



Prime Northampton Retail Space

30 CRAFTS AVENUE

Northampton, MA 01060

Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com

Kevin Jennings

413.731.7770

kevin@jennings-re.com



280 Bridge Street Springfield, MA 01103

JENNINGS-RE.COM

PRIME NORTHAMPTON RETAIL SPACE

30 Crafts Avenue Northampton , MA 01060

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$15.00/SF NNN
Building Size:	5,186 SF
Available SF:	5,186 SF
Lot Size:	0.07 Acres
Year Built:	1900
Zoning:	Commercial

PROPERTY OVERVIEW

Large, visible downtown Northampton retail space featuring 2,593 square feet of street-level retail, 1,296 square feet of finished lower-level space, and an additional 1,297 square feet of lower-level storage. The expansive open floor offers abundant natural light, wood floors, and a welcoming, airy atmosphere. There are three convenient parking options: a city-owned metered parking lot adjacent to the building, on-street parking at the front entrance, and a large city-owned lot across the street. High foot and vehicle traffic contribute to the property's strong visibility. This space is available for the first time in 14 years, as a long-term tenant is relocating. Open, bright, and easily accessible, this property is a prime downtown retail opportunity.

PROPERTY HIGHLIGHTS

HIGHLY VISIBLE RETAIL PROPERTY IN DOWNTOWN NORTHAMPTON

INCREDIBLY POSITIONED FOR PUBLIC PARKING WITH ON-STREET, METERED AND LONG TERM LOTS SURROUNDING THE PROPERTY

BRIGHT WITH NATURAL LIGHT THE OPEN FLOOR PLAN CAN ACCOMMODATE A VARIETY OF RETAIL OR COMMERCIAL LAYOUTS

Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com

Kevin Jennings

413.731.7770

kevin@jennings-re.com



280 Bridge Street Springfield, MA 01103

jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

PRIME NORTHAMPTON RETAIL SPACE

30 Crafts Avenue Northampton , MA 01060

Additional Photos



Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com

Kevin Jennings

413.731.7770

kevin@jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.



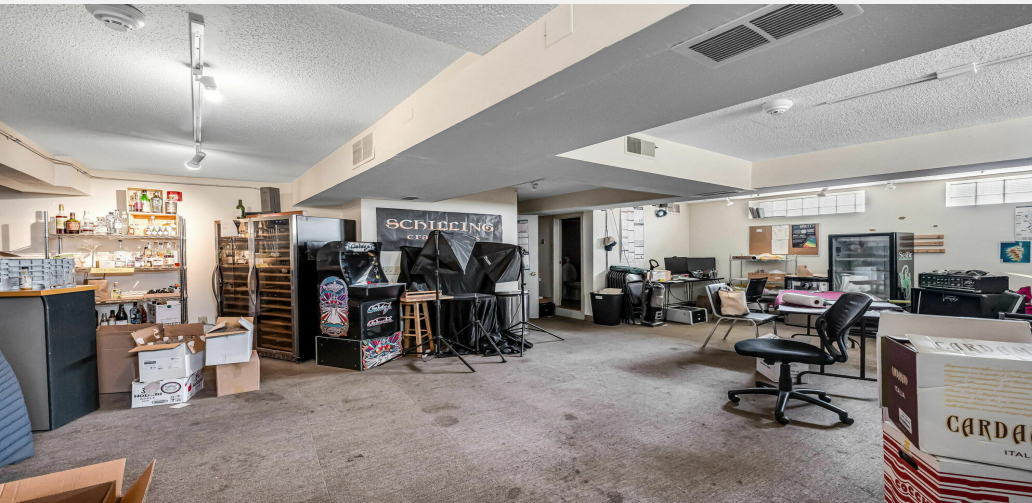
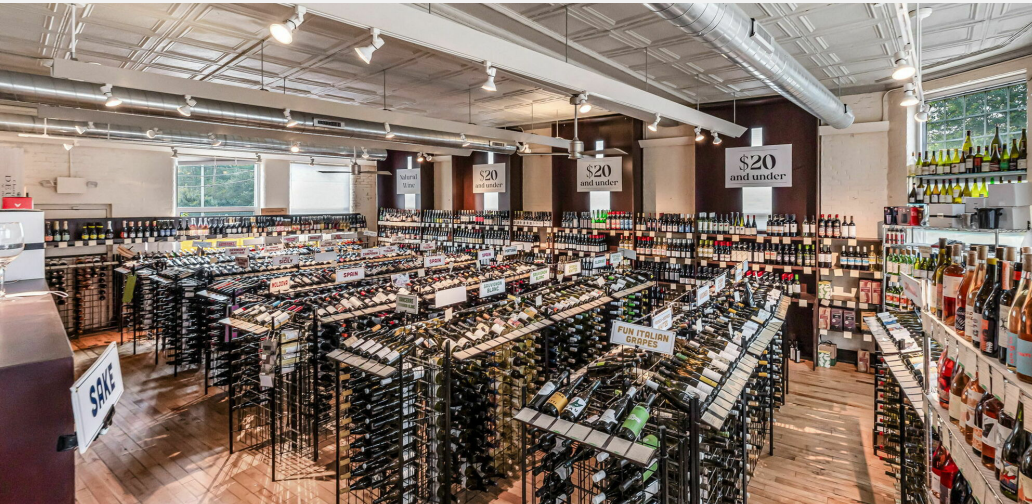
280 Bridge Street Springfield, MA 01103

jennings-re.com

PRIME NORTHAMPTON RETAIL SPACE

30 Crafts Avenue Northampton , MA 01060

Additional Photos



Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com

Kevin Jennings

413.731.7770

kevin@jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.



