

THE HAMPDEN BUILDING

1628 - 1640 Main Street Springfield, MA 01103



OFFERING SUMMARY

Sale Price:	\$798,000
Building Size:	29,600 SF
Available SF:	23,739 RSF
Lot Size:	5,953 SF
Number of Units:	1
Price / SF:	\$26.96
Year Built:	1864
Renovated:	2009
Zoning:	B3
Market:	Western Massachusetts
Submarket:	Greater Springfield

PROPERTY OVERVIEW

The Patton and Loomis Block at the southwest corner of Main and Hampden Streets was built in 1864 for C.L. Loomis and William Patton. It is a four-story masonry structure, finished in brick that is stuccoed on the Main Street facade, and part of the Hampden Street facade. The Main Street facade was remodeled in 1909 and repaired in 2020. Originally, the upper floors had a gymnasium and an auditorium. There are now offices on the top 3 floors, the ground floor has 3 retail units. The building was listed in the National Historic Registry of Historic Places in 1983. Great fit for a buyer/user!

PROPERTY HIGHLIGHTS

- National Historic Registry
- Walking distance to restaurants and shopping
- Walking distance to MGM Resort Casino
- 5 Blocks away from the MassMutual Center
- Walking Distance to Museums



William Low, Jr.
President
413.237.9692
bill@lowpicard.com

THE HAMPDEN BUILDING

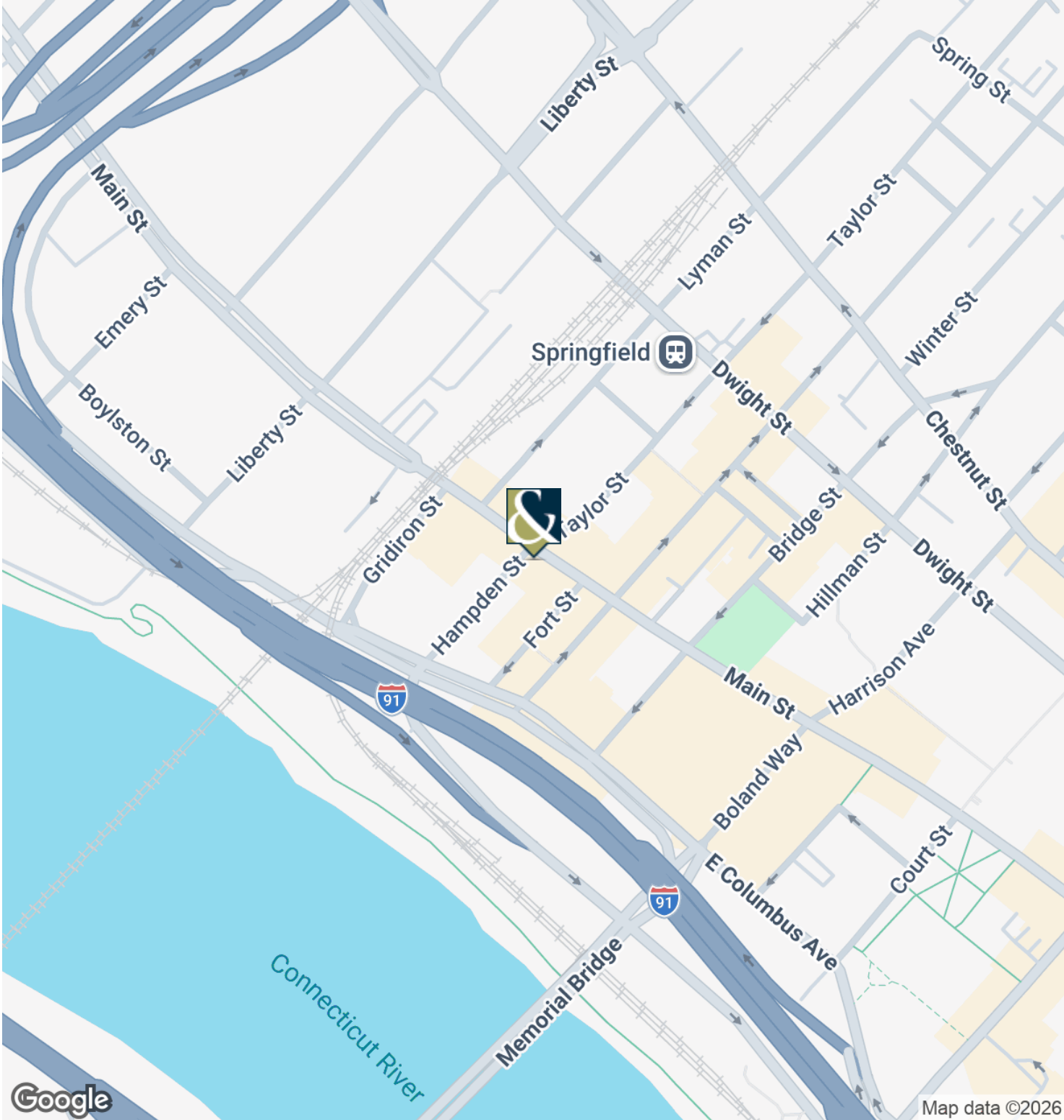
1628 - 1640 Main Street Springfield, MA 01103



