

FOR SALE

FULLY-LEASED OFFICE/RETAIL SPACE AT SUMNER PLACE

2,710 SF | \$299,000



34 Sumner Avenue

Springfield, Massachusetts 01108

Property Highlights

- 2,710 SF Commercial Office/Retail Unit
- New 36-Month Lease with a National Professional Childhood Education Tenant
- Located Directly Across from Sumner Avenue Elementary & Preschool in the Historic Forest Park Neighborhood
- Currently Configured with 5 Offices, Reception and Waiting Area, Kitchen/Break Room, 2 Bathrooms, and Storage Area
- 3 Deeded Parking Garage Units plus Private Parking Lot with Dedicated Reserved Tenant Parking
- Professionally Managed and Well-Maintained Private Condominium Building with 48 Residential Units, Common Areas Fully-Renovated in 2023
- First Floor, Ground-Level Space with Dedicated Private Entrance and Direct Street Access, Lots of Windows and Natural Lighting
- Easy Highway Access (.8 miles to I-91)
- High Traffic Location / On Bus Route

OFFERING SUMMARY

Available SF	2,710 SF
Sale Price	\$299,000
Cap Rate	8% - Year 1 NOI

LEASE TERMS

Commencement	12/1/2024
Expiration	11/30/2027
Rent Year 1	\$17.71 SF (Modified Gross)
Escalations	4% Annually