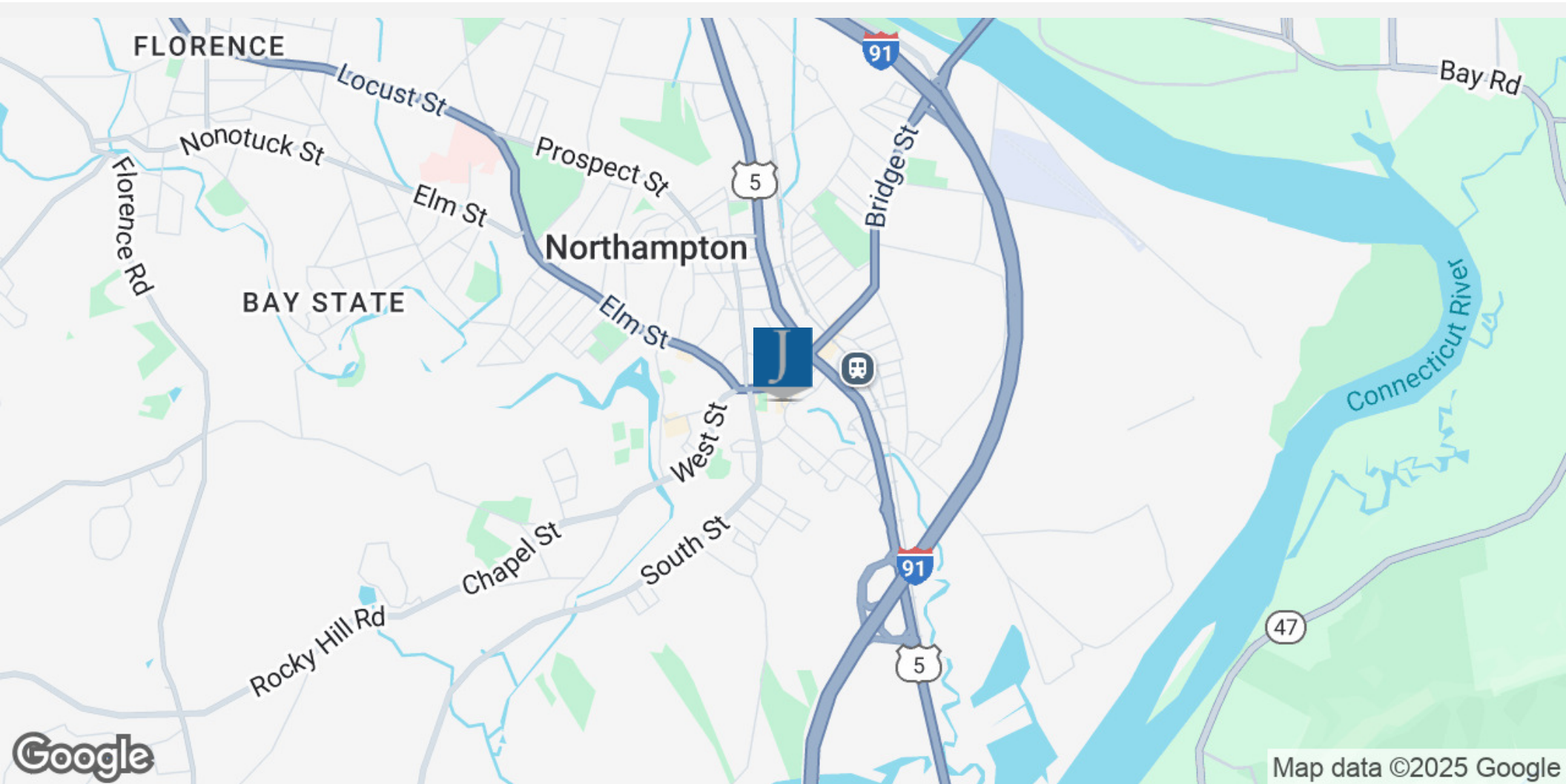
280 Bridge Street Springfield, MA 01103

jennings-re.com

PRIME NORTHAMPTON RETAIL SPACE

30 Crafts Avenue Northampton , MA 01060

Location Map



Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com

Kevin Jennings

413.731.7770

kevin@jennings-re.com



280 Bridge Street Springfield, MA 01103

jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

PRIME NORTHAMPTON RETAIL SPACE

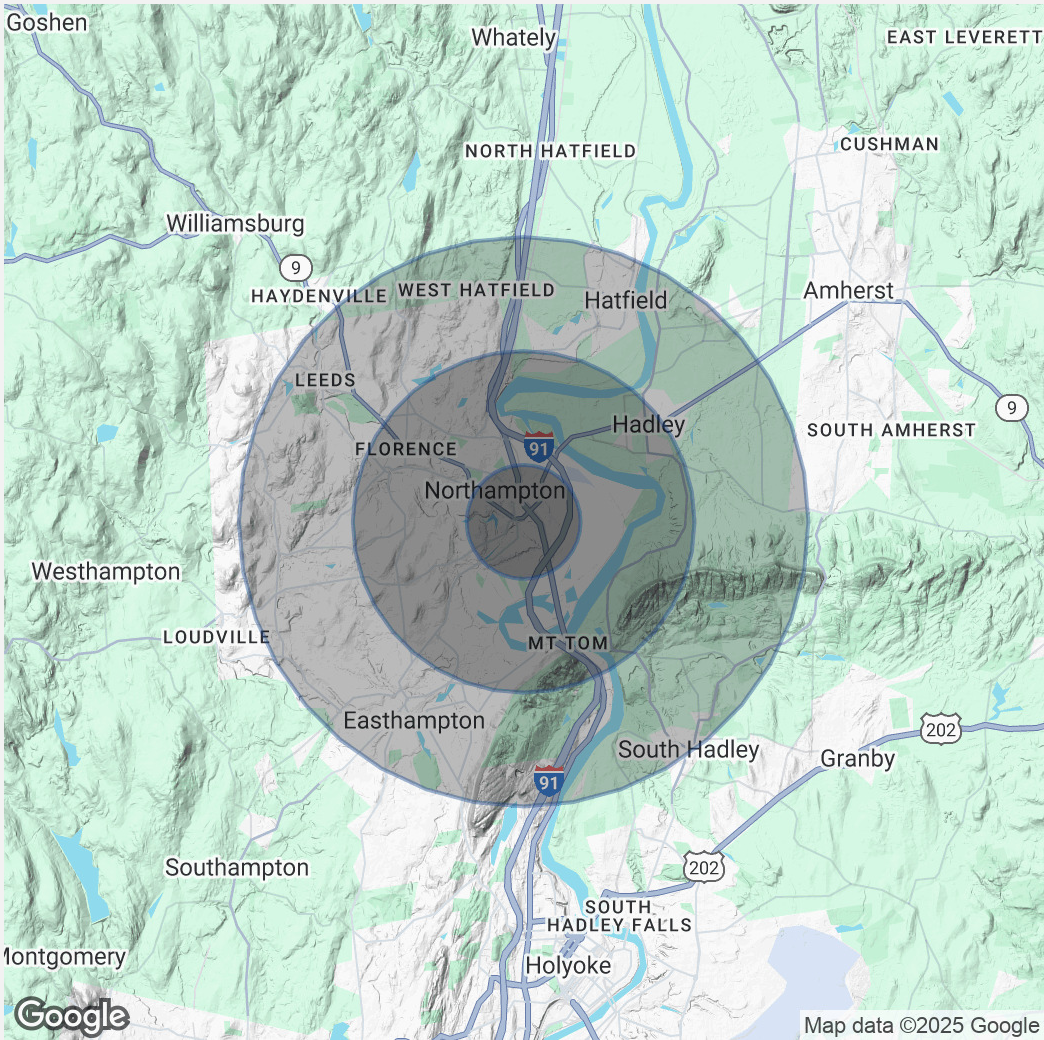
30 Crafts Avenue Northampton , MA 01060

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,024	26,658	49,018
Average Age	39	43	45
Average Age (Male)	42	43	45
Average Age (Female)	39	44	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,146	11,827	22,028
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$111,444	\$111,953	\$110,390
Average House Value	\$628,401	\$551,985	\$505,015

Demographics data derived from AlphaMap



Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com

Kevin Jennings

413.731.7770

kevin@jennings-re.com



280 Bridge Street Springfield, MA 01103

jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

PRIME NORTHAMPTON RETAIL SPACE

30 Crafts Avenue Northampton , MA 01060

Disclaimer

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Jennings Real Estate Services, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is Jennings Real Estate Services, Inc., and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Jennings Real Estate Services, Inc.

Neither the Jennings Real Estate Service Inc. nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Jennings Real Estate Services, Inc. with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Jennings Real Estate Services, Inc. and the Owner disclaim any and all liability for representations without warranties, expressed or implied, contained or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Jennings Real Estate Services, Inc., nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting and offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Jennings Real Estate Services, Inc. from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. Add text here...

Presented By:

Jonathan Little

413.731.7770

jonathan@jennings-re.com

Kevin Jennings

413.731.7770

kevin@jennings-re.com



J



280 Bridge Street Springfield, MA 01103

jennings-re.com