



VIDEO

PROPERTY DESCRIPTION

Formerly a veterinary office, this versatile space is ideal for any retail or service business looking to capitalize on high traffic and visibility! With plenty of parking and easy access on Memorial Drive, it's an ideal spot for expanding your business or starting a new venture.

PROPERTY HIGHLIGHTS

- Ample parking available.
- Signalized intersection on a busy retail corridor.
- Prime Location on a major retail drag.
- Flexible Space for retail or service-oriented businesses.
- Easy Access and strong street presence.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	2,604 SF
Lot Size:	0.46 Acres
Building Size:	2,604 SF

DEMOGRAPHICS

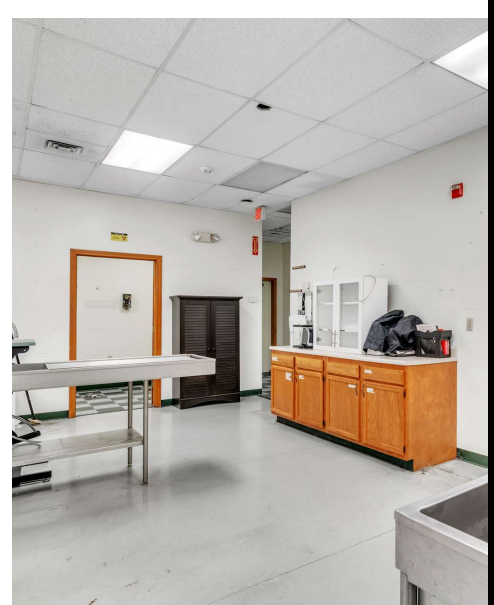
	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	1,112	4,070
Total Population	466	2,427	8,916
Average HH Income	\$87,793	\$86,017	\$84,151

Jeremy Casey

413.505.9010

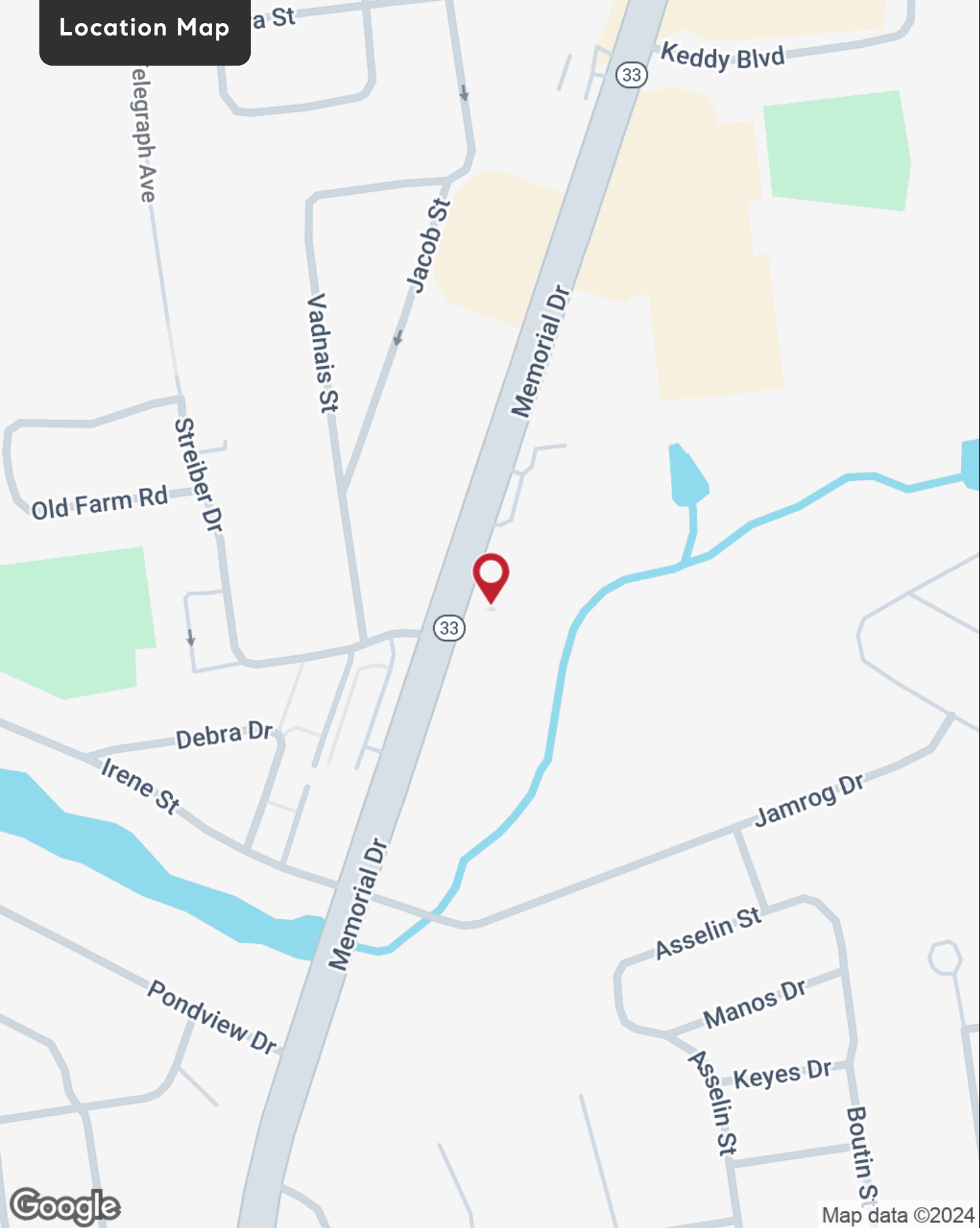
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Additional Photos



