



## East Longmeadow Development Opportunity

**244 SHAKER ROAD**

East Longmeadow, MA 01028

Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



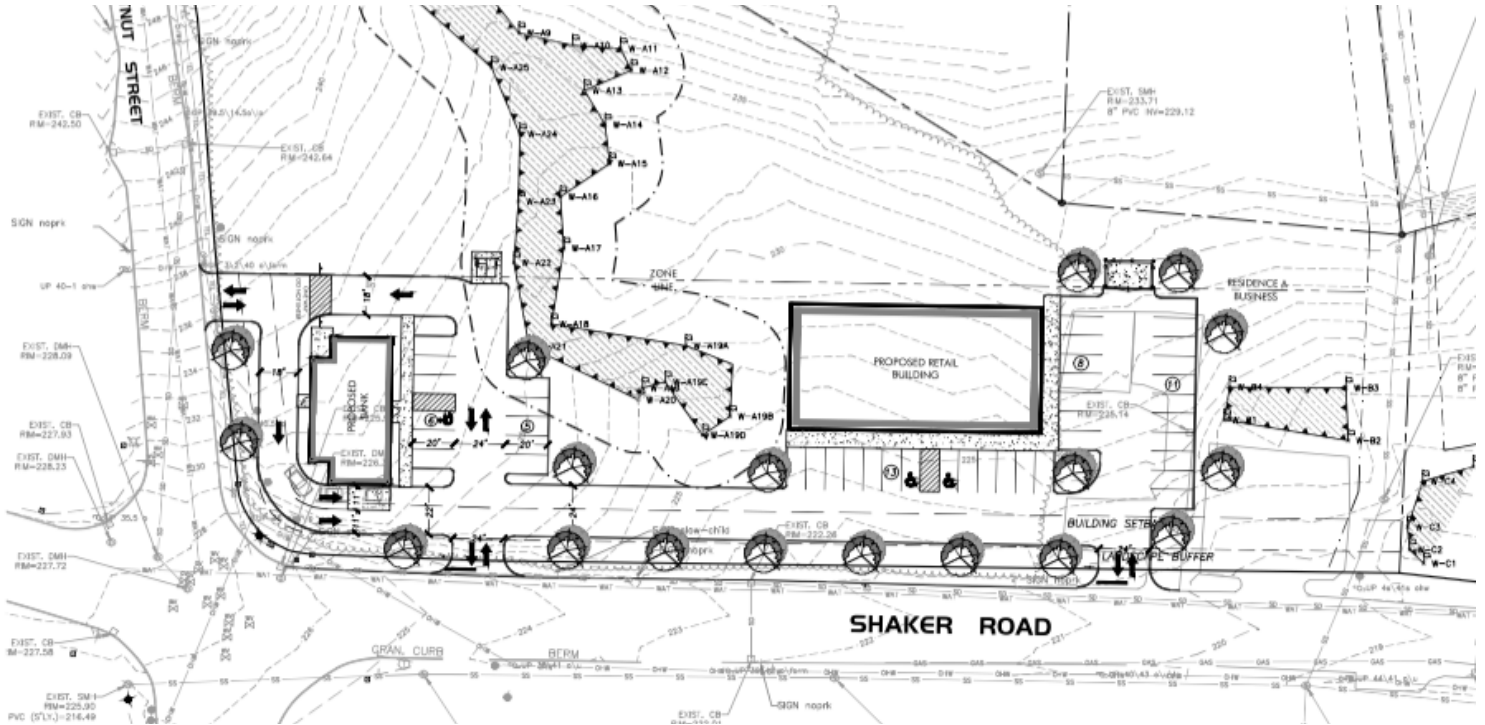
73 Chestnut Street Springfield, MA 01103

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## Executive Summary



### OFFERING SUMMARY

Sale Price: \$545,000

Lot Size: 3.06 Acres

Zoning: Business

Price / SF: \$4.09



### PROPERTY OVERVIEW

Well located on Route 220 in East Longmeadow, the parcel is located at a signalized intersection and fronts on two major commuter routes with excellent traffic counts. The parcel consists of 3.09 acres suitable for highly visible retail, office, medical office, or food uses. Excellent centralized location with access to the neighboring affluent communities. Ground lease opportunity available.

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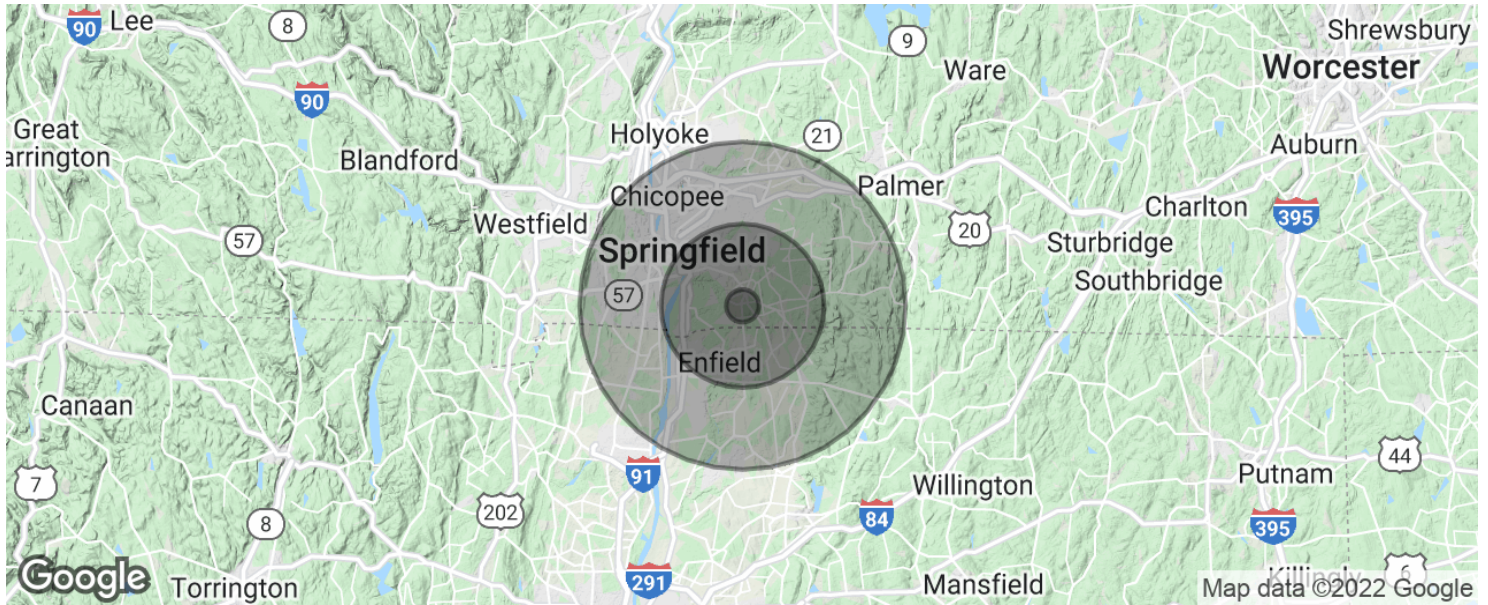
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## Demographics Map & Report



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,100	142,455	465,061
Median age	43.9	37.4	37.4
Median age (Male)	41.0	36.1	35.8
Median age (Female)	46.6	38.7	38.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,122	49,289	174,298
# of persons per HH	2.8	2.9	2.7
Average HH income	\$100,645	\$77,220	\$65,915
Average house value	\$348,423	\$267,298	\$251,567

*\* Demographic data derived from 2010 US Census*

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