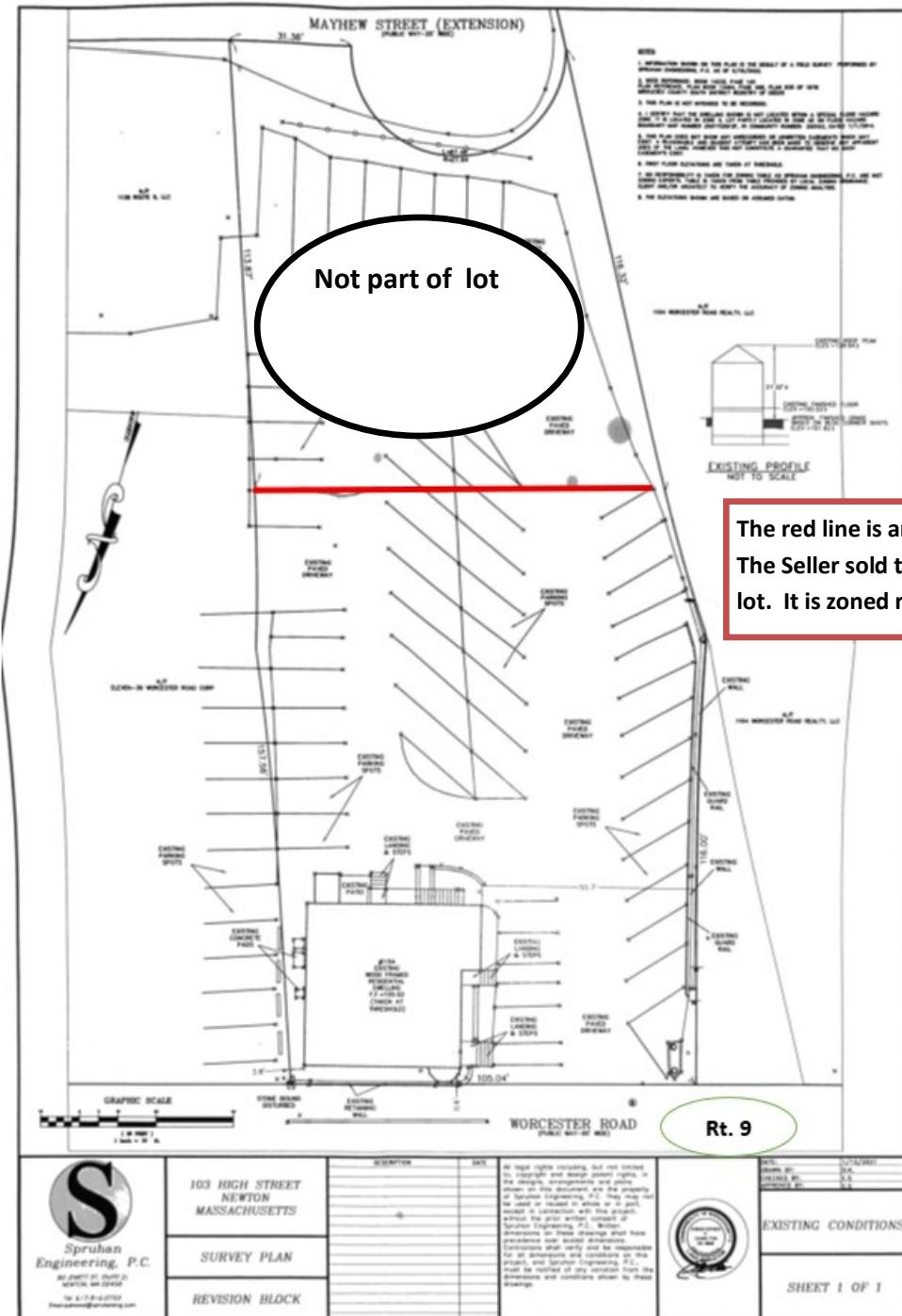
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Zoning



