



241 South Westfield Street

Agawam, Massachusetts 01030

Property Highlights

- 3,000 Square Feet of Professional/Medical Office
- Former Urgent Care Facility
- Lease Rate does not include utilities, property expenses or building services
- The Space Consists of Reception/Waiting Area and six (6) Examination Rooms.
- Ample On-Site Parking with Several Handicapped Spaces
- Located at Route 57 Ramp in Feeding Hills Convenient Access to Interstate 91 and the MA/CT State Line

Property Overview

Former urgent care facility. Located adjacent to Westfield Bank Branch and Family Dollar Store. Excellent visibility with a traffic count of 15,492 vehicles/day. Located at Route 57 ramp with convenient access to Interstate-91 and the MA/CT State Line

Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	5,500 SF
Available SF:	3,000 SF

Demographics 1 Mile 3 Miles 5 Miles

Total Households	1,428	9,623	31,538
Total Population	3,546	23,292	75,625
Average HH Income	\$92,821	\$95,523	\$92,667

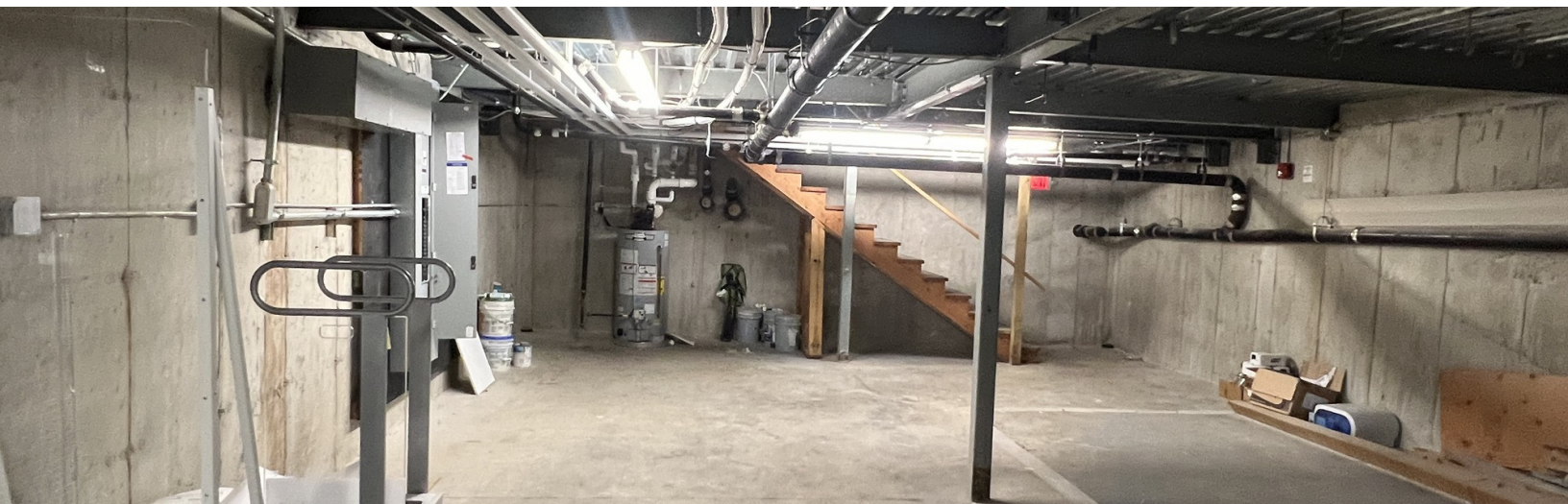
For More Information

David Wolos

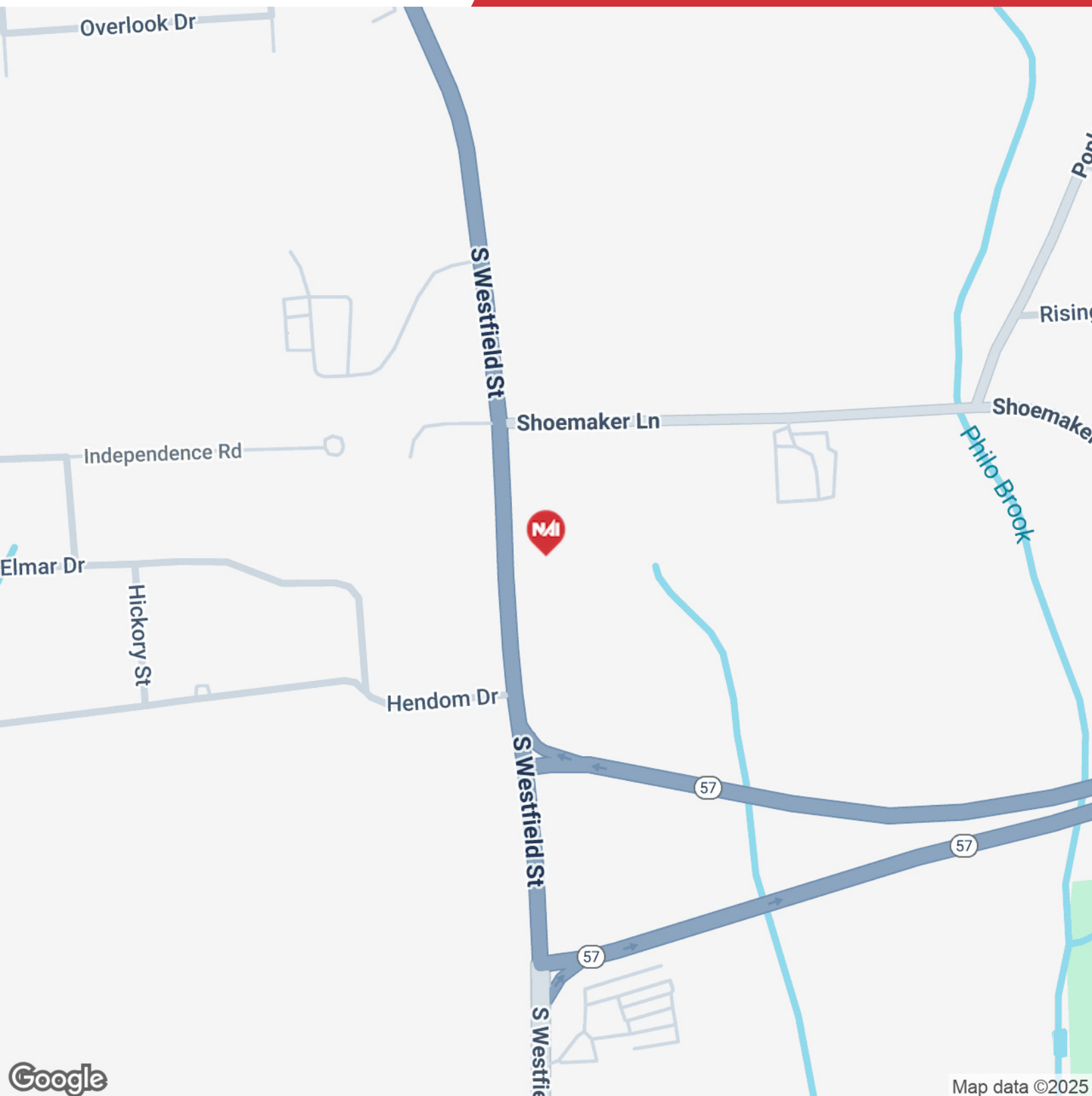
