



Exclusively listed by:

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OFFICE SPACE FOR LEASE

# RETAIL/ OFFICE BUILDING

10 South Maple Street Hadley, MA 01035

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**L&P Commercial**  
200 North Main Street, Suite 3  
413.595.8008 | lowpicard.com

# RETAIL/ OFFICE BUILDING

10 South Maple Street Hadley, MA 01035



## OFFERING SUMMARY

Building Size:	17,125 SF
Lot Size:	3.89 Acres
Number of Units:	2
Year Built:	1995
Renovated:	2011
Zoning:	BH
Market:	Northampton-Amherst-Hadley
Assessed Value:	\$1,273,500
Taxes:	\$14,505.16
Estimated CAM:	\$2.00 SF/Year

## PROPERTY OVERVIEW

L&P Commercial is proud to offer for lease, 10 Maple Street in Hadley. The second floor of this building can be leased, 5,000 square feet expandable to 10,000 square feet for office. South Maple Street in Hadley runs perpendicular to Route 9 in Hadley. The first floor is occupied by Maple Farms market. The property is located a quarter mile from recent developments of LL Bean, 110 Grill, Trader Joes, and Five Guys Burgers and sits on 3.89 acres and it abuts the Norwottuck Rail Trail. There is three-phase power and 600 amps of power. This location is in the premier retail corridor connecting Northampton and Amherst. Known as the Five College Area, the property is 3 miles from the University of Massachusetts and 2.5 to Amherst College.

## SPACES

## SPACE SIZE



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## LOCATION INFORMATION

Street Address	10 South Maple Street
City, State, Zip	Hadley, MA 01035
County	Hampshire
Market	Northampton-Amherst-Hadley
Cross-Streets	Russell Street, Route 9
Market Type	Medium
Nearest Highway	Interstate 91
Nearest Airport	Bradley International Airport

## BUILDING INFORMATION

Tenancy	Multiple
Ceiling Height	20 ft
Number of Floors	2
First Floor Size	12,000 SF
Year Built	1995
Year Last Renovated	2011
Gross Leasable Area	17,125 SF
Free Standing	Yes
Number of Parking Spaces	120

## PROPERTY HIGHLIGHTS

- Heavy Traffic Volume on Route 9
- Close to UMass and Amherst College
- Located 1/4 Mile from Recent Developments of LL Bean, 110 Grill, Trader Joes, and Five Guys Burgers
- Build-To-Suit up to 10,000 Square Feet Office