For more information

Liam Reynolds

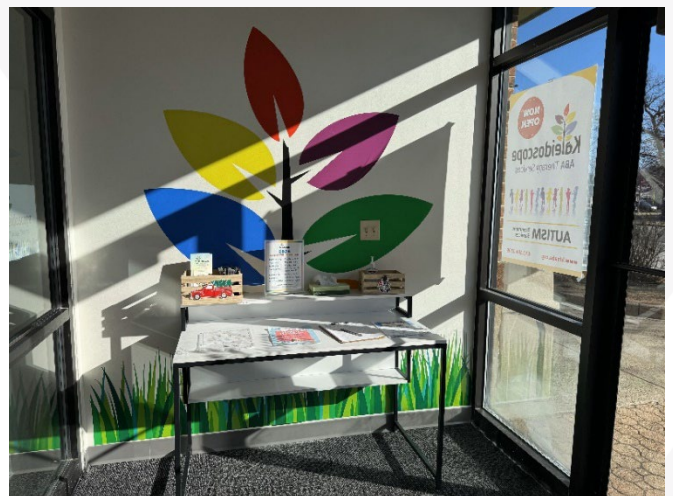
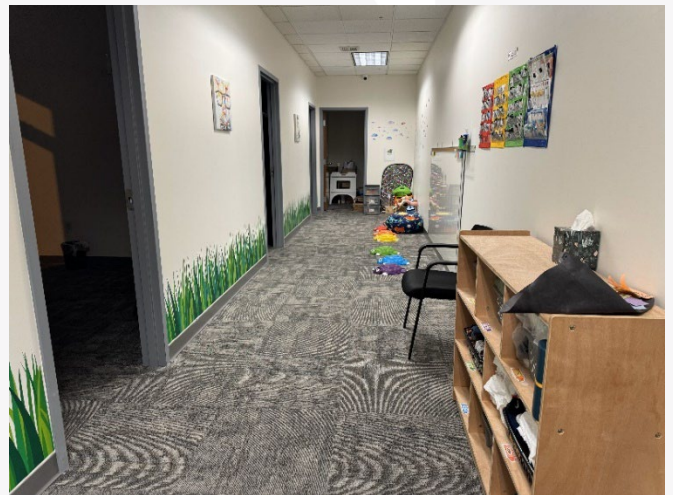
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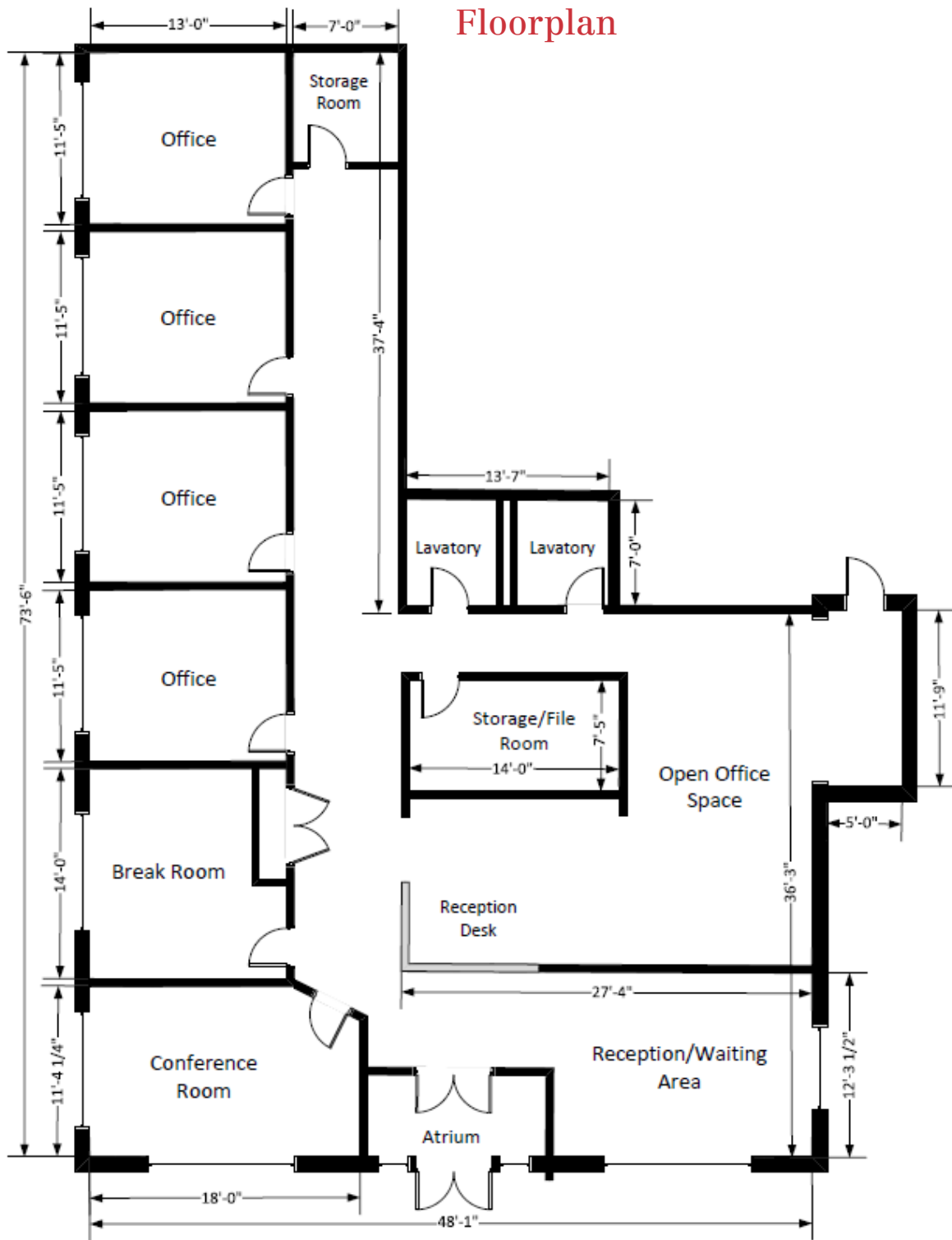
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