

# Trophy 2nd Generation QSR with Drive-Thru



For Sale or Lease

**1535 Memorial Drive | Chicopee, MA**  
**1,714 SF | 0.46 AC**



# Executive Summary

## QSR with Drive-thru For Sale or Lease

Conviser Property Group is pleased to present **1535 Memorial Drive, Chicopee, Massachusetts, a 1,714 SF, freestanding second-generation QSR with drive-thru, located on the high-traffic Memorial Drive (Route 33) corridor.** Formerly a long-standing, profitable Dairy Queen, the property is now vacant and positioned for immediate reuse by a QSR or fast-casual operator.

The site benefits from **visibility to over 25,000 vehicles per day**, strong national retail adjacency, and excellent access to I-90, I-391, and US-202. The **0.46-acre double lot** includes on-site parking, an efficient drive-thru, outdoor patio area, and existing restaurant infrastructure, offering a compelling opportunity.

### Property Stats

Property Address	1535 Memorial Drive, Chicopee, MA
Building Size (SF)	1,714 SF
Lot Size (AC)	0.46 AC
Parking Spaces	20
Sale Price	\$1,200,000
Lease Rate	Negotiable
TI Package	Available

### Demographics

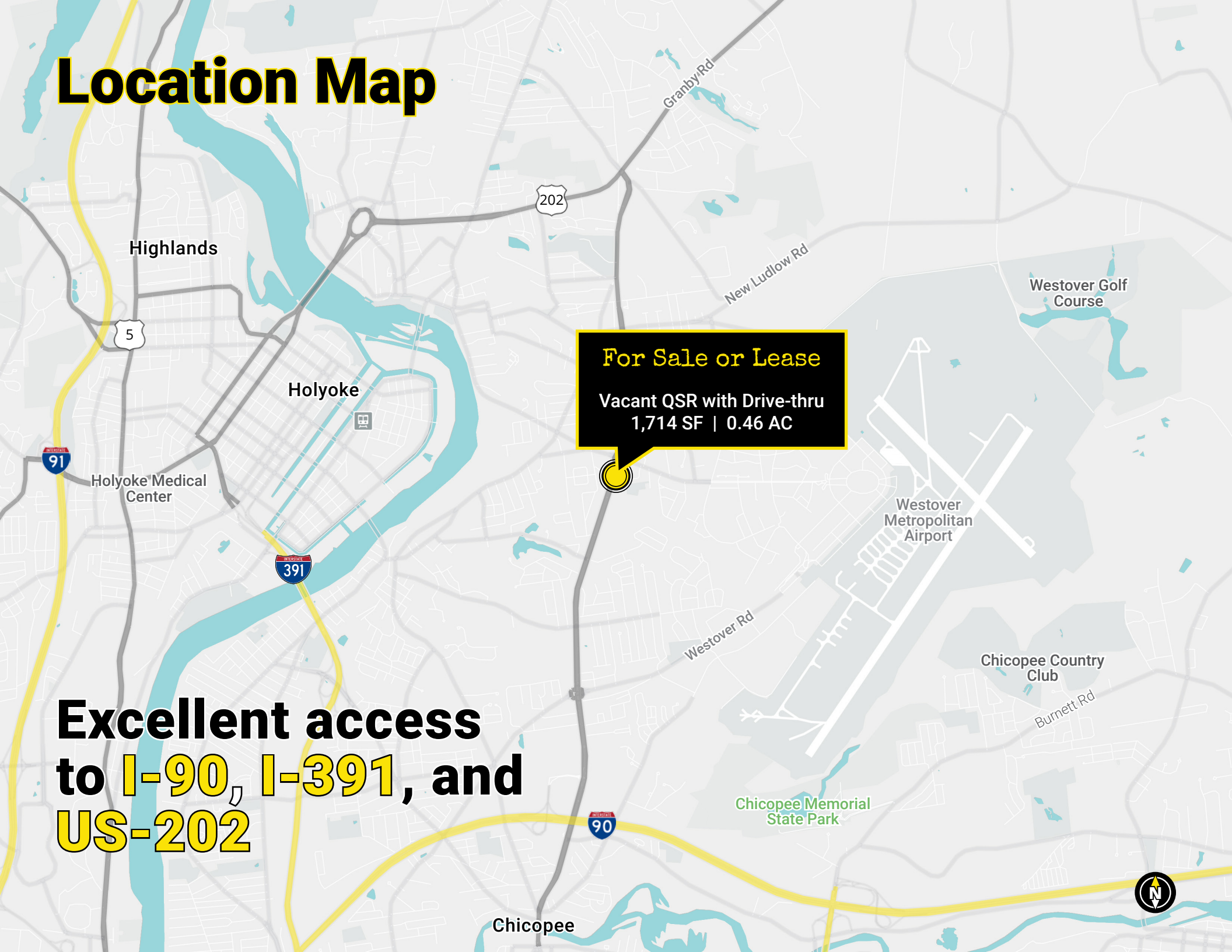
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Population	9,369	64,232	144,482
Total Households	4,317	27,669	59,753
Average HH Income	\$92,980	\$90,688	\$93,090
Median Age	42	40	39
Total Businesses	265	2,342	5,151
Total Daytime Employees	2,360	27,668	63,017