| Use Category | R | G | B-1 ¹ | B-2 ² | B-3 ³ | B-4 | CB ⁴ | B ⁵ | P ⁶ | PRD ⁵ | M-1 ³ | M ³ | OSR ⁶ | TP ⁷ | CMU | Parking Code |
|---|-----|-----|------------------|------------------|------------------|-----|-----------------|----------------|----------------|------------------|------------------|----------------|------------------|-----------------|-------------------|--------------|
| 1. RESIDENTIAL | | | | | | | | | | | | | | | | |
| A. Single-family detached dwelling | Y | Y | Y | Y | N | N | N | Y | Y | Y | N | N | N | N | N | 1 |
| B. Two-family dwelling ⁸ | N | SPZ | SPZ | SPZ | SPZ | N | N | SPZ | N | N | N | N | N | N | N | 2 |
| C. Multifamily dwelling | N | N | N | N | N | N | Y ¹⁰ | N | N | N | N | N | N | N | N | 2 |
| D. Artist live/work/gallery | N | N | N | N | N | Y | Y | N | N | N | N | N | N | N | N | 2 |
| E. Mixed-use building | N | N | SPP | SPP | SPP | Y | Y ⁹ | SPP | N | N | N | N | N | N | Y ¹⁶ | * |
| F. Mixed-use complex | N | N | N | SPP | SPP | Y | Y ⁹ | SPP | N | N | N | N | N | N | Y ¹⁶ | * |
| G. Assisted living | SPZ | SPZ | SPZ | SPZ | SPZ | SPZ | SPZ | SPZ | SPZ | SPZ | N | N | N | N | SPP ¹⁷ | 3 |
| H. Congregate living housing | SPZ | SPZ | SPZ | SPZ | SPZ | SPZ | SPZ | SPZ | SPZ | SPZ | N | N | N | N | SPP | 3 |
| 2. RESIDENTIAL ACCESSORY | | | | | | | | | | | | | | | | |
| A. Home occupation | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | N | N | N | 30 |
| B. Family child-care home | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | N | N | N | 7 |
| C. Large family child-care home | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | N | N | N | 7 |
| D. Accessory garage | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | N | N | Y | none |
| E. Private stables, barn, similar accessory structures | Y | Y | Y | Y | Y | N | N | Y | Y | Y | N | N | N | N | N | none |
| F. Accessory swimming pool | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | N | N | Y | none |
| G. Amateur radio tower | Y | Y | Y | Y | Y | SPP | Y | Y | Y | Y | N | N | N | N | N | none |
| H. Limited accessory structures | Y | Y | Y | Y | Y | SPP | Y | Y | Y | Y | N | N | N | N | N | none |
| I. Accessory dwelling unit | SPZ | N | N | N | N | N | N | N | N | N | N | N | N | N | N | 28 |
| 3. INSTITUTIONAL AND RECREATIONAL | | | | | | | | | | | | | | | | |
| A. Municipal services | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | Y | Y | 23 |
| B. Municipal water towers and reservoirs | Y | Y | Y | Y | Y | N | Y | Y | Y | Y | Y | Y | Y | Y | Y | none |
| C. Cemeteries | SPP | SPP | N | N | N | N | N | N | N | SPP | N | N | SPP | N | N | none |
| D. Lodge, club or private non-profit social or fraternal organization | N | N | Y | Y | Y | Y | Y | Y | N | N | N | N | N | N | N | 9 |
| E. Cultural center | N | N | SP | SP | SP | Y | SP | N | N | N | SP | SP | N | N | SPP | 13 |
| F. Trade, professional, or other school unless exempt | N | N | SP | Y | Y | Y | Y | N | N | Y | Y | N | N | Y | Y | 7 |
| G. Day care for elderly | N | N | SP | Y | Y | Y | Y | SP | N | SP | SP | SP | N | N | Y | 7 |
| H. Licensed nursing, rest, or convalescent home, hospice facilities, and/or nursing care facilities | SPZ | SPZ | SPZ | SPZ | SPZ | SPZ | SPP | SPZ | SPZ | SPZ | N | N | N | N | N | 11 |
| I. Outdoor recreational facilities | SP | SPZ | SPZ | SPZ | SPZ | SPZ | SPP | SPZ | SPZ | SPZ | N | N | Y | N | Y | 5 or 6 |

