



## Parson's Block Retail

**76-96 MAPLE STREET**

Florence, MA 01062

Presented By:

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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	29,444 SF
Available SF:	1,014 SF
Lot Size:	1.81 Acres
Number of Units:	20
Year Built:	1894
Zoning:	GB-General Business

### PROPERTY OVERVIEW

The Parsons Block is an iconic anchor building in the heart of Florence Village. Built in 1894, the brick building features street level retail and residential apartments on the upper floor. Many of the businesses have been at the building for years and downtown Florence enjoys an independent feel within Northampton's City limits. Low vacancy, on and off street parking and many local small businesses add to the unique environmental. Currently there one first floor retail units for lease. The available unit is approximately 1,014 square feet with large windows facing the street and access at the rear of the units for the rear parking lot. Great opportunity to open a new business in a historically significant property.

### PROPERTY HIGHLIGHTS

**1,014 SF UNIT WITH HIGH CEILINGS AND OPEN FLOOR PLAN AVAILABLE FOR LEASE  
BOTH ON STREET AND REAR OFF STREET PARKING AVAILABLE  
MANY ESTABLISHED LONG TERM TENANTS AS WELL AS THREE NEW THRIVING BUSINESSES  
LOCATED IN THE HEART OF DOWNTOWN FLORENCE  
BUILDING HAS UNDERGONE AN EXTENSIVE RENOVATION IN THE LAST YEAR**

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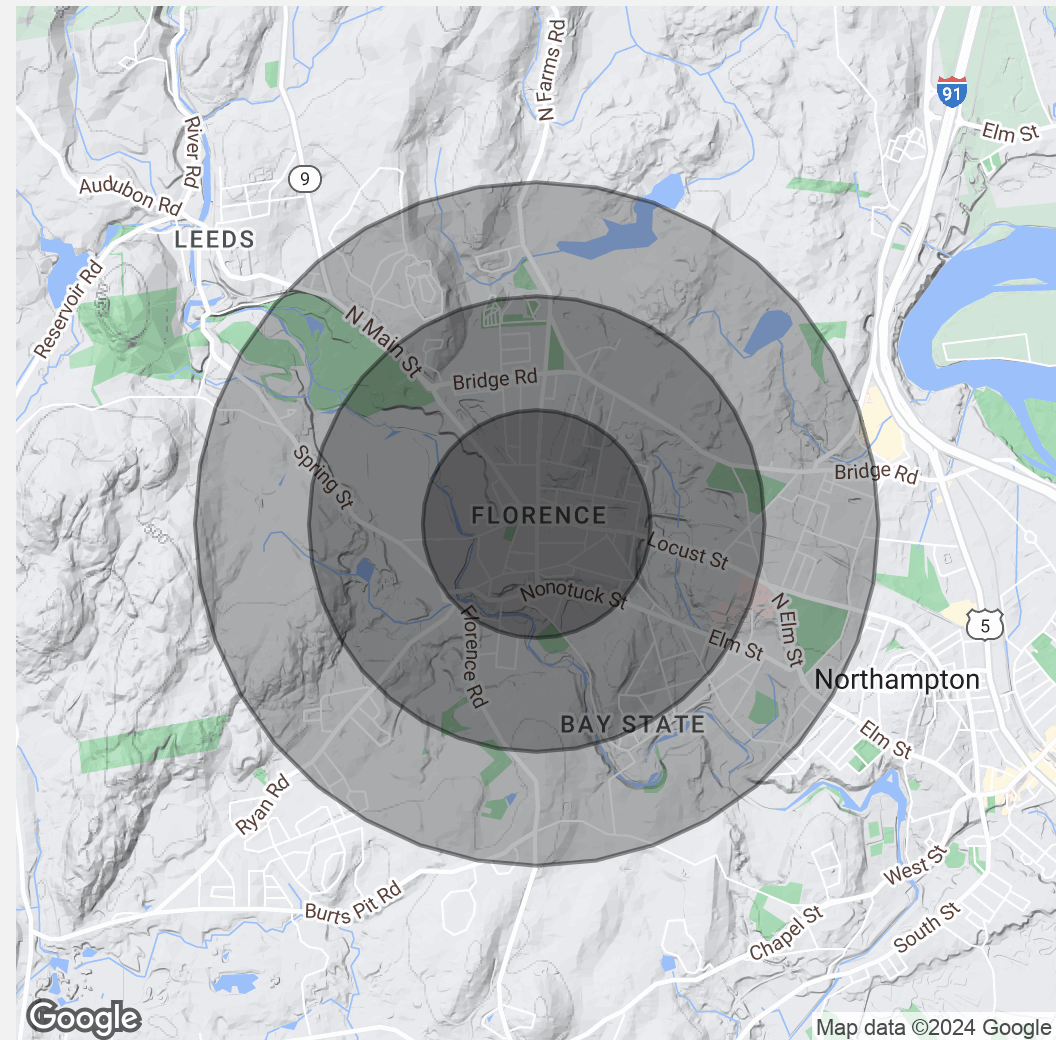
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## Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,498	4,540	7,375
Average Age	48.7	49.3	48.3
Average Age (Male)	48.8	48.5	47.7
Average Age (Female)	48.5	49.5	47.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	763	2,269	3,497
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$82,774	\$82,450	\$86,598
Average House Value	\$326,560	\$320,448	\$322,632

2020 American Community Survey (ACS)



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