

Office
Building

For
Sale & Lease



1361 Memorial Drive

Chicopee, MA 01022

Jeremy Casey

413.505.9010

jeremy@srcommercialre.com

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
DEMOGRAPHICS	12
DEMOGRAPHICS MAP & REPORT	13

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from SR Commercial Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither SR Commercial Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SR Commercial Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SR Commercial Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SR Commercial Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by SR Commercial Realty in compliance with all applicable fair housing and equal opportunity laws.





COMMERCIAL

Section ①

Property Information



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





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.

LOCATION DESCRIPTION

Located along Chicopee's bustling retail corridor on Memorial Drive, this prime retail space at 1361 Memorial Drive benefits from excellent visibility and accessibility. Situated near a signalized intersection, this location ensures convenient access for customers and employees alike. The property is surrounded by major retailers, including Walgreens, CVS Pharmacy, Planet Fitness, and McDonald's, as well as the newly constructed Washville Car Wash, creating a vibrant commercial environment. With high daily traffic counts (AADT of approximately 17,147) and ample parking, this location is ideally suited for retail or service-oriented businesses aiming to thrive in a high-traffic area. This strategic spot, positioned in Chicopee—the second-largest city in Western Massachusetts and part of the Springfield MSA—offers strong demographics and a unique opportunity for business growth in a dynamic and expanding market.



Complete Highlights

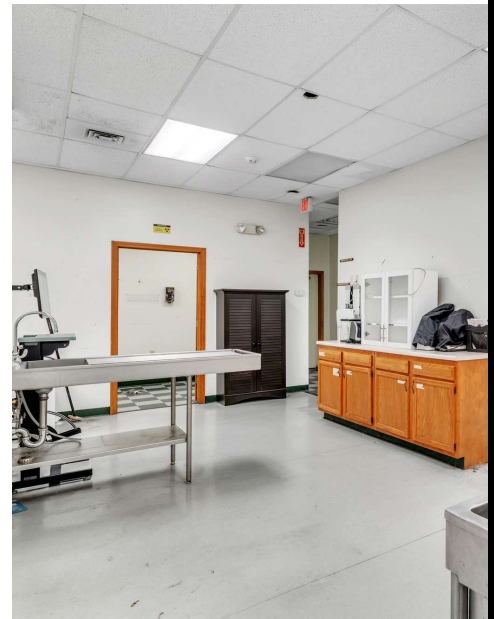


PROPERTY HIGHLIGHTS

- 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.



