

For Lease

Office Space Springfield (Near The X)

\$15.00 SF NNN | 4,000 SF



494 Belmont Avenue

Springfield, Massachusetts 01108

Property Highlights

- Close to Route 21 & 83 and I-91
- Large open floor plan that can support a variety of uses.
- Large parking lot
- Freshly renovated space
- \$15 SF + NNN

Property Description

Office Space now available at 494 Belmont Avenue, Springfield, MA. This space has been newly renovated and is ready for occupancy. There is plenty of included free parking available and it is located very close to the "X" in Springfield.

OFFERING SUMMARY

Available SF	4,000 SF
Building Size	9,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	28,873	\$63,292
3 Miles	118,751	\$78,616
5 Miles	230,540	\$84,815



For more information

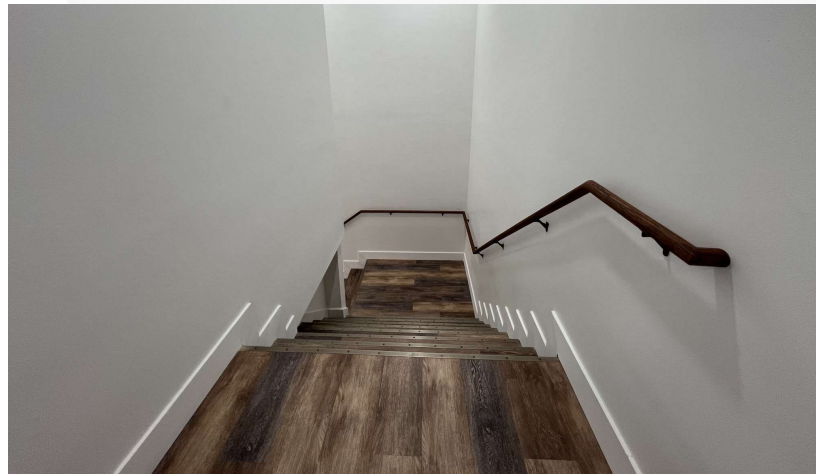
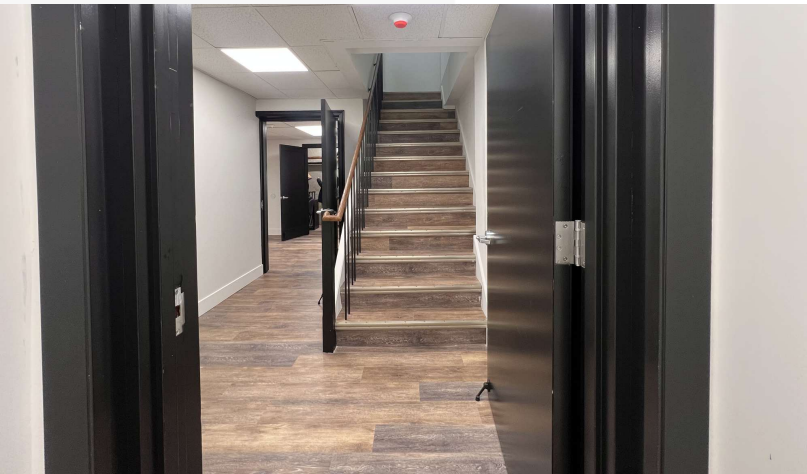
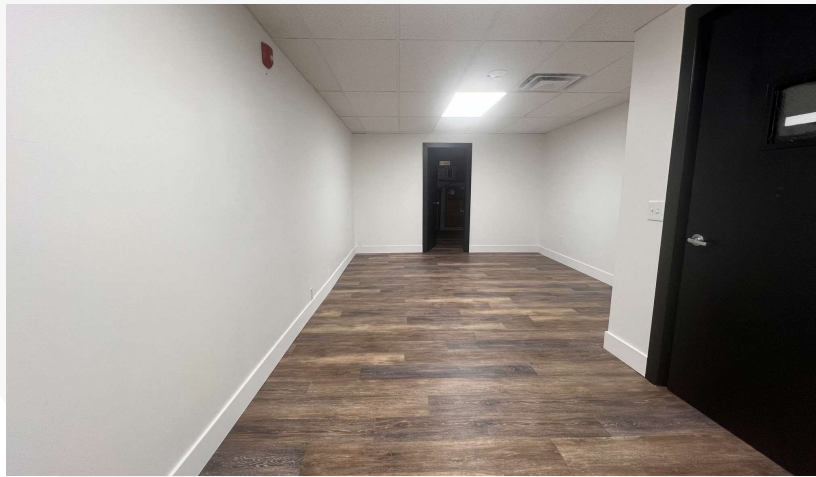
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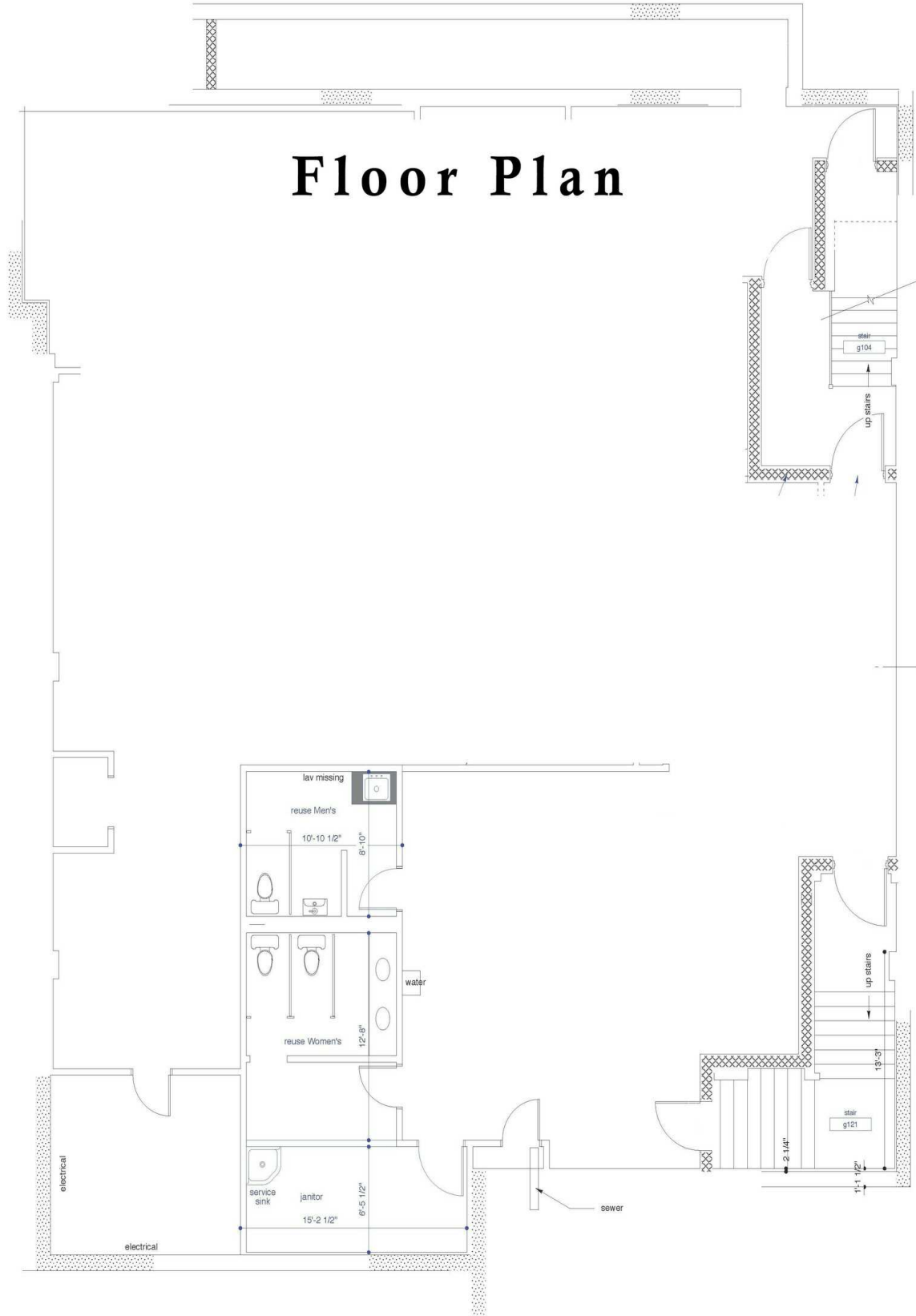


