

For Lease

High Traffic Retail Space Available

1,641 SF | \$26 SF NNN



1376 Boston Road

Springfield, Massachusetts 01119

Property Highlights

- 1,614 SF of Open Floor Space
- 27,000 Vehicle Count Per Day
- 5 Reserved Parking Spots
- Located in the Plaza With Marshalls
- Illuminated Pylon Sign

Property Description

FOR LEASE: Introducing a prime leasing opportunity at 1376 Boston Road, Springfield, MA. This versatile property offers a strategic location for businesses seeking high visibility and accessibility with a traffic count of over 27,000 vehicles per day and a large, illuminated sign on the plaza's pylon. With 5 reserved spots located in front of the building and a spacious interior, it's ideal for retail, office, or service-oriented ventures.

OFFERING SUMMARY

Available SF	1,641 SF
Lease Rate	\$26 SF NNN

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	402	\$78,697
0.5 Miles	2,054	\$76,649
1 Mile	10,911	\$72,014



For more information

Anthony Barile

O: 413 200 6024
abarile@splotkin.com

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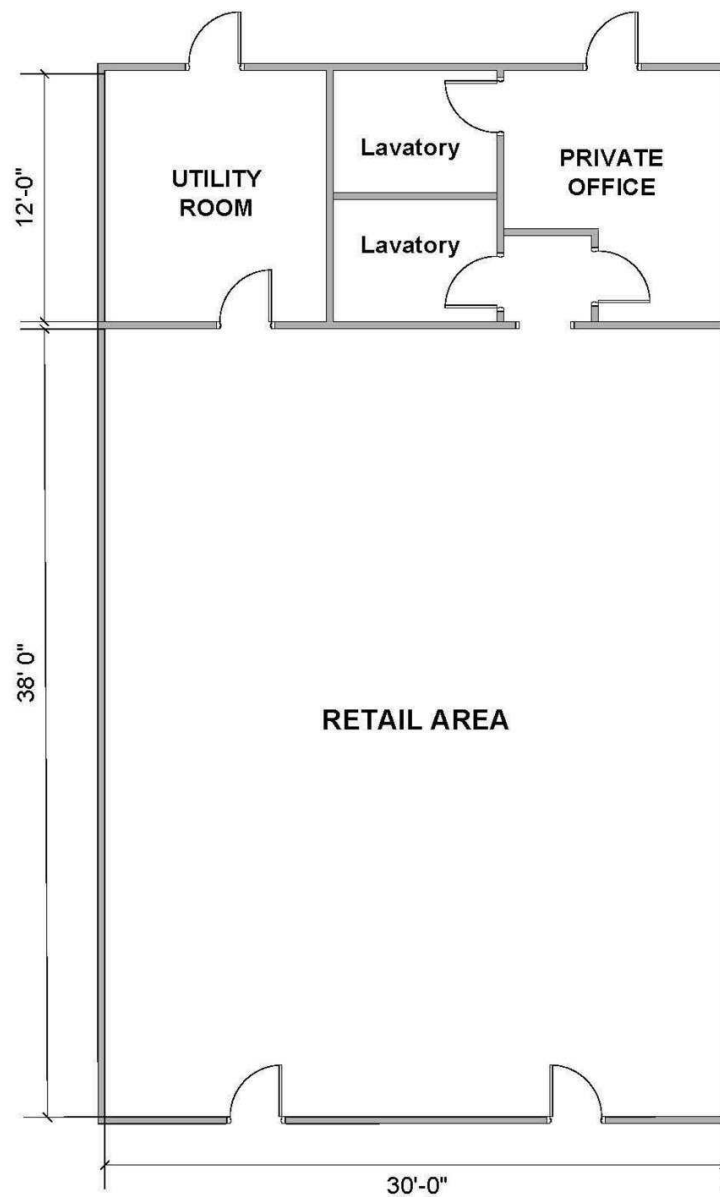
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FLOOR PLAN