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|--|---|---|------------------|------------------|------------------|-----------------|-----------------|----------------|----------------|------------------|------------------|----------------|------------------|-----------------|-----|--------------|
| | Z | | | | | | | | | | | | | | | |
| J. Indoor recreational facilities | N | N | Y | Y | Y | Y | Y | Y | Y | N | N | N | SPZ | N | Y | 6 |
| K. Indoor entertainment facility | N | N | N | Y | Y | Y | Y | Y | N | N | SP | SP | N | SPP | Y | 6 |
| L. Outdoor entertainment facility | N | N | N | N | SPP | SPP | N | N | N | N | SPP | SPP | Y | — | Y | 6 |
| M. Cultural and educational centers | N | N | SPZ | Y | Y | Y | Y | SPZ | N | N | N | SPZ | N | Y | 13 | |
| N. Center for performing arts | N | N | SPP | Y | Y | Y | Y | SPP | N | N | N | N | N | SPP | Y | 13 |
| O. Educational training facilities and conference centers accessory to permitted use | N | N | N | N | SPP | SPP | SPP | SPP | N | N | Y | Y | N | Y | Y | 23 |
| 4. AGRICULTURAL | | | | | | | | | | | | | | | | |
| A. Greenhouses, nurseries, horticulture, forestry, floriculture | Y | Y | SPZ | Y | Y | SPP | SPZ | Y | Y | Y | Y | Y | Y | Y | Y | 17 |
| B. Farm and/or agriculture | N | N | N | N | N | N | N | N | N | N | N | N | Y | N | N | none |
| C. Boarding of domestic animals | N | N | SPZ | SPZ | SPZ | N | SPZ | SPZ | SPZ | SPZ | SPZ | SPZ | N | SPZ | SPZ | 19 |
| 5. COMMERCIAL | | | | | | Y | | | | | | | | | | |
| A. Business or professional office | N | N | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | Y | Y | 15 |
| B. Medical office | N | N | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | — | Y | 14 |
| C. Financial institution such as bank or credit union | N | N | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | — | Y | 16 |
| D. Retail services ¹² | N | N | Y | Y | Y | Y | Y | Y | N | Y | Y | Y | N | — | Y | 19 |
| E. Retail stores/custom workshops | N | N | Y | Y | Y | Y | SPP | Y | N | Y | Y | Y | N | — | Y | 19 |
| F. Service establishment | N | N | Y | Y | Y | Y | Y | Y | N | N | Y | Y | N | — | Y | 18 |
| G. Veterinary services | N | N | SP | SP | SP | Y | SP | Y | N | N | SP | SP | N | — | Y | 14 |
| H. Undertaker or funeral establishment | N | N | SP | SP | SP | Y | SP | Y | N | N | SP | SP | N | N | N | 26 |
| I. Workshop | N | N | SP | Y | Y | Y | Y | Y | N | N | Y | Y | N | — | N | 21 |
| J. Restaurant | N | N | SP | Y | Y | Y ¹¹ | Y | SP | N | SP | SP | N | — | Y | 9 | |
| K. Fast-food establishment | N | N | SPP | SPP | SPP | SPP | Y | SPP | N | N | N | N | N | — | SPP | 10 |

