

# 68 BALDWIN STREET

68 Baldwin Street West Springfield, MA 01089



## OFFERING SUMMARY

Lease Rate:	\$2,000.00 per month (MG)
Building Size:	1,647 SF
Lot Size:	7,144 SF
Year Built:	1964
Renovated:	2016
Zoning:	BB1
Market:	Greater Springfield

## PROPERTY OVERVIEW

L&P Commercial is pleased to offer this free standing 1,647 SF flex type building for lease in West Springfield, Massachusetts. The building has 15 designated parking spaces and it was previously used by a small church. The building has central air and an overhead door can be reinstalled if someone needs to use the property for warehouse purposes. Baldwin Street is located directly off of Memorial Ave and across from the Eastern States Exposition which is home to the the Big E.

## PROPERTY HIGHLIGHTS

- Central Air conditioning
- 15 Parking Spaces
- Located Across from the Eastern States Exposition Entrance
- Overhead Door Opportunity
- Allows for Multiple Uses
- Professional Landlord



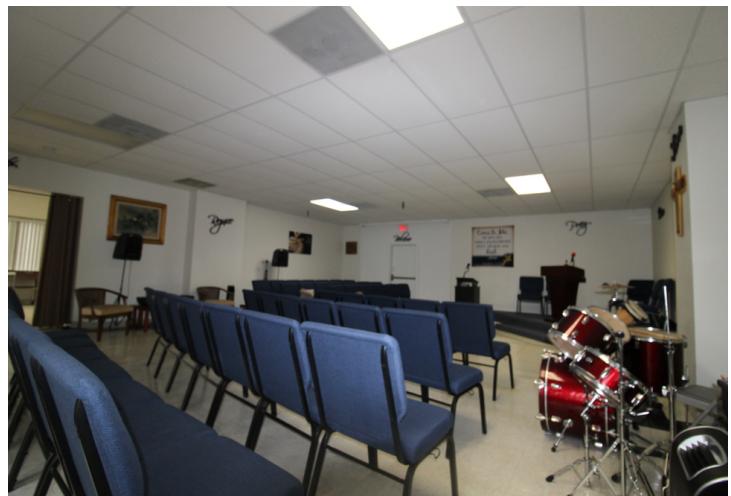
William Low, Jr.  
President

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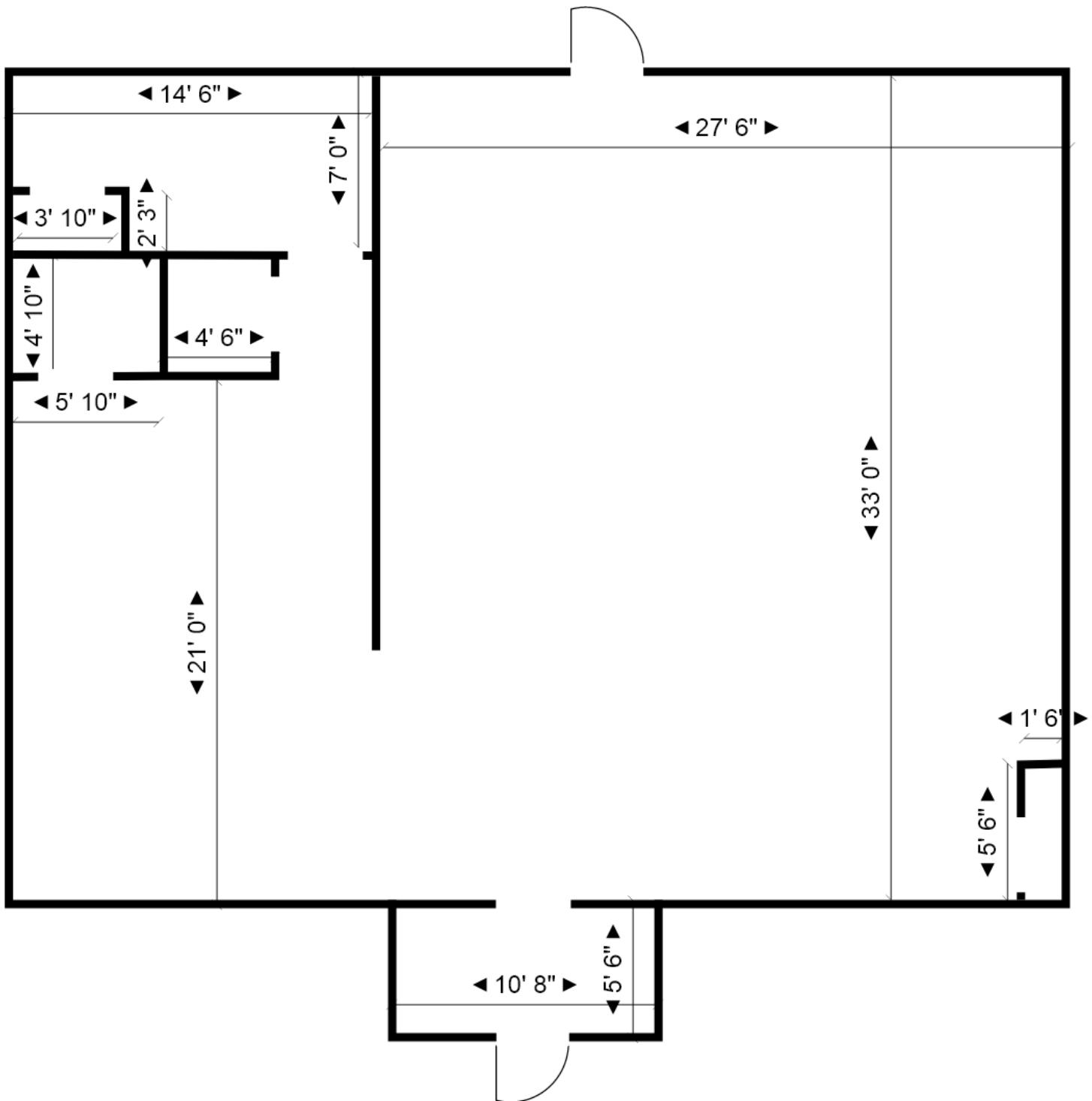
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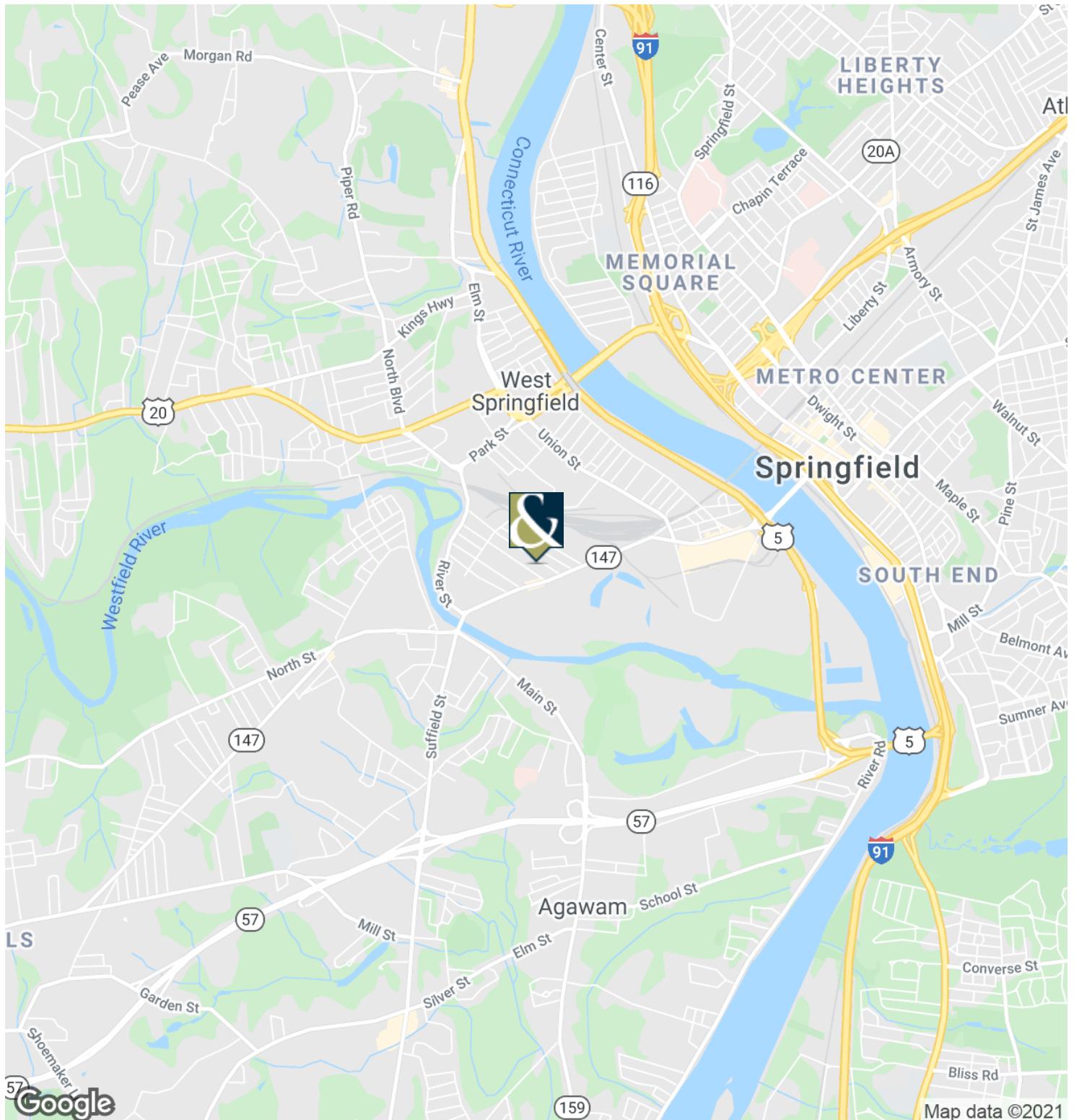
