

# RETAIL FOR LEASE

451 Memorial Drive, Chicopee, MA

TOTAL SIZE: UP TO 8,000 SF



ASKING PRICE: CALL BROKER FOR PRICING

**DANIEL N. HANNOUSH**  
PRINCIPAL

413-313-5067  
danny@ddmproperty.com  
166 South Blvd, Unit C  
West Springfield, MA 01089



DDM PROPERTY GROUP

www.ddmproperty.com

# PROPERTY HIGHLIGHTS:

## PROPERTY HIGHLIGHTS

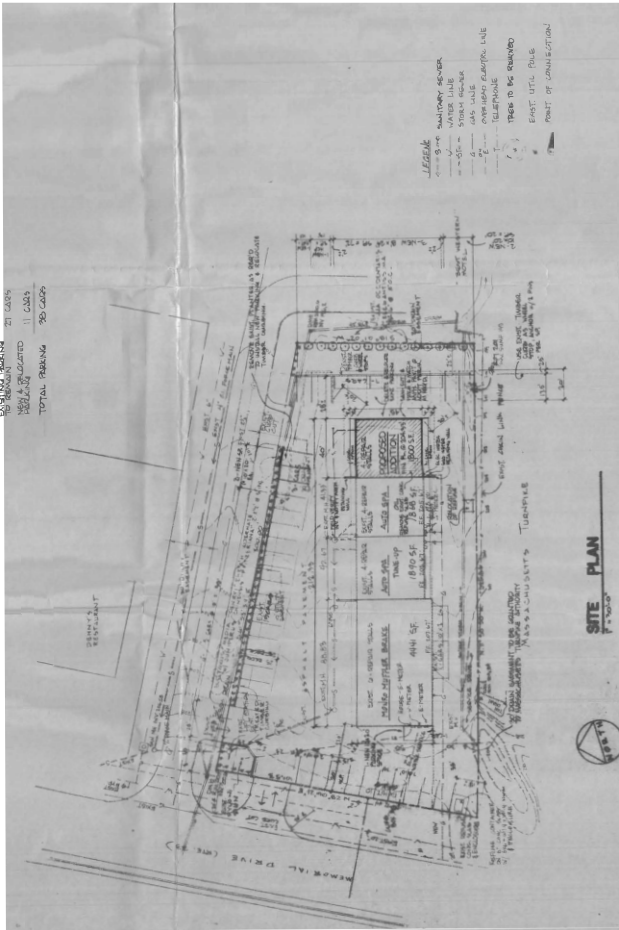
Join Monro Muffler and neighboring tenants including: Chick-Fil-A, Walmart, and Aldi.

Signalized access.

30,300 ADT on Memorial Drive.