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|---|-----------------|---|------------------|------------------|------------------|-----|-----------------|----------------|----------------|------------------|------------------|----------------|------------------|-----------------|-----|--------------|
| L. Brewpubs | N | N | SP | SP | Y | Y | Y ¹¹ | Y | N | N | N | N | N | N | Y | 10 |
| M. Accessory drive-thru for financial institution | N | N | SPP | SPP | SPP | SPP | N | SPP | SPP | N | SPP | SPP | N | — | N | None |
| N. Accessory drive-thru for fast-food establishment or pharmacy | N | N | N | N | SPP | SPP | N | SPP | N | N | N | N | N | — | N | None |
| O. Personal health and exercise facility or health club | N | N | N | Y | Y | Y | Y | Y | N | N | Y | Y | N | — | Y | 6 |
| P. Gasoline service station | N | N | N | N | SP | SPP | N | SP | N | N | N | N | N | N | N | 21 |
| Q. Parking facility | N | N | N | N | SPP | N | SPP | SPP | N | N | SPP | SPP | N | — | SPP | None |
| R. Radio or television studio | N | N | N | SP | SP | SPP | SP | Y | N | N | Y | Y | N | Y | Y | 24 |
| S. (Reserved) | | | | | | | | | | | | | | | | |
| T. Car wash | N | N | N | N | SPP | SPP | N | SPP | N | N | SPP | SPP | N | N | N | 27 |
| U. Automobile repair | N | N | N | N | N | N | N | SP | N | N | N | N | N | N | N | 21 |
| V. Automobile dealer | N | N | N | N | N | N | N | SP | N | N | N | N | N | N | N | 22 |
| W. Motel | N | N | N | N | SPP | N | N | SPP | N | N | SPP | SPP | N | N | N | 4 |
| X. Hotel | N | N | N | N | SPP | N | SPP | SPP | N | N | SPP | SPP | N | N | SPP | 4 |
| 6. MANUFACTURING AND INDUSTRIAL | | | | | | | | | | | | | | | | |
| A. Research, development and laboratories ¹³ | N | N | N | SP | SP | SPP | SP | SP | N | N | Y | Y | N | Y | Y | 25 |
| B. Wholesale business | N | N | N | N | N | N | N | N | N | N | SPP | Y | N | N | SPP | 24 |
| C. Processing, assembly and manufacturing ¹⁴ | N ¹⁵ | N | N | N | N | N | N | N | N | N | SPP | Y | N | Y | Y | 25 |
| D. Commercial dealers | N | N | N | N | N | N | N | SP | N | N | SP | Y | N | SP | SPP | 24 |
| E. Retail and wholesale ice dealers | N | N | N | N | N | N | N | SP | N | N | Y | Y | N | N | N | 24 |
| F. (Reserved) | | | | | | | | | | | | | | | | |
| G. Bottling works | N | N | N | N | N | N | N | N | N | N | Y | Y | N | SP | SPP | 25 |
| H. Stoneworks or monument works | N | N | N | N | N | N | N | N | N | N | Y | Y | N | N | N | 25 |
| I. Large-scale printing and printing presses | N | N | N | N | N | N | N | N | N | N | N | Y | N | Y | Y | 25 |

| Use Category | R | G | B-1 ¹ | B-2 ² | B-3 ³ | B-4 | CB ⁴ | B ⁵ | P ³ | PRD ⁵ | M-1 ³ | M ³ | OSR ⁶ | TP ⁷ | CMU | Parking Code |
|--|---|---|------------------|------------------|------------------|-----|-----------------|----------------|----------------|------------------|------------------|----------------|------------------|-----------------|-----|--------------|
| J. Delivery services | N | N | N | N | N | N | N | N | N | N | SP | Y | N | Y | SPP | 24 |
| K. Indoor recycling facility | N | N | N | N | N | N | N | N | N | N | N | SPP | N | N | N | 25 |
| L. Commercial or private landfill, refuse incinerator, solid waste disposal or processing facility | N | N | N | N | N | N | N | N | N | N | N | SPP | N | N | N | 25 |
| M. Storage and distribution facility | N | N | N | N | N | N | N | N | N | N | N | SPP | N | Y | N | 24 |
| N. Artisan production/creative enterprises | N | N | N | Y | Y | Y | Y | Y | SPP | N | N | N | N | N | SPP | |
| O. Brewery, distillery or winery with tasting room | N | N | N | SPP | SPP | SPP | SPP | SPP | N | N | SPP | SPP | N | N | SPP | 25 |

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The buyer is responsible for verifying all info and ensuring that their intended use complies with the current regulations.



¹ No individual establishment shall exceed 3,000 square feet in gross floor area per establishment and no building or structure shall exceed 6,000 square feet in gross floor area in the B-1 District, except as regulated herein. The gross floor area of individual establishments for purposes of this district shall exclude all or part of the area used for ancillary storage space which is secondary and incidental to the allowed principal use, such that the excluded area may not exceed 50% of the area of the principal use. The Planning Board may, by special permit, grant approval for individual establishments which exceed 3,000 square feet in gross floor area per establishment, subject to the following requirements: 1) The individual establishment shall be located within a building or structure in existence prior to the establishment of the property within a B-1 Zone, where such building exceeded 6,000 square feet in gross floor area at such time; 2) no special permit for size may be issued for individual establishments to exceed 50% of the existing building gross floor area, and in no event may a special permit be issued for individual establishments in excess of 10,000 square feet per establishment.