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# INTERIOR PHOTOS

10 South Maple Street Hadley, MA 01035



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# RETAILER MAP

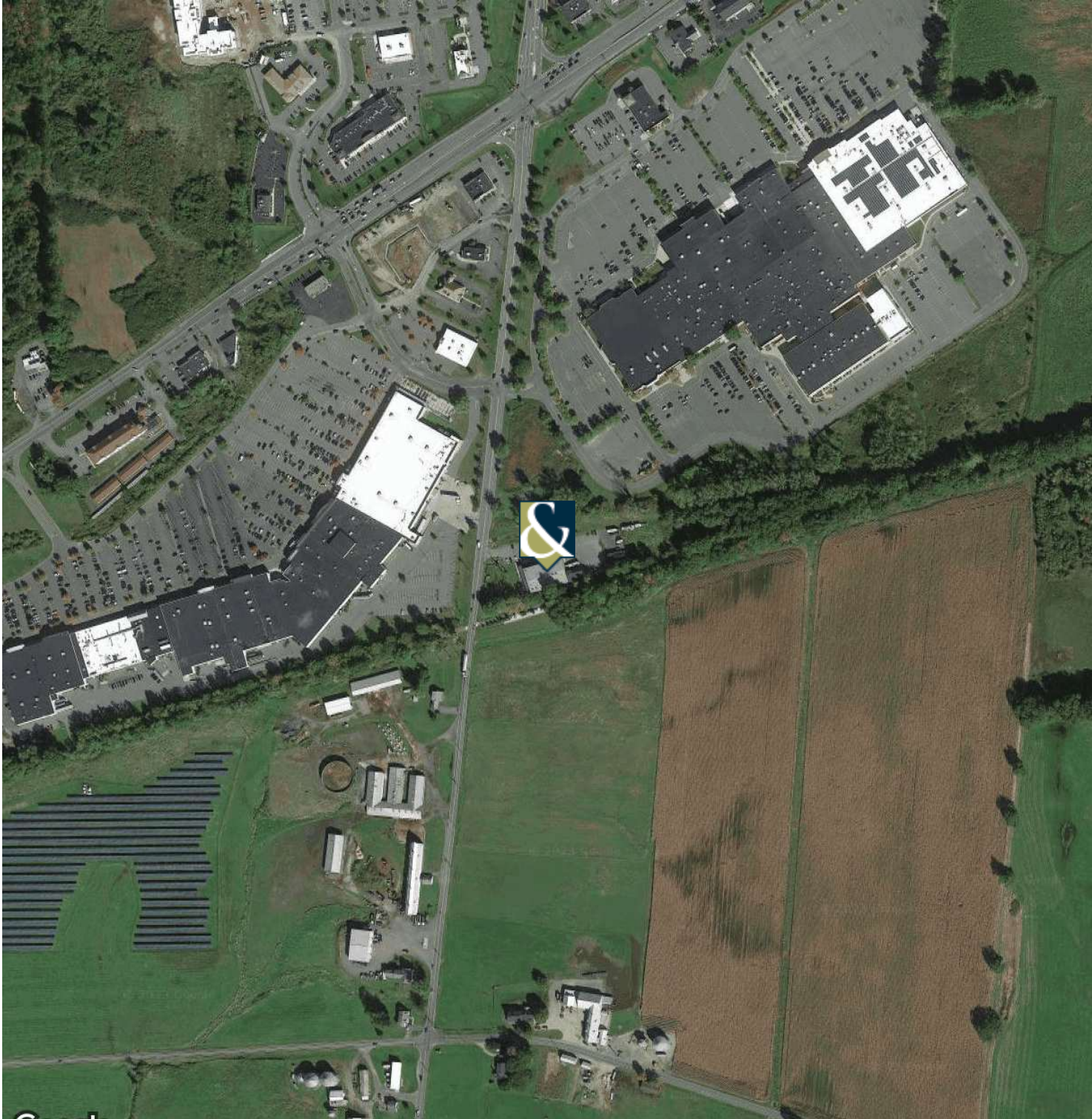
10 South Maple Street Hadley, MA 01035



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# AERIAL MAP

10 South Maple Street Hadley, MA 01035



Google, Airbus, Esri GIS, Commonwealth of Massachusetts EOE, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