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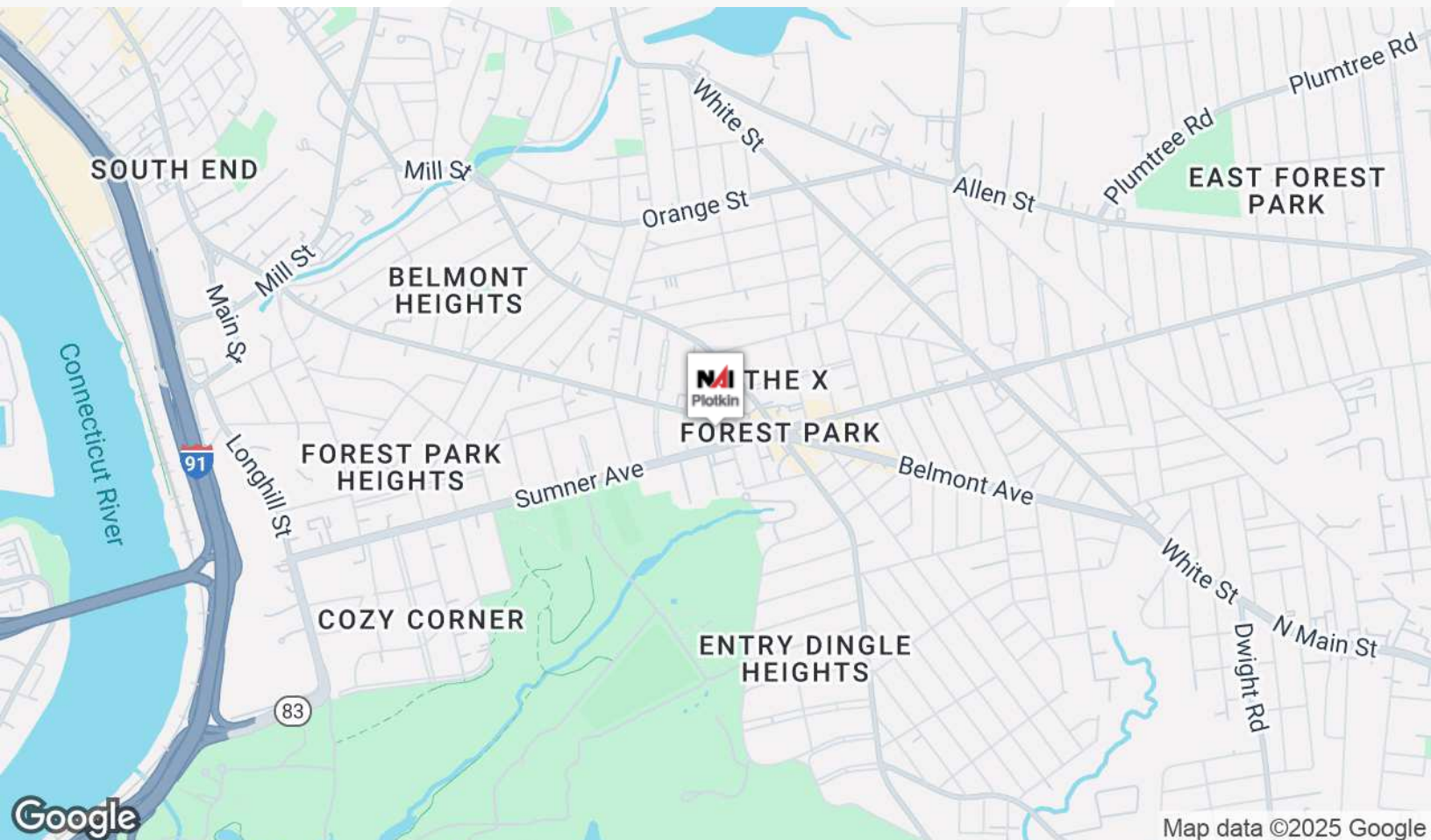
Floor Plan