Additional Photos

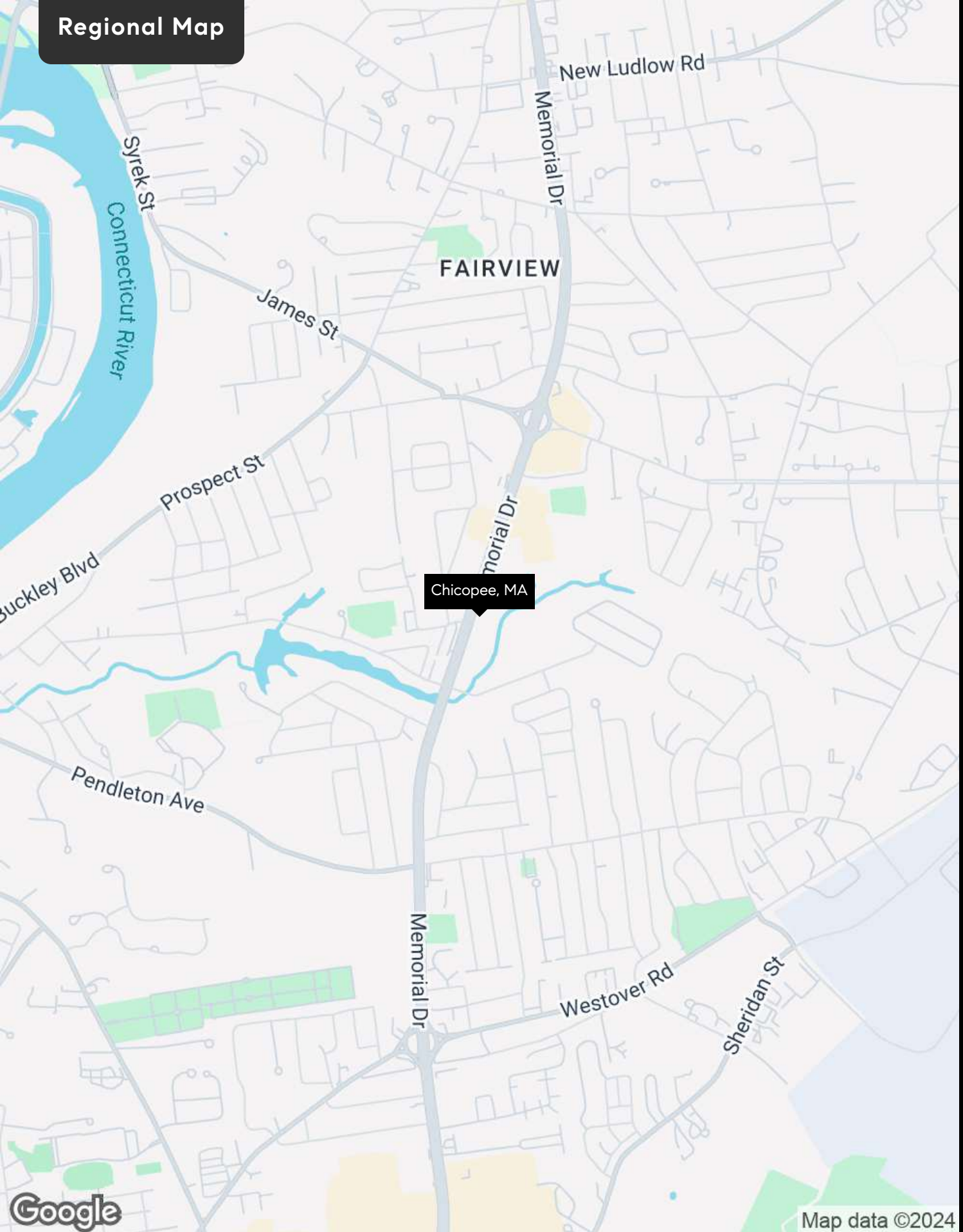




COMMERCIAL

Section ②

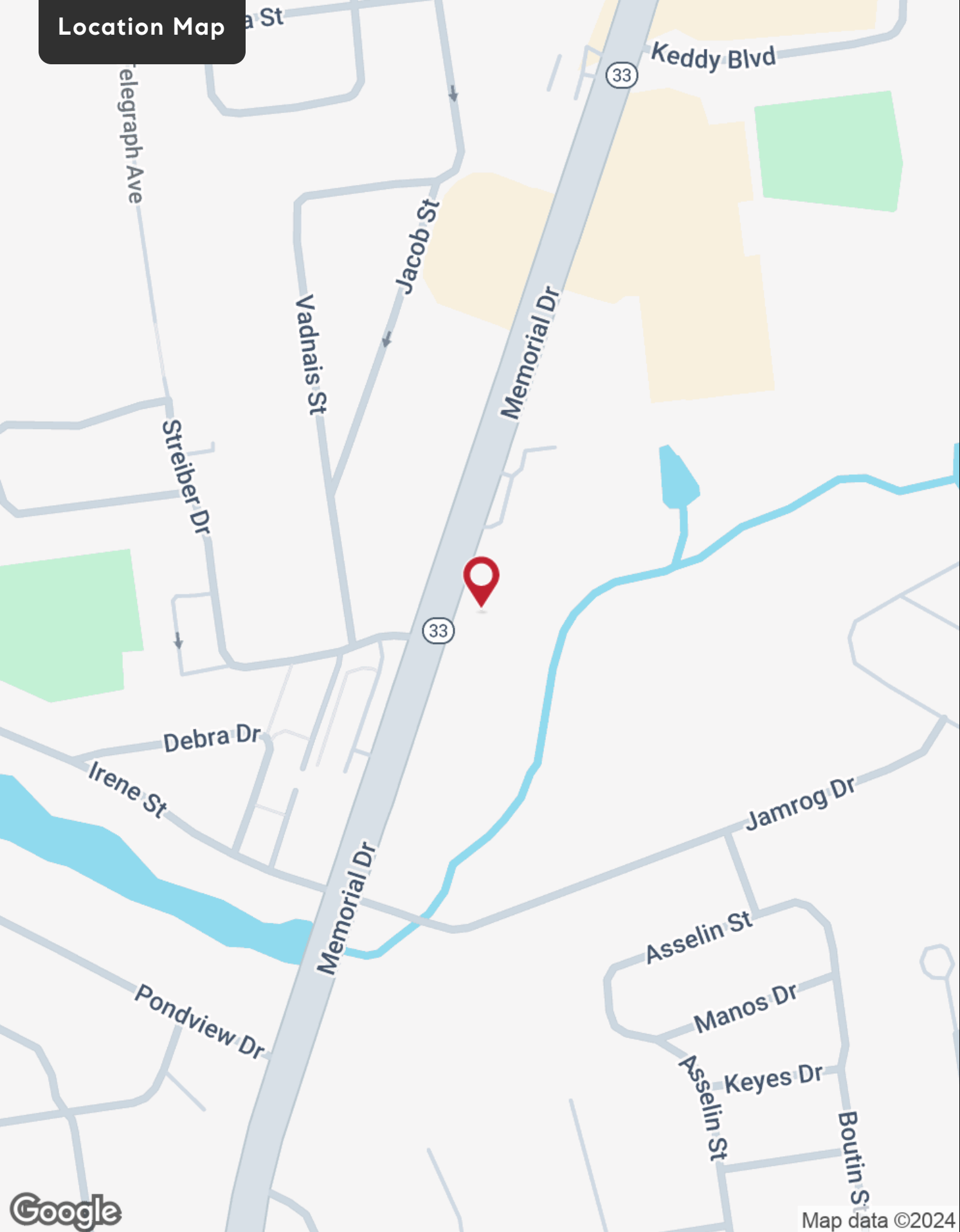
Location Information



Map data ©2024



Location Map

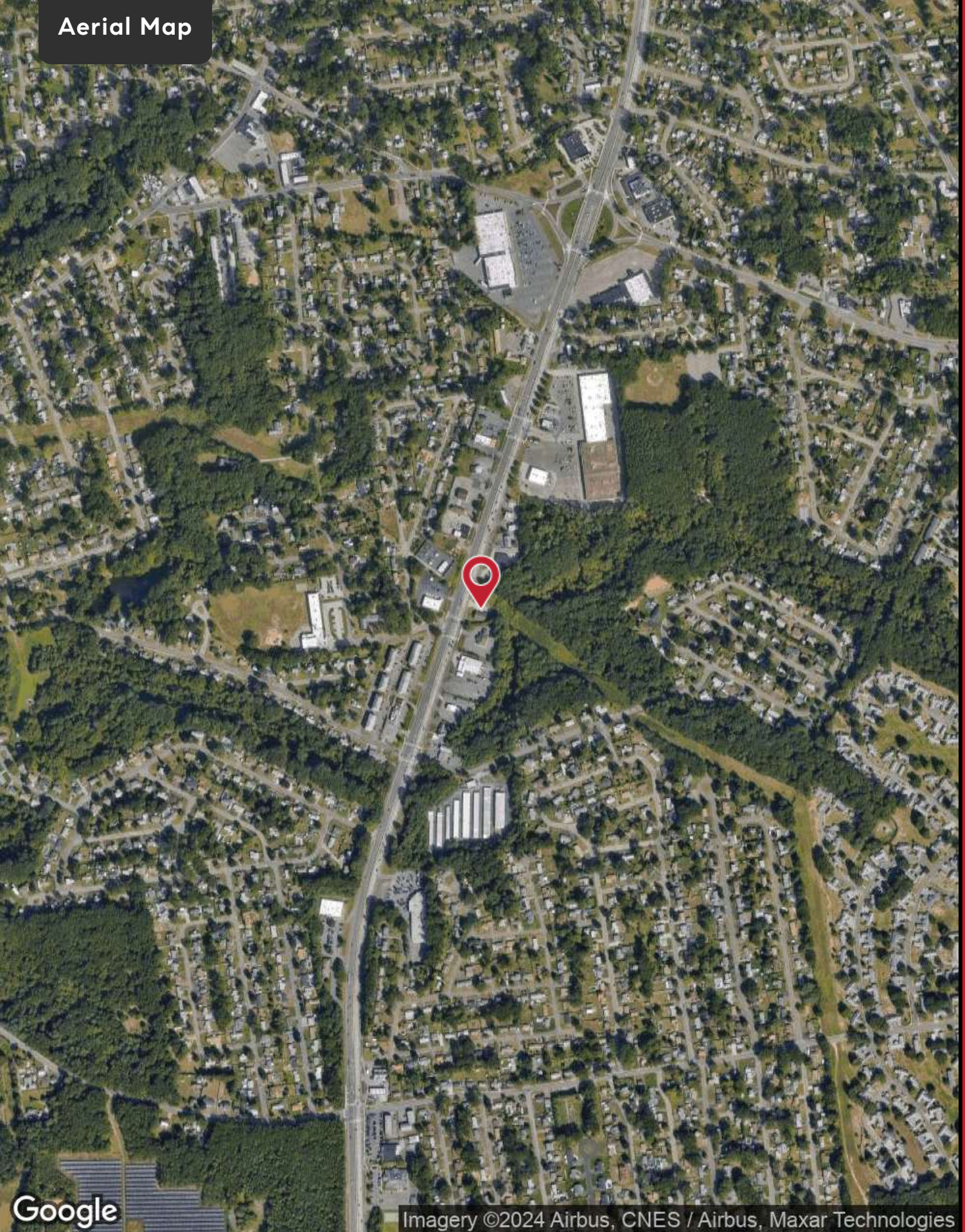