² No individual establishment shall exceed 8,000 square feet in gross floor area per establishment and no building or structure shall exceed 8,000 square feet in gross floor area in the B-2 District, except as regulated herein. Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area. The Planning Board may, by special permit, grant approval for individual establishments with 8,000 or greater than 8,000 square feet of gross floor area per establishment up to a maximum size of 50,000 square feet in gross floor area per establishment and may, by special permit, grant approval for a building or structure up to a maximum of 60,000 square feet in gross floor area.

³ Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses that are 8,000 square feet of gross floor area or greater.

⁴ Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses that are 8,000 square feet of gross floor area or greater. A special permit for used car dealers may not be granted in the Central Business District unless it is a renewal of an existing valid special permit.

⁵ See § 435-10 for further provisions regarding the uses allowed in the Planned Reuse District.

⁶ In no case shall the Zoning Board of Appeals issue a special permit for use on any lot within this district:

- Such that the gross floor area of all buildings and structures in the district exceeds 18,000 square feet, or
- Such that the floor area ratio of all buildings and structures in the district exceeds 1%, whichever is the lesser. Ancillary administrative maintenance and sanitary facilities necessary to serve the recreational uses in the district may be allowed by special permit from Zoning Board of Appeals.

⁷ See § 435-11 for further provisions regarding the uses allowed in the Technology Park District. Retail outlets, accessory to a use permitted by this table, having a gross floor area no greater than 2,500 square feet; and non-automotive commercial uses and services intended for the primary use and convenience of the employees of the Technology Park District such as restaurants, branch banks, financial services, personal services and dry cleaners, provided the same do not occupy more than 2,500 square feet each, are allowed by special permit from the Planning Board.

⁸ The Zoning Board of Appeals shall not grant a special permit for a nonconforming lot or structure. The lot and structure shall conform to the existing area, frontage, width, setback, and lot coverage requirements applicable to the zoning districts in which they are located. Off-street parking shall be provided for both dwelling units in accordance with the requirements set forth in § 435-24.

⁹ Mixed-use structures and mixed-use complexes over 30,000 square feet shall require a special permit from Planning Board.

¹⁰ Multifamily structures with over 30,000 square feet shall require a special permit from the Planning Board.

¹¹ Restaurants and BREWPUBs over 5,000 square feet shall require a special permit from the Planning Board.

¹² Marijuana retailers shall only be permitted within the Marijuana Retail Overlay District. Such marijuana retailer shall not be located within a 500-foot buffer of schools, which shall be measured from boundary line of the school-owned property to the boundary line of the proposed location.

¹³ Marijuana independent testing laboratory shall be classified under research, development and laboratories for the purposes of § 435-7 and the Table of Uses of this chapter.

¹⁴ Marijuana cultivator and marijuana product manufacturer shall be classified under processing, assembly and manufacturing for the purposes of § 435-7 and the Table of Uses of this chapter.

¹⁵ Cultivation of marijuana by a duly licensed marijuana cultivator, which may be a sole licensee or co-located with a licensed marijuana product manufacturer under the same ownership, shall be permitted within the R-4 Zoning District only on a parcel of land or one or more contiguous parcels of land in common ownership, consisting of 15 acres or more, and engaged in "farming" or "agriculture" as defined in MGL c. 128, § 1A. Such use(s) shall require site plan review pursuant to § 435-47. A marijuana product manufacturer that is not co-located with a marijuana cultivator shall not be allowed in the R-4 District. A marijuana cultivation facility, or a marijuana cultivation facility co-located with a marijuana product manufacturer, shall not be located any closer than 100 feet to any residential lot line and shall have a twenty-five-foot-wide buffered screen no more than 60 feet from the edge of the structure to allow the facility to blend with its landscape.

¹⁶ Residential uses shall not be permitted within the CMU, except for assisted living as permitted by special permit from the Planning Board.

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