

FOR SALE OR LEASE — EXCLUSIVE LISTING

Retail & Office Building

Premier Route 9 Corridor · Five College Area

10 South Maple Street
HADLEY, MASSACHUSETTS 01035



17,125
TOTAL SQ. FT.

3.89
ACRES

120
PARKING SPACES

3 mi
TO UMASS AMHERST

PROPERTY OVERVIEW

A rare freestanding retail and office opportunity on the premier Route 9 corridor connecting Northampton and Amherst. Situated on 3.89 acres in the heart of the Five College Area, this 17,125 SF building offers 12,000 SF of first-floor retail plus a 5,000 SF mezzanine — with the potential to develop up to 40,000 SF on site. The property abuts the Norwottuck Rail Trail and overlooks a serene pond, with a deck ideal for outdoor dining or tenant amenities.

KEY FEATURES

- ◆ 20-Ft Ceiling Height
- ◆ 2 Loading Docks
- ◆ Drive-In Door
- ◆ 600 Amps · 3-Phase Power
- ◆ Renovated 2011
- ◆ Rail Trail Access
- ◆ Pond-View Deck
- ◆ BH Zoning
- ◆ Build-To-Suit Available
- ◆ Pickleball Club Potential

EXTERIOR VIEWS



OFFERING SUMMARY

Building Size	17,125 SF
1st Floor Retail	12,000 SF
Mezzanine	5,000 SF
Lot Size	3.89 Acres
Year Built	1995
Renovated	2011
Parking	120 Spaces
Ceiling Height	20 Ft
Zoning	BH
Assessed Value	\$1,273,500
Taxes / Year	\$14,593

NEARBY RETAILERS

- ◆ LL Bean · 110 Grill
- ◆ Trader Joe's · Five Guys
- ◆ Whole Foods · Walmart
- ◆ The Home Depot · ALDI
- ◆ Hampshire Mall · Target

COLLEGES & ACCESS

- ◆ UMass Amherst — 3 miles
- ◆ Amherst College — 2.5 miles
- ◆ Route 9 — direct access
- ◆ I-91 — nearby interchange
- ◆ Norwottuck Rail Trail

William Low, Jr.

PRESIDENT · EXCLUSIVELY LISTED BY

413.237.9692

✉ [\[email protected\]](mailto:)

200 North Main Street, Suite 3

L&P Commercial

COMMERCIAL REAL ESTATE

lowpicard.com · 413.595.8008