1361 Memorial Drive, Chicopee, MA 01022



COMMERCIAL

251 River Street | West Springfield, MA 01089 | 413.459.9959 | srcommercialre.com



Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



COMMERCIAL

251 River Street | West Springfield, MA 01089 | 413.459.9959 | srcommercialre.com

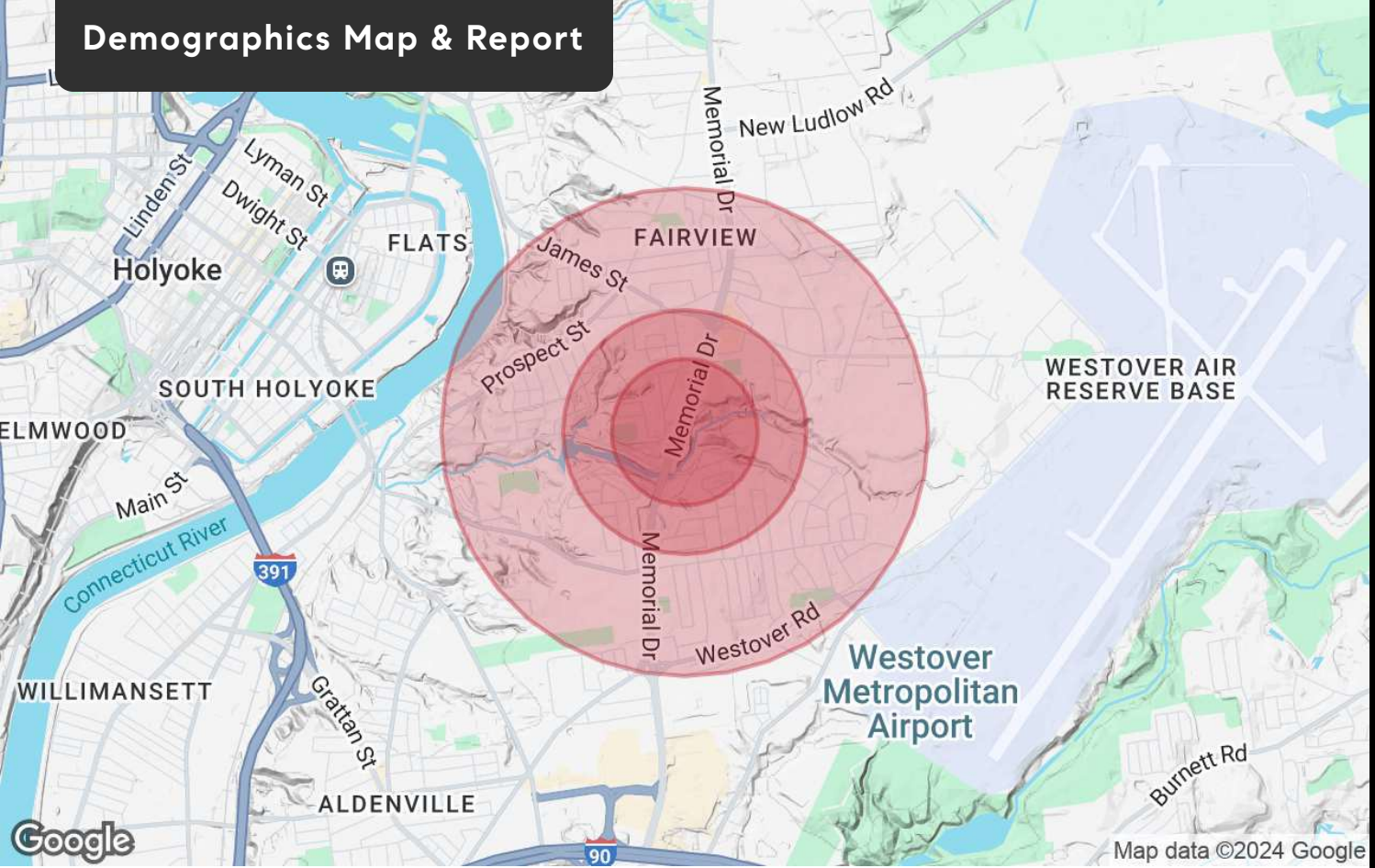


COMMERCIAL

Section **3**

Demographics

Demographics Map & Report



1361 Memorial Drive, Chicopee, MA 01022

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



COMMERCIAL