William Low, Jr.
President
413.237.9692
bill@lowpicard.com

THE HAMPDEN BUILDING

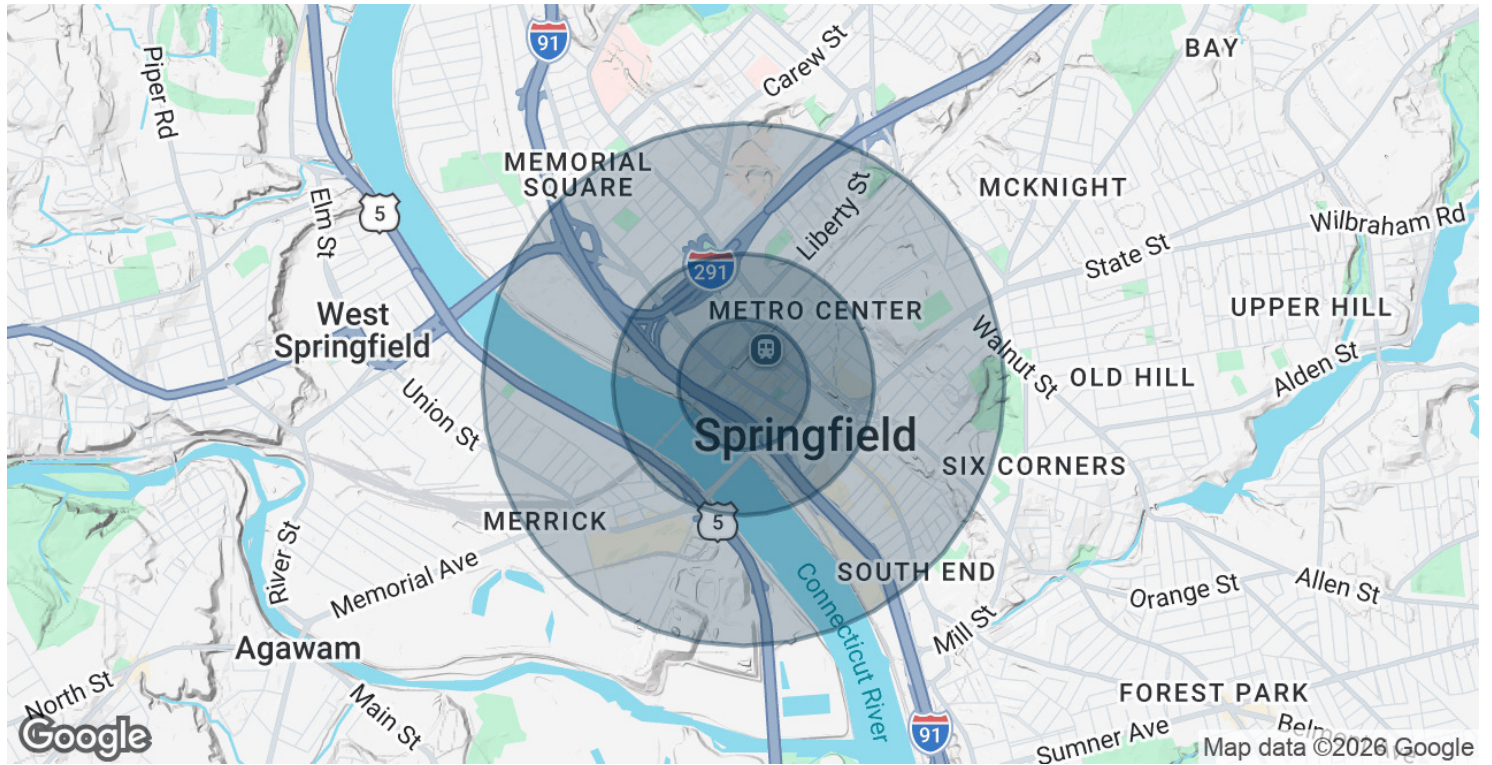
1628 - 1640 Main Street Springfield, MA 01103



William Low, Jr.
President
413.237.9692
bill@lowpicard.com

THE HAMPDEN BUILDING

1628 - 1640 Main Street Springfield, MA 01103



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	671	3,319	17,176
Average Age	35.5	34.8	33.8
Average Age (Male)	33.2	32.9	31.3
Average Age (Female)	36.1	35.8	35.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	442	1,946	7,954
# of Persons per HH	1.5	1.7	2.2
Average HH Income	\$35,200	\$37,048	\$39,693
Average House Value	\$0	\$30,240	\$205,585

2023 American Community Survey (ACS)



William Low, Jr.
 President
 413.237.9692
 bill@lowpicard.com