



Exclusively listed by:

**William Low, Jr.**  
President  
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LAND PROPERTY FOR SALE

# 392 BURNETT ROAD

0 Burnett Rd Chicopee, MA 01020

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



# 392 BURNETT ROAD

0 Burnett Rd Chicopee, MA 01020



## OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	7.24 Acres
Price / Acre:	\$483,425
Zoning:	Industrial
Market:	Western Mass
Submarket:	Greater Springfield

## PROPERTY OVERVIEW

7.24 Acres of Industrial zoned land with 580 ft frontage, fully permitted for distribution. A quarter mile from the entry to Mass Pike (I-90) and I-291. 5 miles to I-91, 86 miles from Boston and 2.5 hours to NYC. I-90 has a traffic count of over 50,000 cars per day where it crosses I-291 with over 40,000 cars.

## PROPERTY HIGHLIGHTS

- 7.24 Acres
- Zoned Industrial
- Fully Permitted
- 580 Ft frontage
- I-90 Traffic-50,000
- I-291 Traffic-40,000



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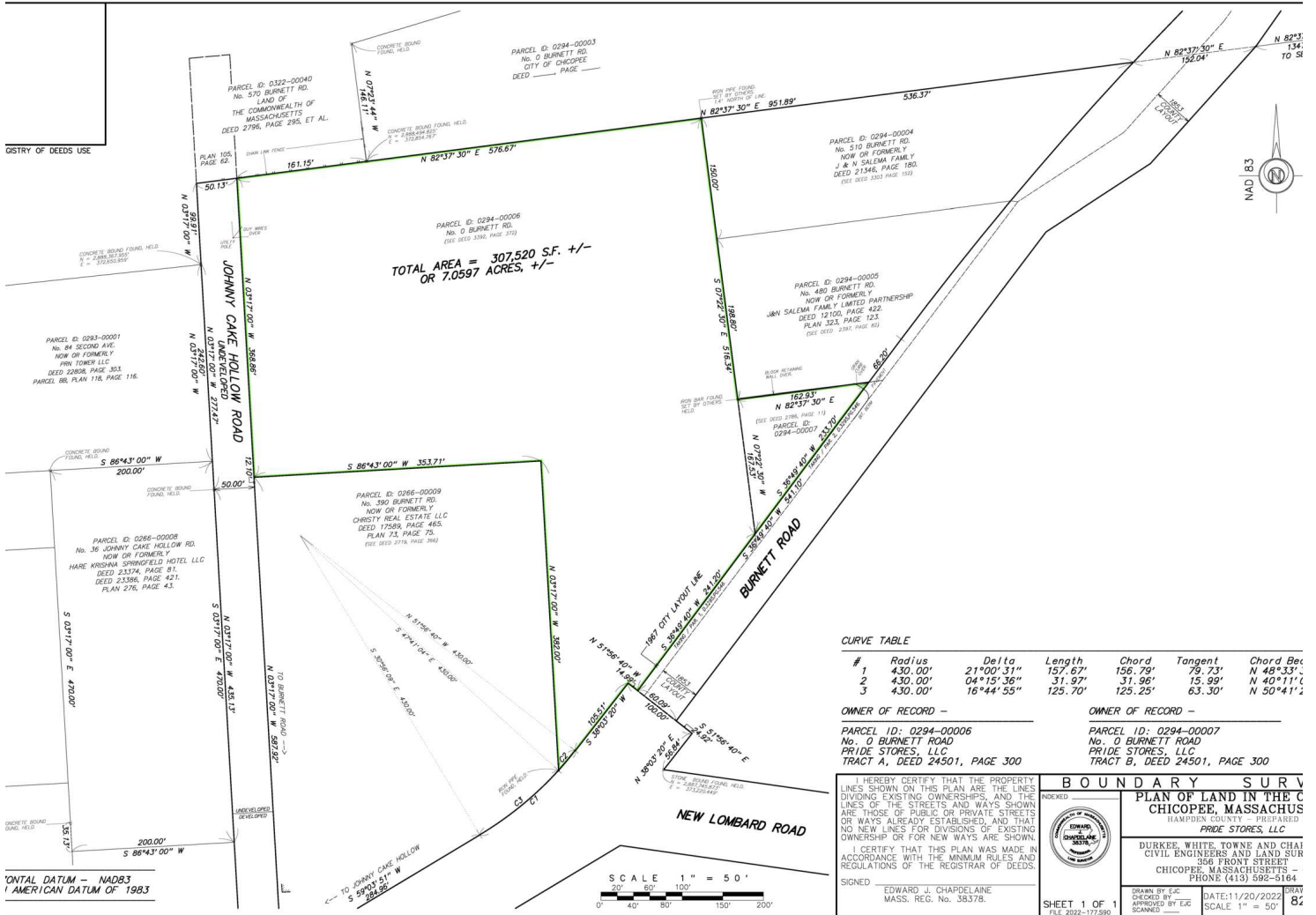