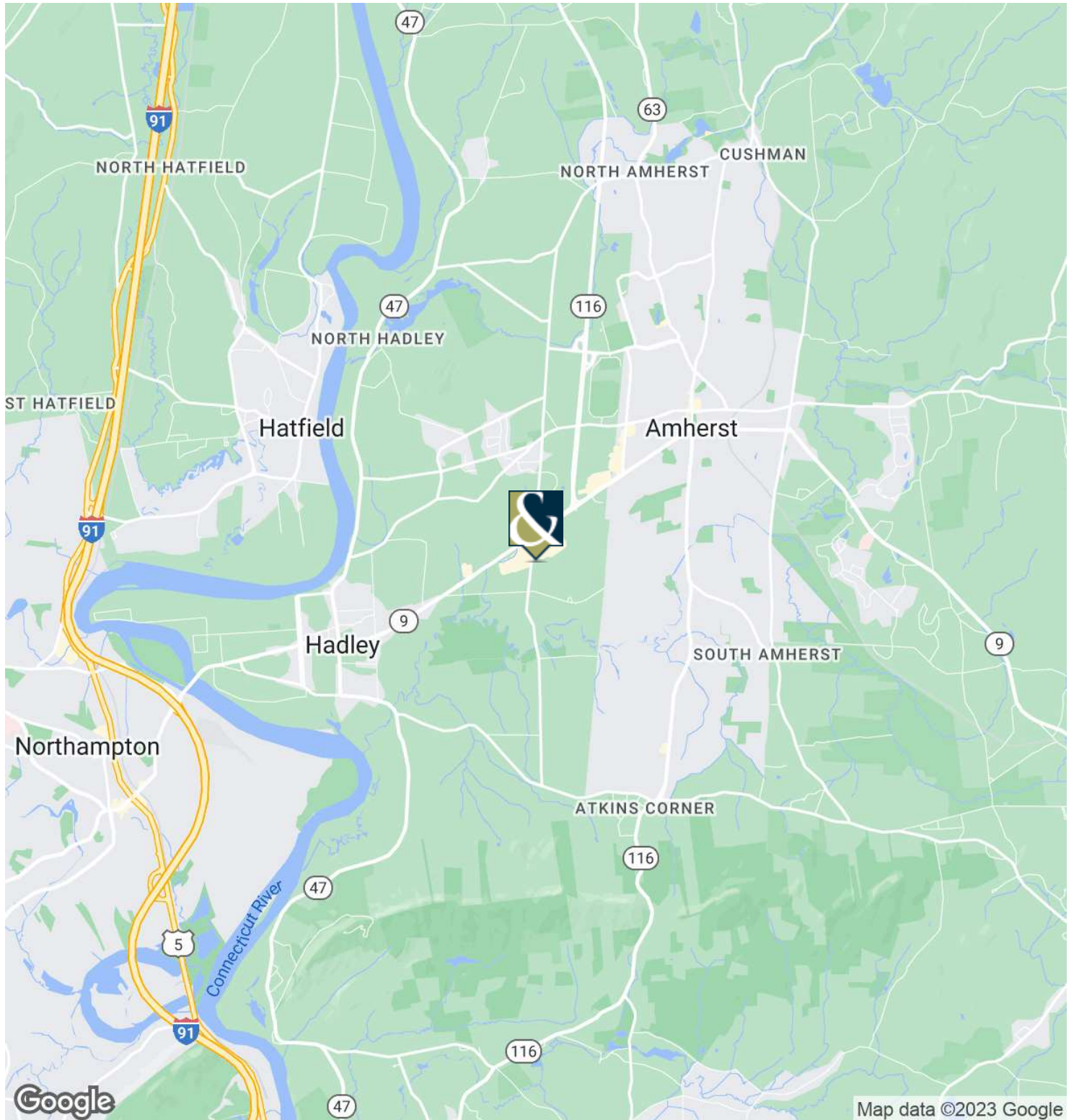


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# LOCATION MAP

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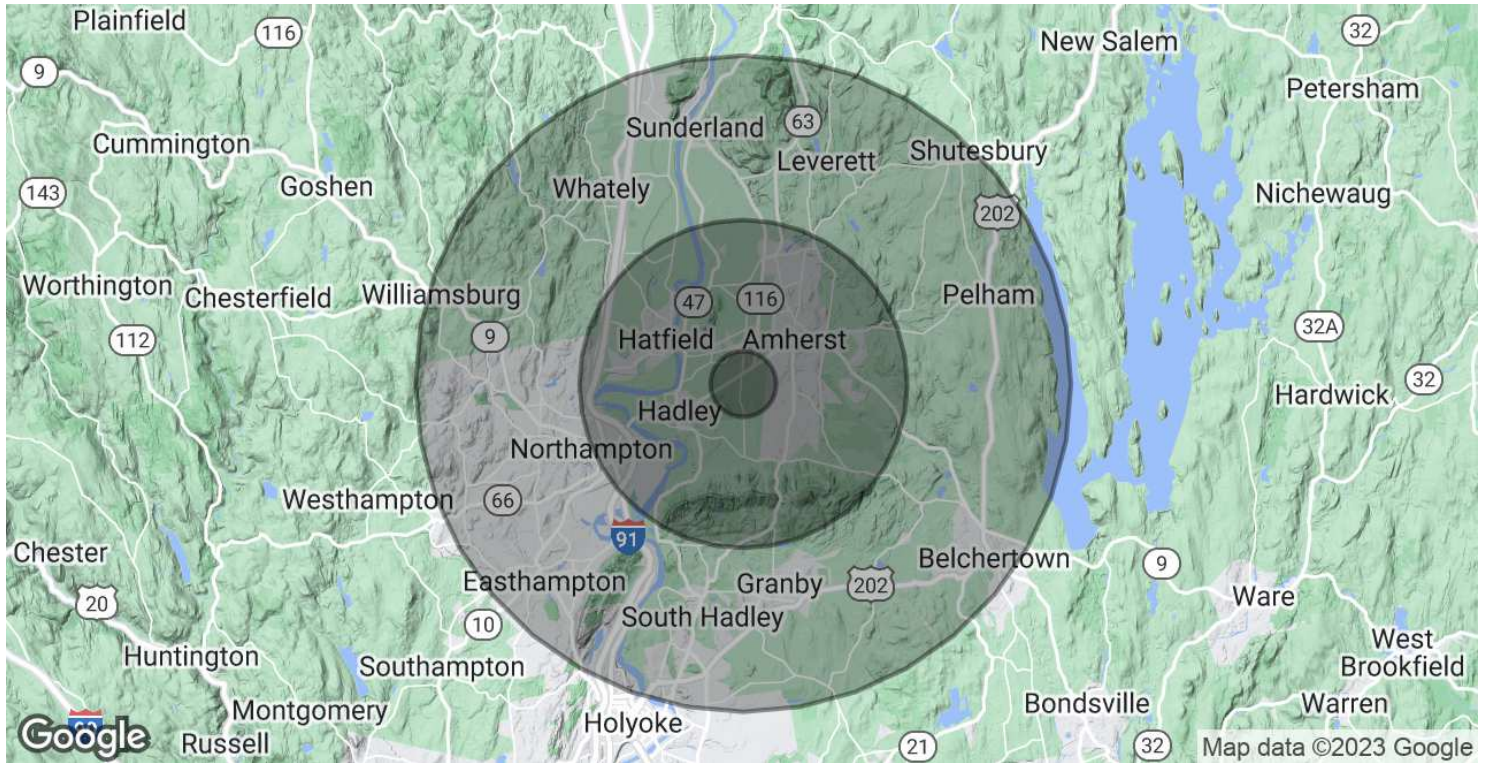
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# DEMOGRAPHICS

10 South Maple Street Hadley, MA 01035



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	690	55,349	153,015
Average age	46.0	29.4	35.9
Average age (Male)	42.6	28.8	36.1
Average age (Female)	50.3	30.2	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	263	14,194	55,729
# of persons per HH	2.6	3.9	2.7
Average HH income	\$74,542	\$77,871	\$73,599
Average house value	\$336,935	\$338,212	\$292,963

\* Demographic data derived from 2020 ACS - US Census



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