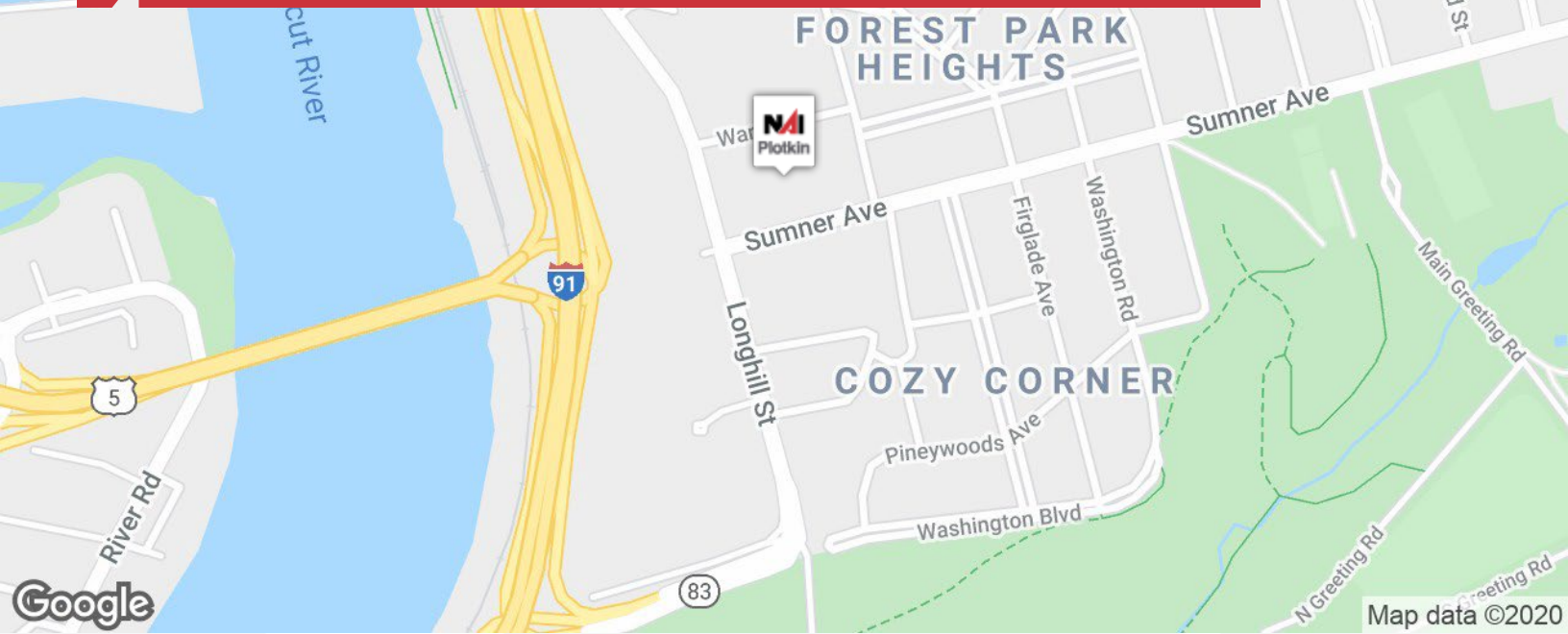
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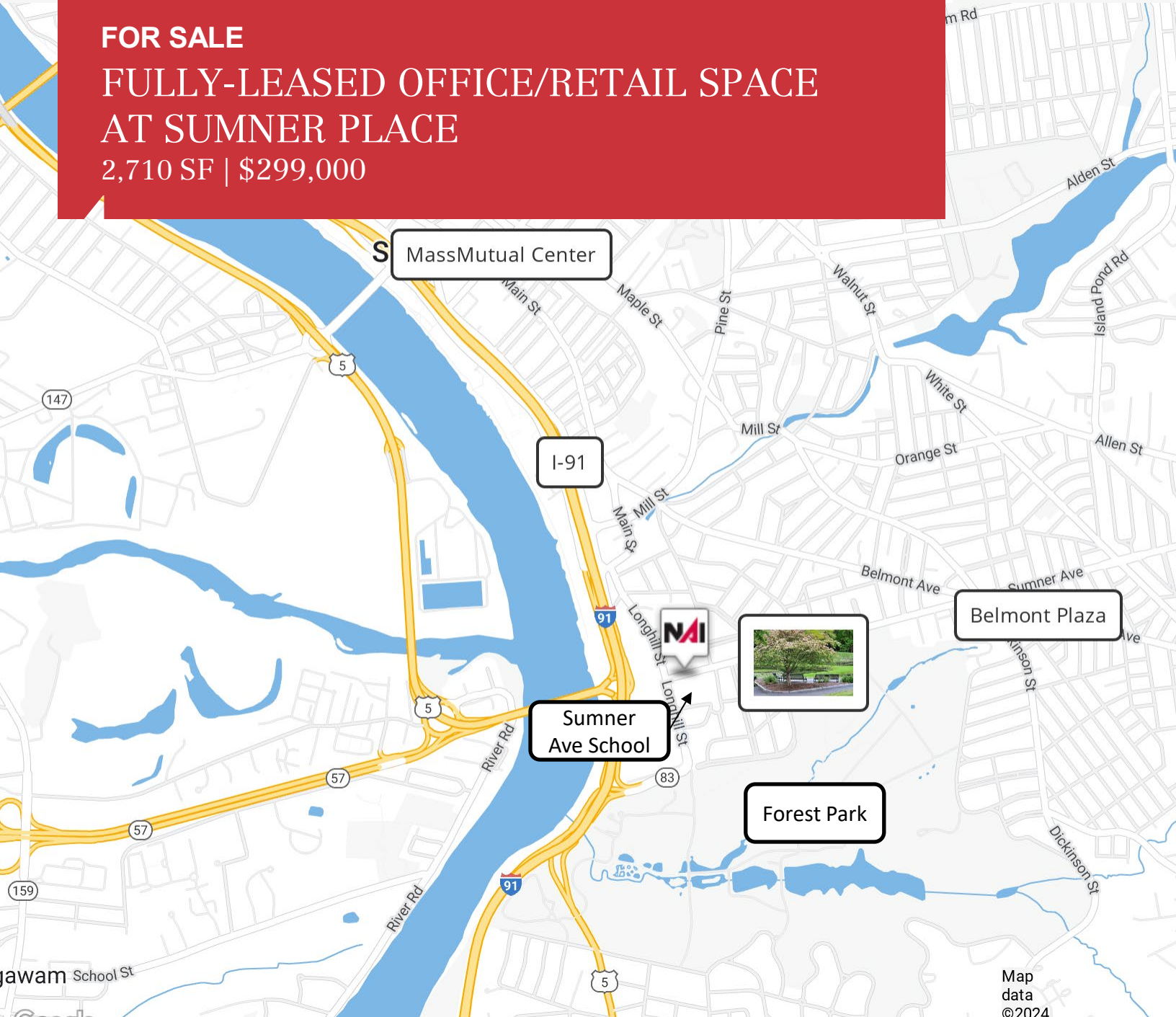
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Map
data
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Nearby