## OFFERING SUMMARY

LEASE RATE	Call for pricing
LAND SIZE	1.07 AC
AVAILABLE SF	2,000 - 8,000SF



CALL BROKER FOR PRICING

# RETAIL FOR LEASE

451 Memorial Drive, Chicopee, MA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker or property owner.

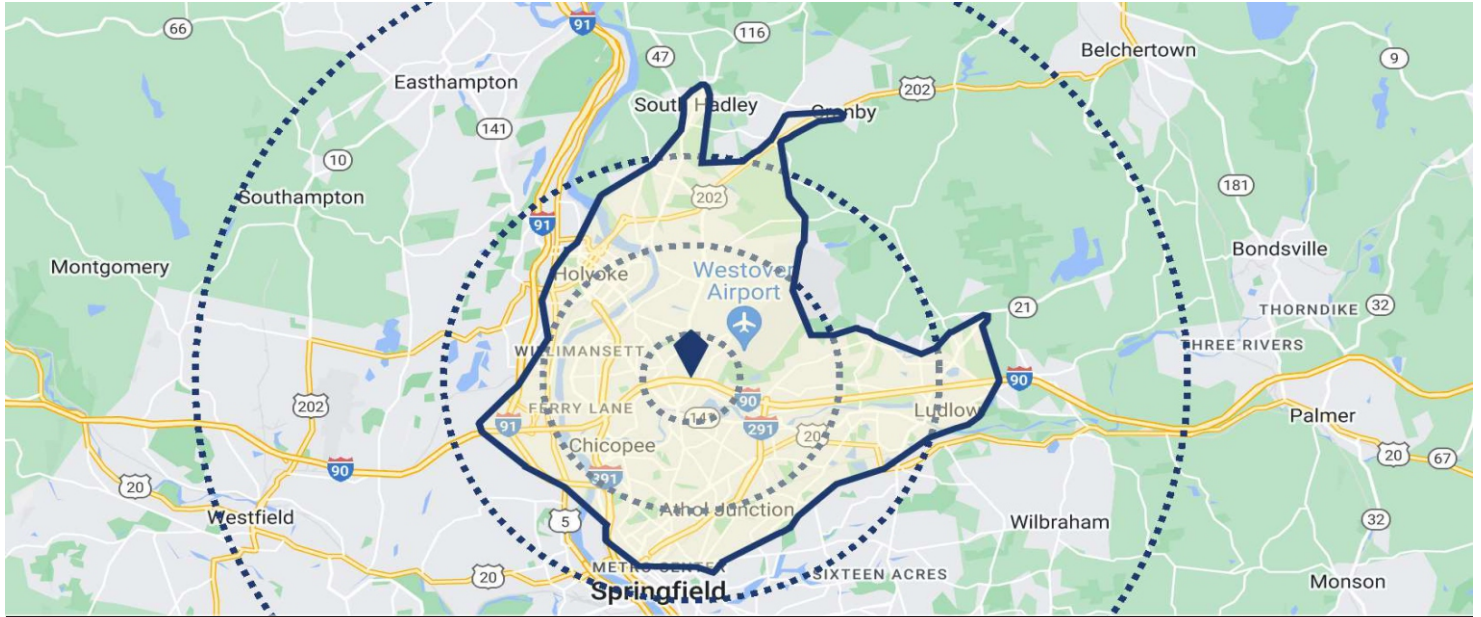
CONTACT HERE FOR MORE INFORMATION

## DANIEL N. HANNOUSH

PRINCIPAL

413-313-5067  
 danny@ddmproperty.com  
 166 South Blvd, Unit C  
 West Springfield, MA 01089

# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	8,907	78,008	218,849	447,462	160,980
5 Yr Growth	-0.9%	-0.9%	-0.8%	-0.9%	-3.1%
Median Age	44	39	38	40	39
5 Yr Forecast	44	41	39	40	40
White / Black / Hispanic	89% / 5% / 17%	85% / 9% / 35%	77% / 16% / 42%	81% / 12% / 28%	80% / 13% / 41%
5 Yr Forecast	89% / 5% / 17%	85% / 9% / 35%	77% / 16% / 42%	81% / 12% / 28%	79% / 14% / 43%
Employment	4,961	39,275	162,008	247,700	72,399
Buying Power	\$235.6M	\$1.7B	\$4B	\$10.7B	\$3.3B
5 Yr Growth	1.3%	1.3%	0.6%	0.7%	-4.1%
College Graduates	15.4%	16.5%	17.9%	25.0%	23.4%
Household					
Households	4,078	32,249	86,327	174,977	66,029
5 Yr Growth	-1.0%	-1.0%	-0.9%	-0.9%	-3.3%
Median Household Income	\$57,785	\$51,654	\$46,770	\$61,127	\$49,633
5 Yr Forecast	\$59,128	\$52,864	\$47,478	\$62,094	\$49,234
Average Household Income	\$70,554	\$66,038	\$64,806	\$82,464	\$67,949
5 Yr Forecast	\$71,891	\$67,298	\$65,989	\$83,875	\$67,520
% High Income (>\$75K)	34%	32%	31%	41%	32%
Housing					
Median Home Value	\$190,426	\$186,480	\$187,811	\$231,556	\$224,709
Median Year Built	1958	1953	1954	1957	1952
Owner / Renter Occupied	60% / 40%	56% / 44%	50% / 50%	61% / 39%	49% / 51%

CALL BROKER FOR PRICING

## RETAIL FOR LEASE

451 Memorial Drive, Chicopee, MA

CONTACT HERE FOR MORE INFORMATION

## DANIEL N. HANNOUSH

PRINCIPAL

413-313-5067  
 danny@ddmproperty.com  
 166 South Blvd, Unit C  
 West Springfield, MA 01089

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker or property owner.

# PROPERTY PICTURES



CALL BROKER FOR PRICING

**RETAIL FOR LEASE**

451 Memorial Drive, Chicopee, MA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker or property owner.

CONTACT HERE FOR MORE INFORMATION

**DANIEL N. HANNOUSH**  
PRINCIPAL

413-313-5067  
danny@ddmproperty.com  
166 South Blvd, Unit C  
West Springfield, MA 01089