Source: AGS

### Investment Highlights

- Proven Second-Generation QSR Location
- Exceptional Traffic & Visibility – 25K VPD along Memorial Drive (Route 33)
- Prime Corner, Double-Lot
- Turnkey Restaurant Infrastructure
- High-Efficiency Drive-Thru & Outdoor Patio
- Strong Retail Adjacency
- Excellent Regional Access

# Location Map



**For Sale or Lease**

Vacant QSR with Drive-thru  
1,714 SF | 0.46 AC

**Excellent access  
to I-90, I-391, and  
US-202**



# Retail Map

For Sale or Lease

Vacant QSR with Drive-thru  
1,714 SF | 0.46 AC

Prospect St

James St

Memorial Dr | AADT: ±25,000



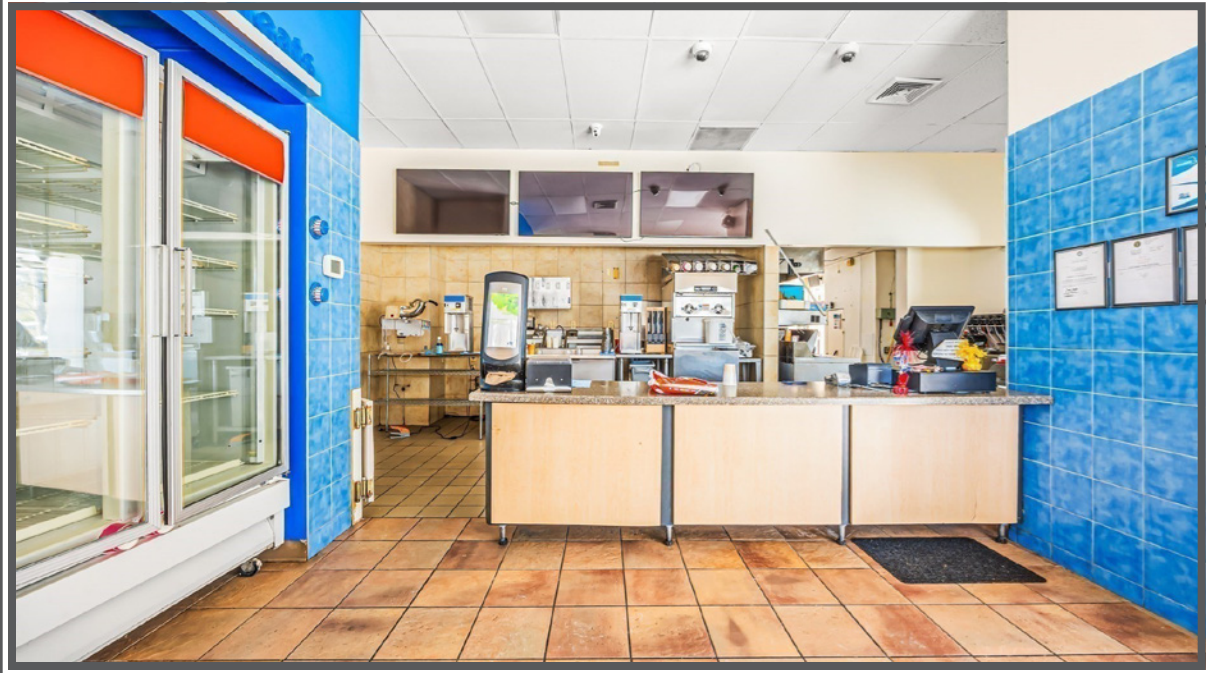
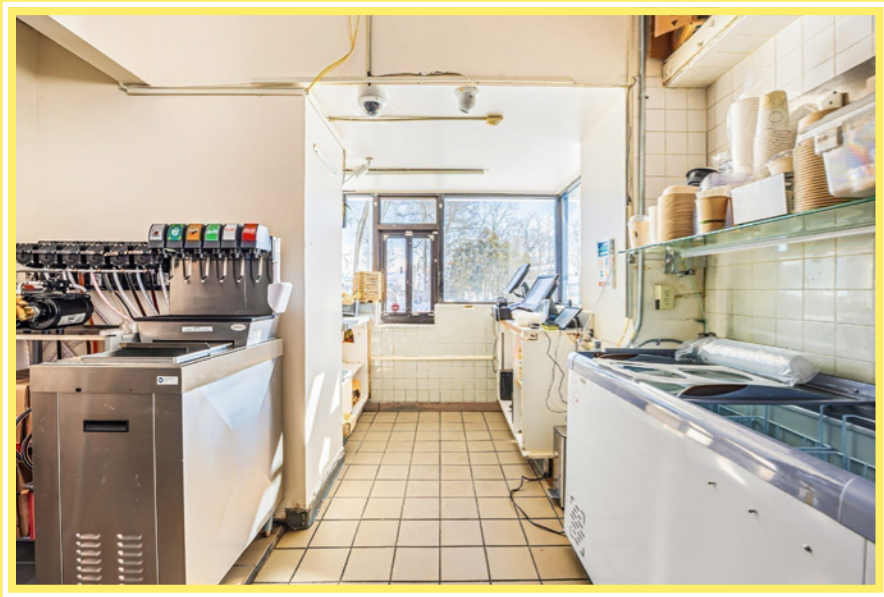
# Property Photos

**QSR with Drive-thru  
For Sale or Lease**



# Property Photos

**QSR with Drive-thru  
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# Find Your Place.

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