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Location Map

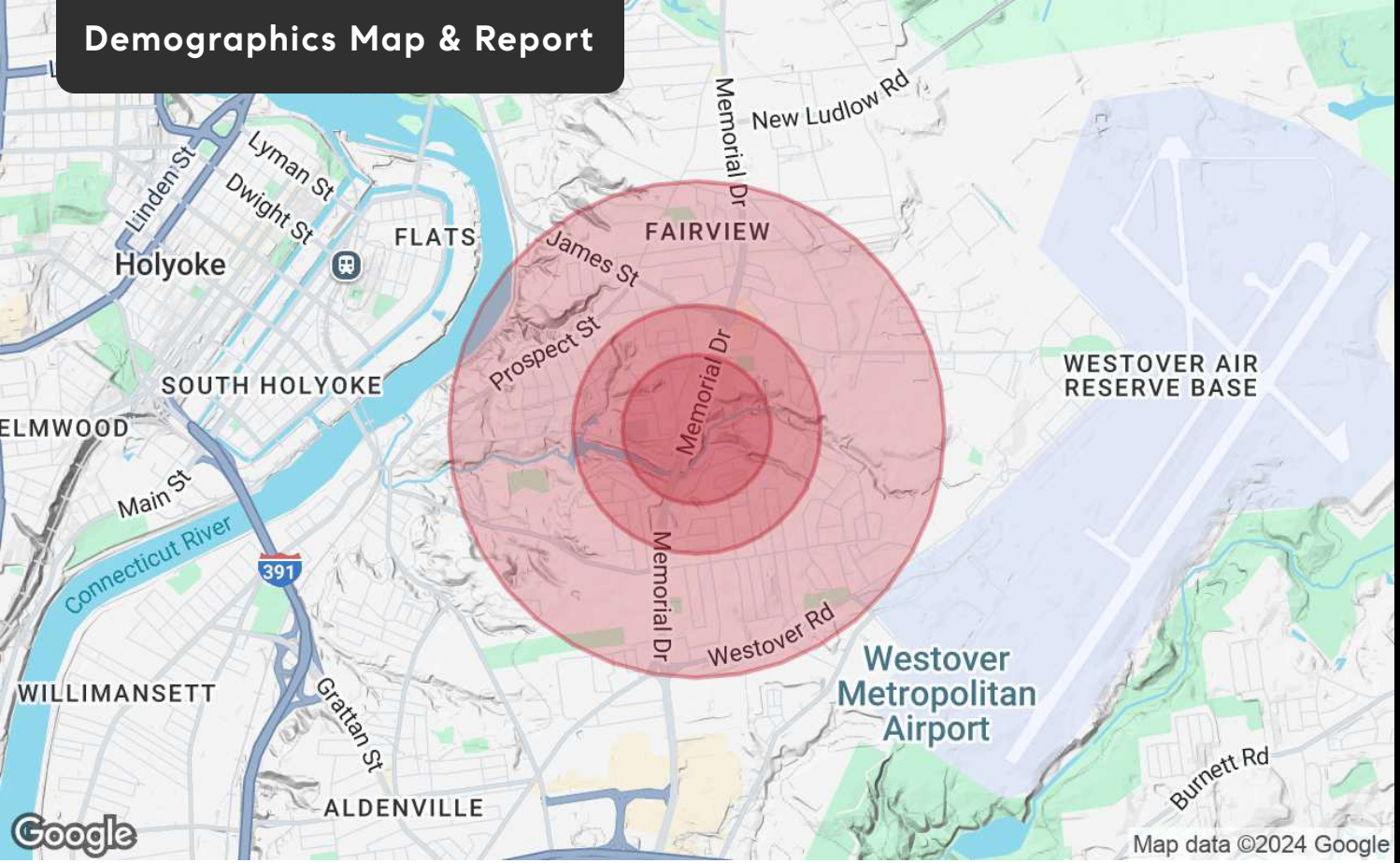


1361 Memorial Drive, Chicopee, MA 01022

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	466	2,427	8,916
Average Age	46	46	46
Average Age (Male)	45	44	44
Average Age (Female)	48	47	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	1,112	4,070
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$87,793	\$86,017	\$84,151
Average House Value	\$294,440	\$294,542	\$287,839

Demographics data derived from AlphaMap

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