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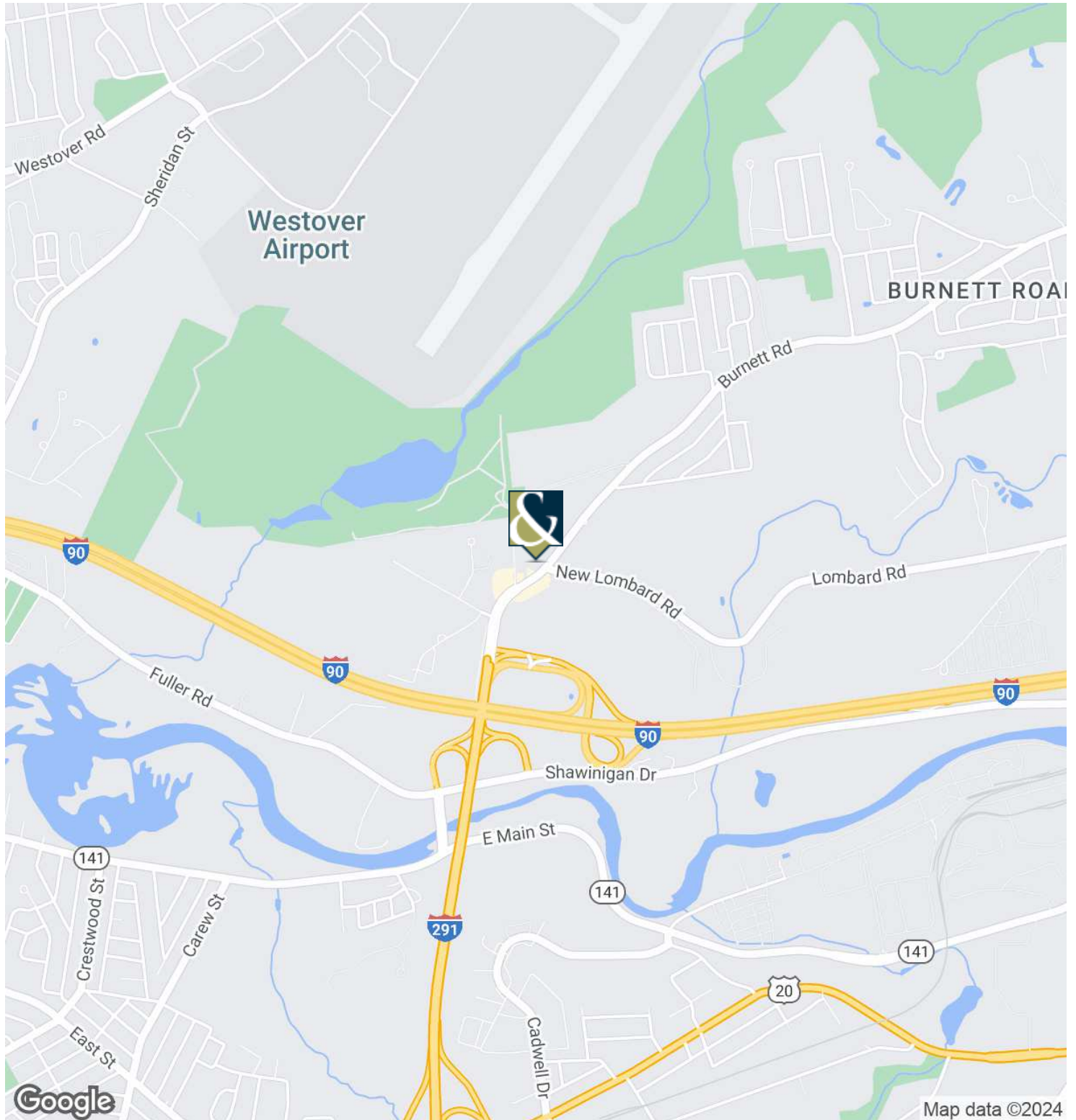