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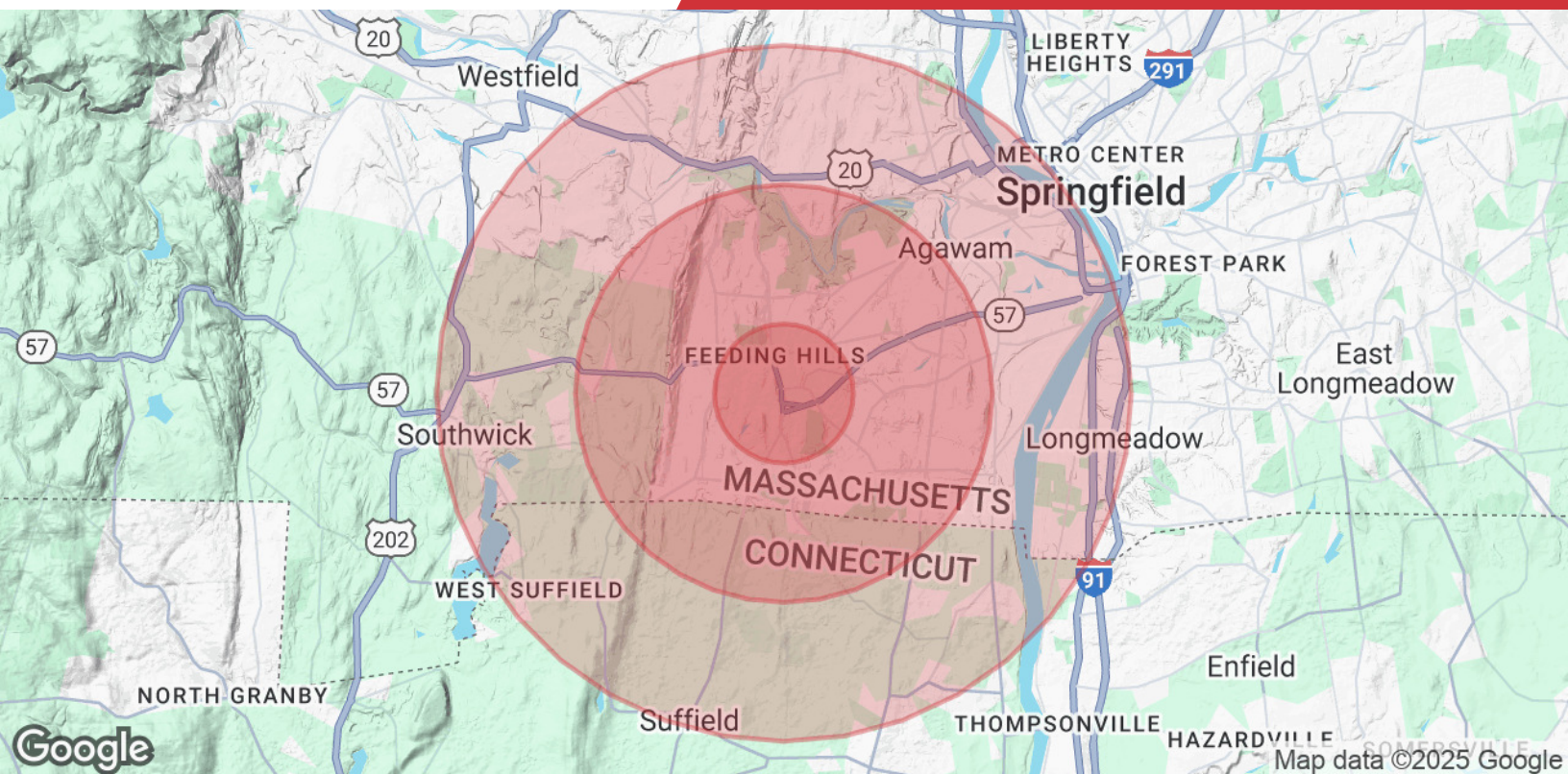
dwoles@splotkin.com











Population

	1 Mile	3 Miles	5 Miles
Total Population	3,546	23,292	75,625
Average Age	48.3	46.4	42.8
Average Age (Male)	49.5	44.6	40.8
Average Age (Female)	48.1	48.2	44.2

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,428	9,623	31,538
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$92,821	\$95,523	\$92,667
Average House Value	\$253,357	\$252,747	\$241,222

2020 American Community Survey (ACS)