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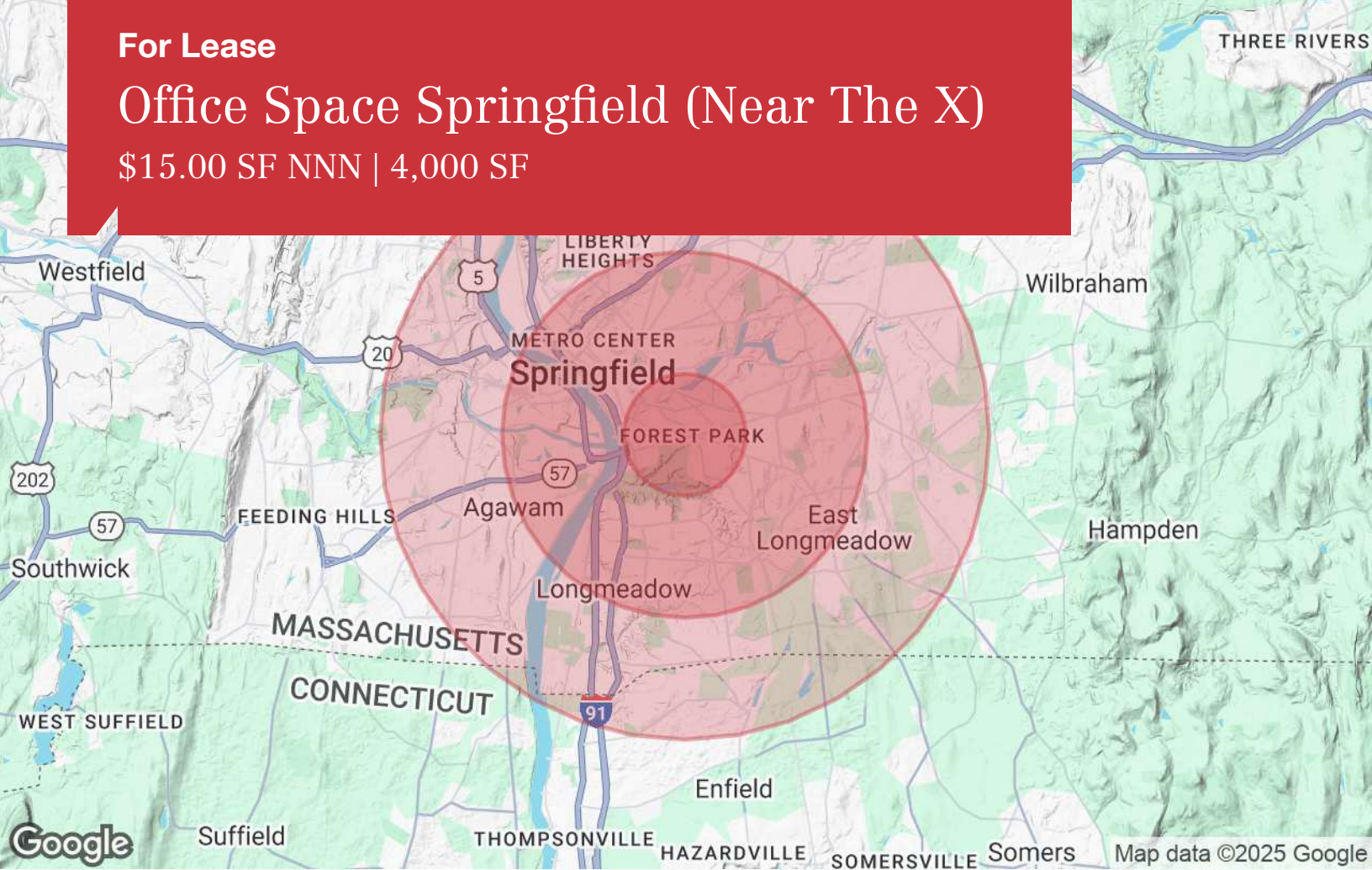
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	28,873	118,751	230,540
MEDIAN AGE	35	38	40
MEDIAN AGE (MALE)	34	37	38
MEDIAN AGE (FEMALE)	36	40	41

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	10,188	44,904	89,593
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$63,292	\$78,616	\$84,815
AVERAGE HOUSE VALUE	\$249,452	\$290,517	\$301,672

Race

	1 Mile	3 Miles	5 Miles
% WHITE	34.1%	48.7%	58.0%
% BLACK	25.8%	21.5%	16.6%
% ASIAN	7.5%	5.2%	4.2%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	1.2%	0.9%	0.8%
% OTHER	31.4%	23.7%	20.4%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	51.6%	40.0%	35.7%

* Demographic data derived from 2020 ACS - US Census