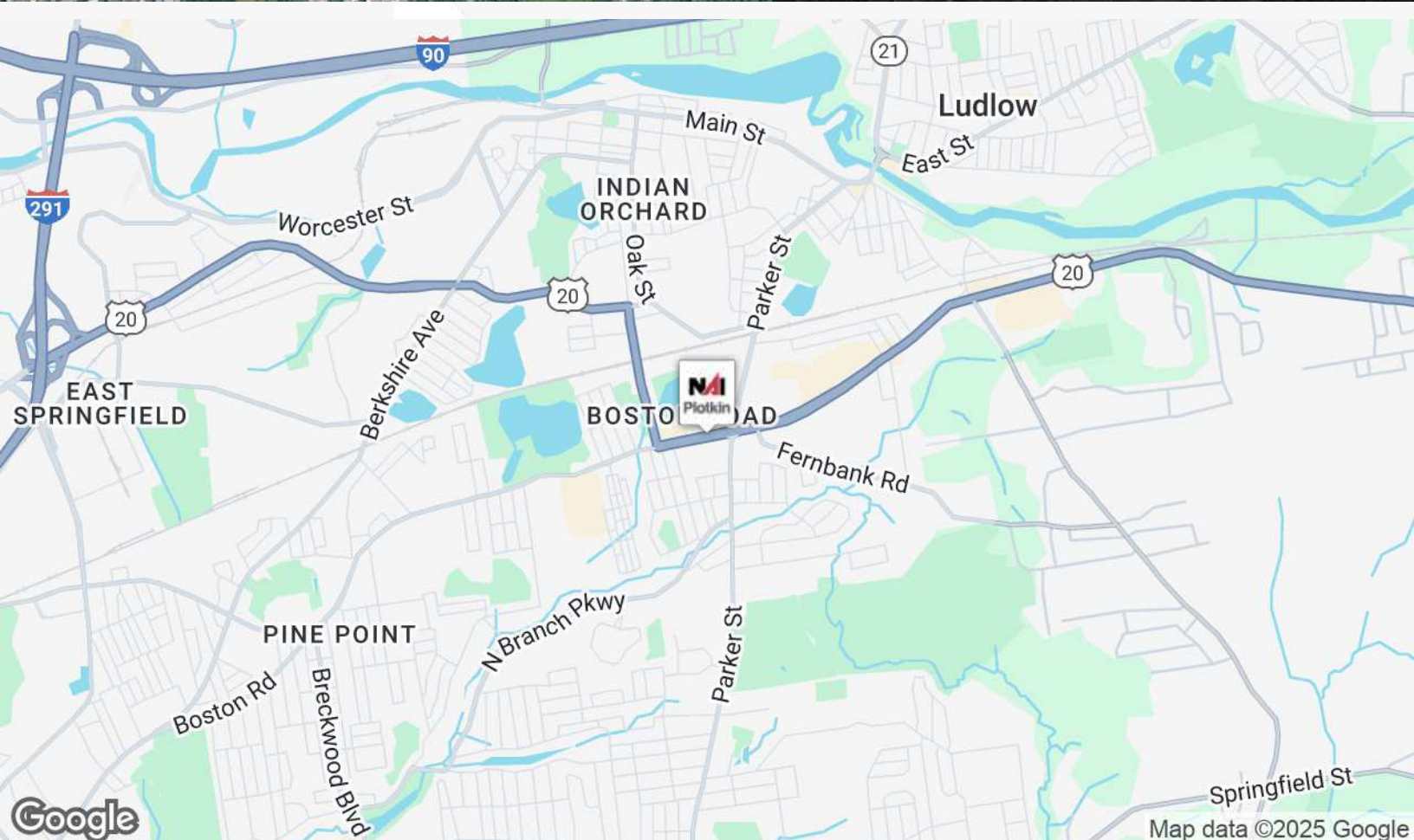
1376 Boston Road - Springfield



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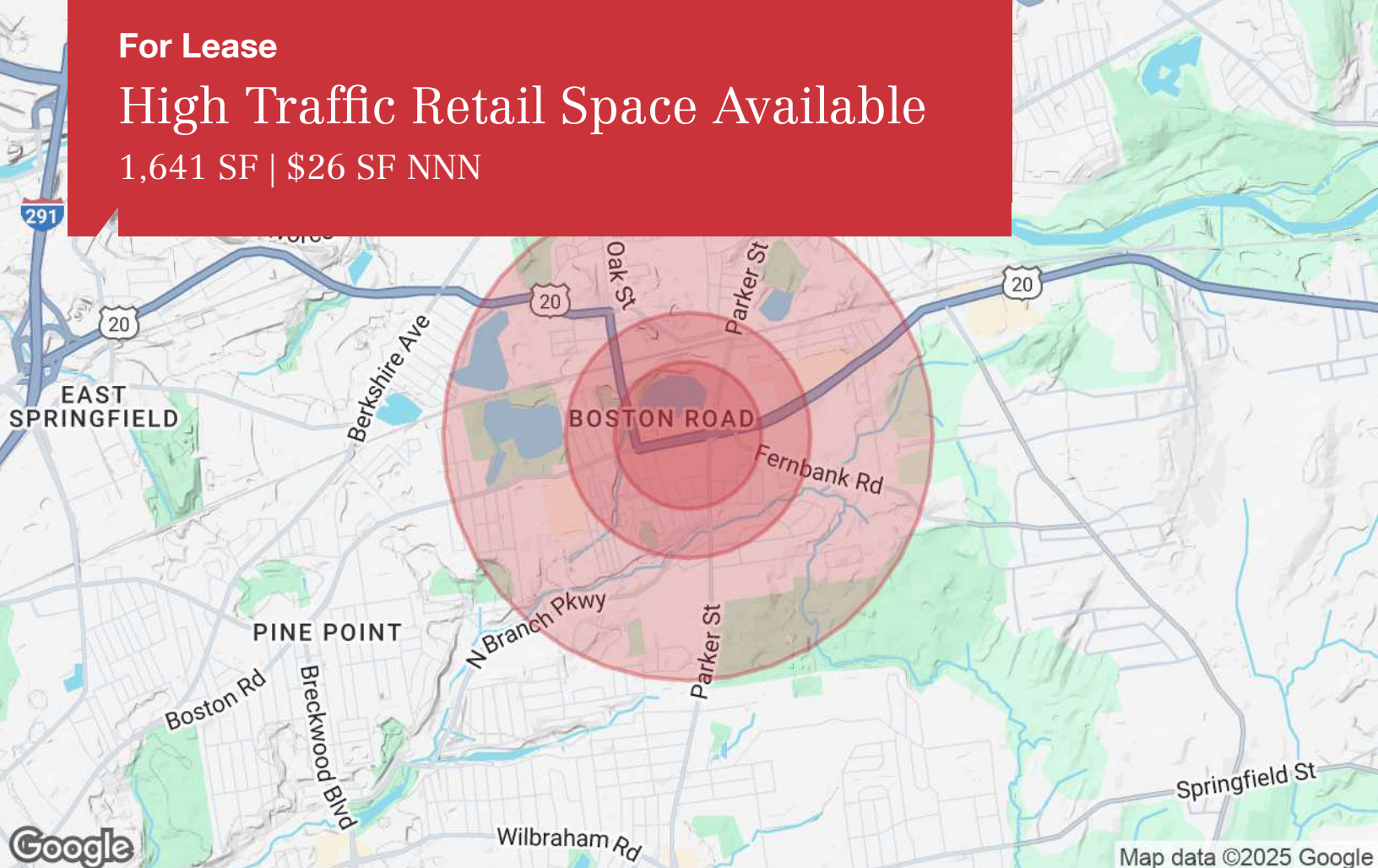
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Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	402	2,054	10,911
MEDIAN AGE	38	40	39
MEDIAN AGE (MALE)	36	38	37
MEDIAN AGE (FEMALE)	40	41	41

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	153	820	4,353
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$78,697	\$76,649	\$72,014
AVERAGE HOUSE VALUE	\$238,976	\$223,173	\$232,913

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	35.4%	39.4%	43.4%
% BLACK	32.3%	31.0%	27.9%
% ASIAN	6.4%	4.0%	2.8%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.2%	0.8%	0.8%
% OTHER	24.8%	24.9%	25.1%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	38.1%	38.9%	41.5%

* Demographic data derived from 2020 ACS - US Census