

# *134 Capital Drive*

## *The Gateway to West Springfield*

### The Owners/Developers: A Brief Biography

Fred Aaron and Paul J. DiGrigoli, the owners/developers of 134 Capital Drive, are local entrepreneurs with over 60 years combined successful track records in small business and real estate investment and development.

Paul DiGrigoli has been the owner and CEO of DiGrigoli Salon since the company was founded in 1987. He opened DiGrigoli School of Cosmetology in West Springfield, MA in 2002 and the school has experienced continuously increasing student enrollment. Paul owns the building where his salon and school are located, as well as another commercial property in Lee, MA. In addition, Paul is a nationally recognized motivational speaker and author of *Booked Solid: The Ultimate Guide to Getting and Keeping Clients*. His passion for his businesses, for his team of employees and for his students is unsurpassed.

Fred Aaron founded T-Shirt Station in Chicopee, MA while in high school in 1974. He grew the business into a chain of 19 retail stores located throughout New England and upstate New York. The company included a custom screen printing division and was headquartered in West Springfield, MA. Fred sold the business in 2010, allowing him to focus on commercial real estate investment. He currently owns and manages four retail/office properties comprising over 60,000 square feet (several have been owned since the 1980's) in West Springfield, MA and has recently partnered with Paul DiGrigoli to purchase and develop 134 Capital Drive. Fred specializes in turning around underperforming property and takes pride in his properties and good tenant relationships.

### "Gateway Building to West Springfield"

Located just 5 minutes from downtown Springfield, 134 Capital Drive enjoys a unique location as a "Gateway to West Springfield" due to its close proximity to Interstate 91, Interstate 90 (Mass Pike) and Route 5 (Riverdale Street). It is among the first buildings seen by drivers heading north on I-91 as they cross the Connecticut River into West Springfield and is also clearly visible to drivers heading southbound. To capitalize on this visibility, the owners plan to invest up to \$1,000,000 for exterior improvements, including a new eye-catching façade and spectacular exterior lighting that will transform the structure into a beacon at night. Other improvements in the developmental stage include increasing the height of the two-story structure facing I-91 to provide bolder tenant signage, expanding the parking area and resurfacing the existing parking lot, and adding new landscaping and site lighting.

The owners are passionate about the economic development occurring in West Springfield, MA and will be working closely with the Town to produce an extraordinary property for the community and, ultimately, a property that enhances the image and success of its tenants.

## Property Highlights

- 44,500 sq ft building (Will Sub-divide)
- 3.5 acre site
- Multi-use office/educational/retail/showroom/medical building
- Safe, convenient campus-like setting
- On-site parking for 200 cars (possible additional parking by agreement with abutters)
- 75,000 +/- daily traffic count on I-91
- Prominent location with Interstate 91 highway visibility
- Regional location at crossroads of Western Massachusetts
- Easy access to I-91, Route 5 (Riverdale Street) and I-90 (Massachusetts Turnpike), all within 1 mile.
- Restaurants, shopping centers and services located within 1 mile on the busy Route 5 (Riverdale Street) retail corridor include Costco, Home Depot, Kohl's, Rave Cinemas, Michael's Crafts, Dick's Sporting Goods, Olive Garden, Raymour & Flanigan, Staples, Outback Steakhouse, Carrabba's Italian Grill, Stop & Shop, Hampton Inn, Comfort Inn, etc.
- Public transportation (PVRTA) bus stop within .5 mile
- 3 loading docks and 1 drive-in overhead door
- Masonry and steel construction
- Gas heat and 1,000-amp electrical service
- Fire sprinkler system
- 15'-17' ceiling heights
- Zoning: Business BB