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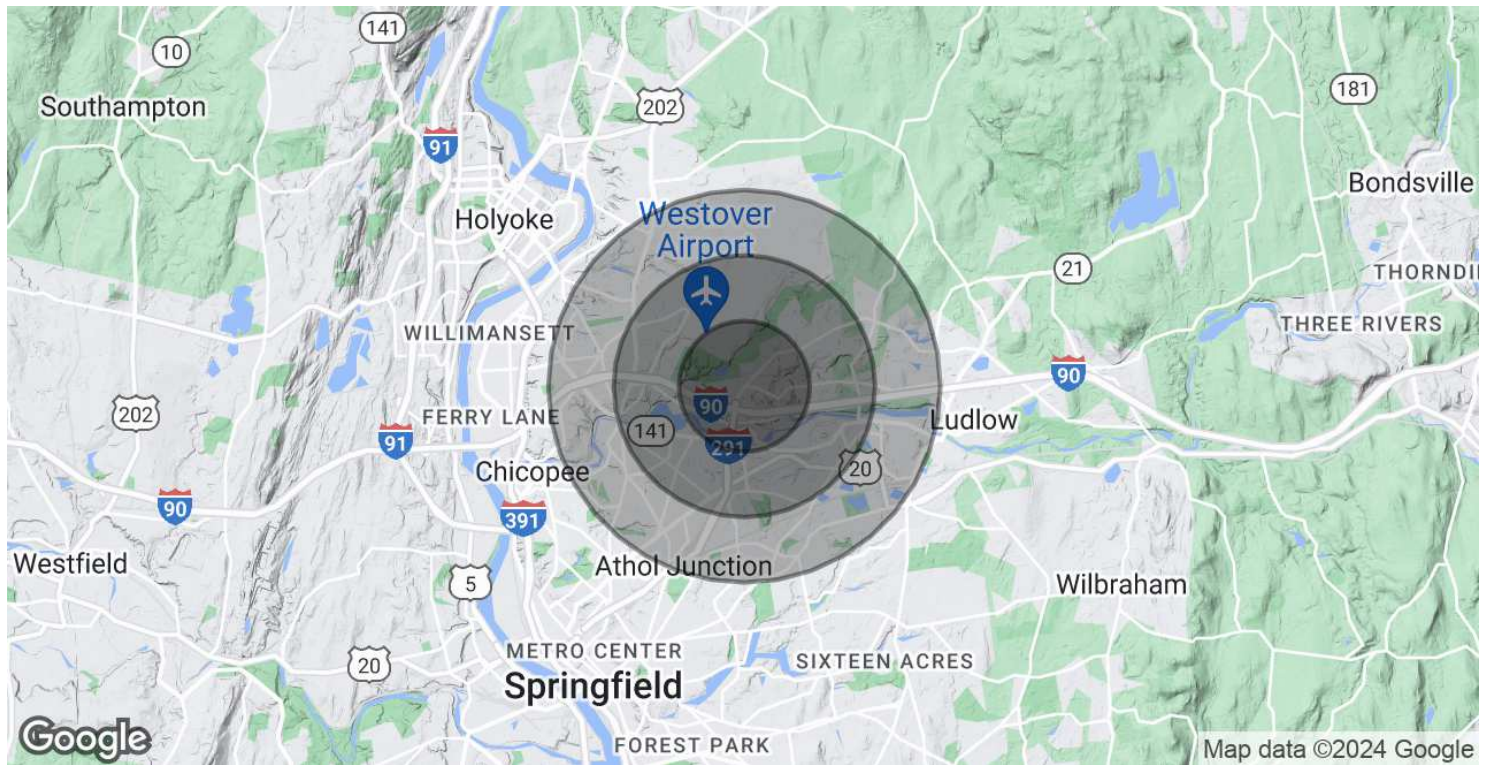
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,482	18,627	64,171
Average Age	54.8	45.9	41.7
Average Age (Male)	52.1	42.9	39.2
Average Age (Female)	56.2	47.7	43.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,078	8,233	27,424
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$90,765	\$71,401	\$64,168
Average House Value	\$204,314	\$170,569	\$169,781

\* Demographic data derived from 2020 ACS - US Census



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