FOREST PARK
INTERSTATE 91
MASSMUTUAL CENTER
NEARBY SHOPPING

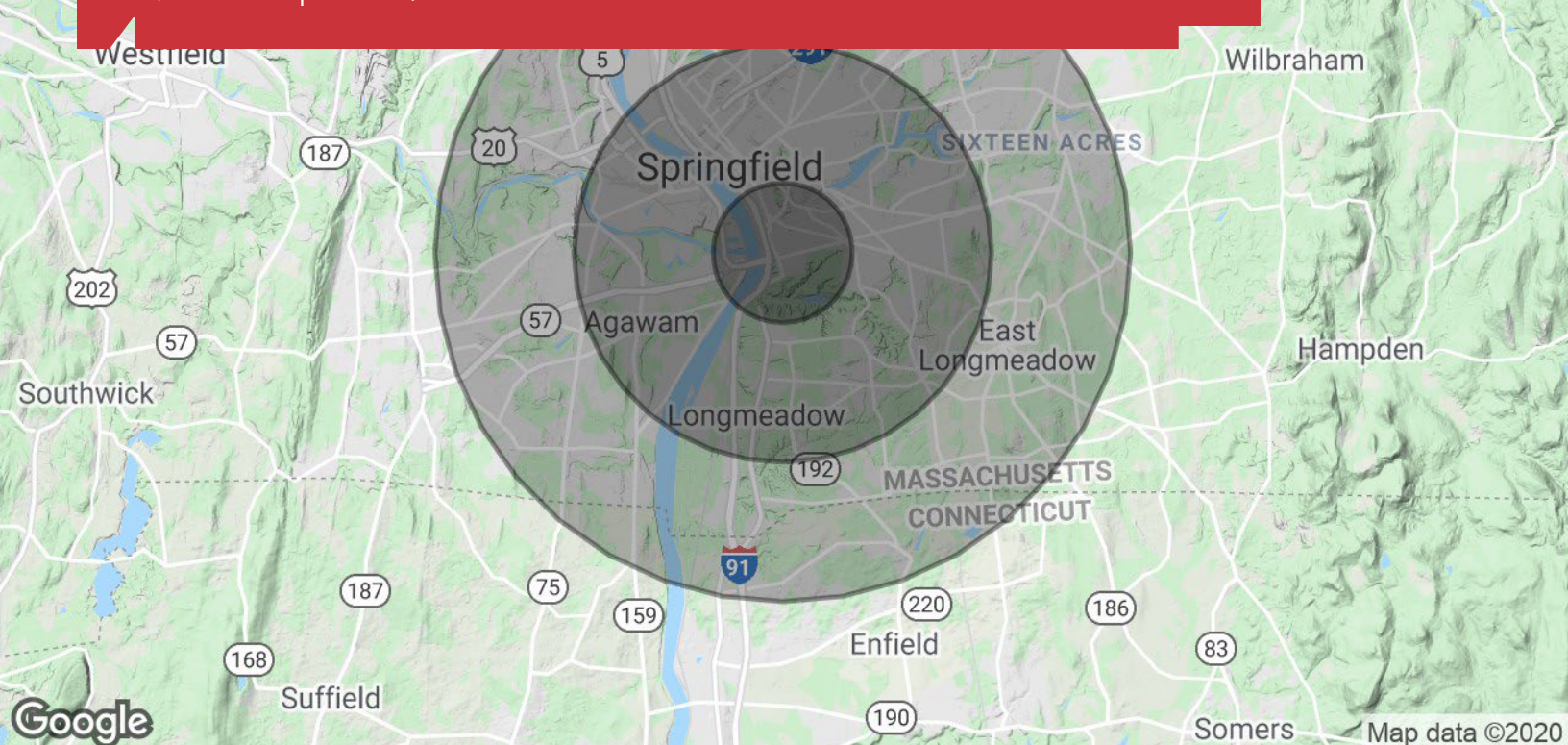
Miles

.9
.8
1.6
1.1

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Nearby

	Miles
FOREST PARK	.9
INTERSTATE 91	.8
DOWNTOWN SPRINGFIELD	1.6
NEARBY SHOPPING	.8

Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	15,613	124,337	261,523
MEDIAN AGE	29.5	32.3	34.7
MEDIAN AGE (MALE)	28.1	31.5	33.3
MEDIAN AGE (FEMALE)	30.6	33.2	36.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,999	45,860	97,774
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$40,394	\$52,219	\$56,887
AVERAGE HOUSE VALUE	\$217,646	\$239,917	\$237,144