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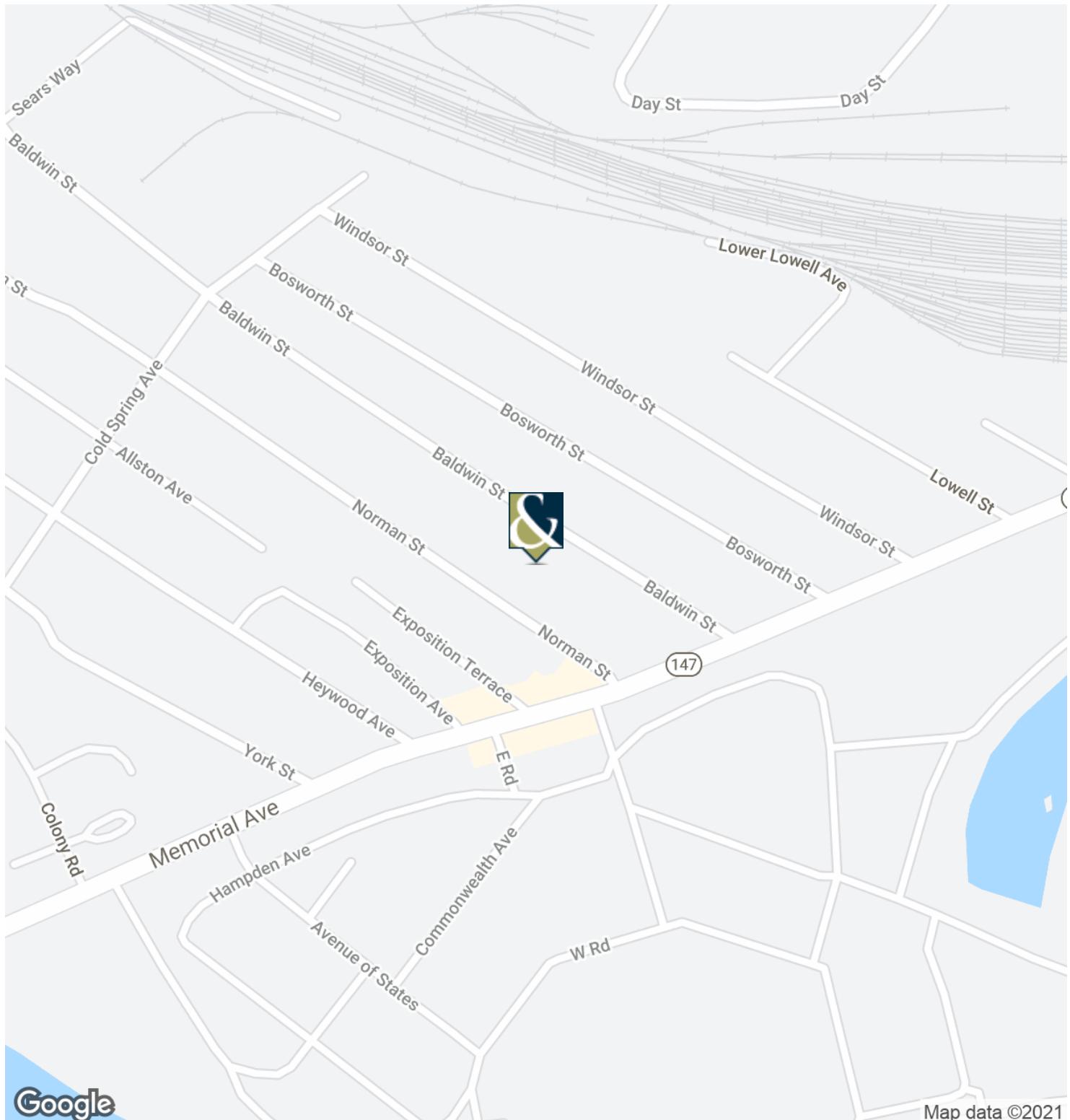
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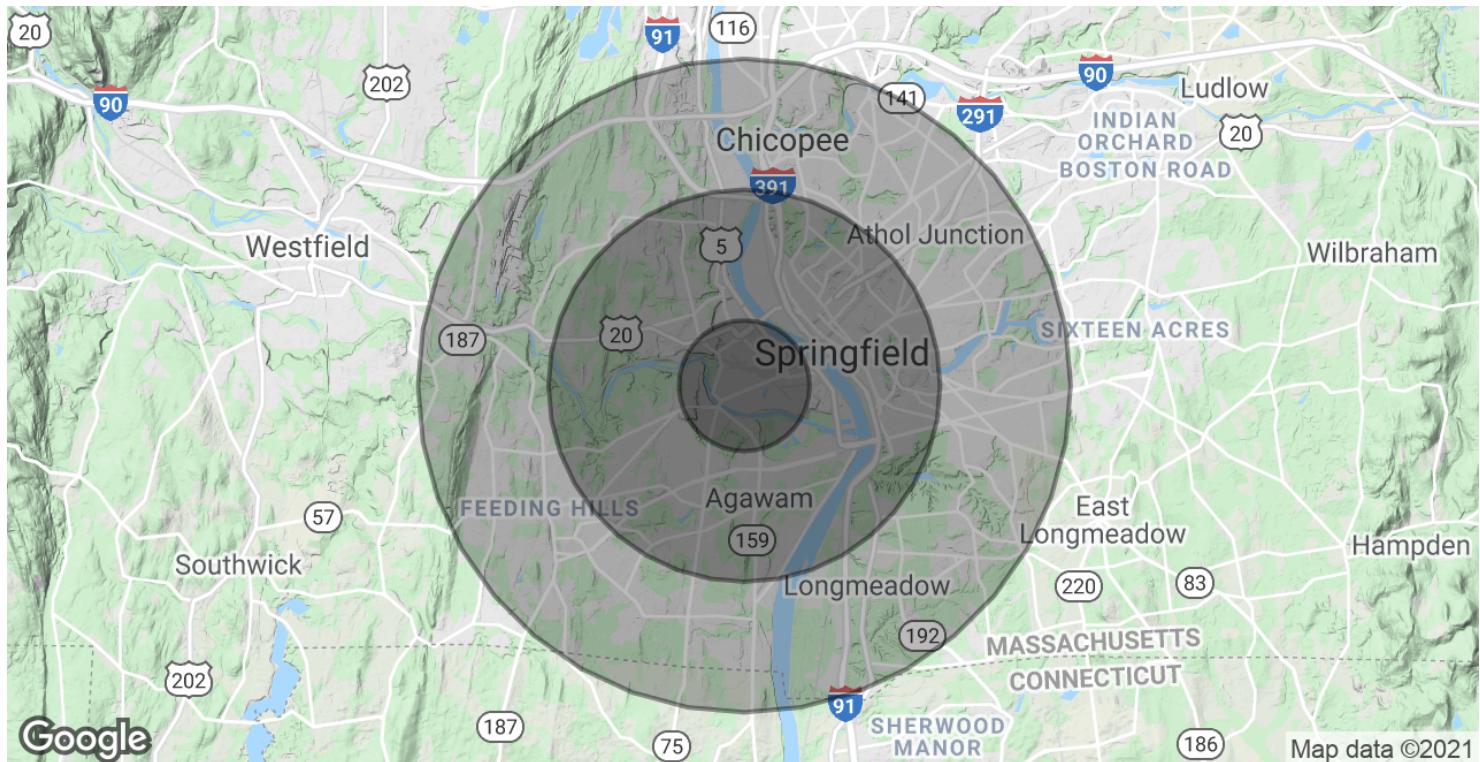
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,869	86,633	216,146
Average age	35.4	34.9	34.7
Average age (Male)	34.8	33.1	33.4
Average age (Female)	36.2	36.6	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,191	35,326	82,845
# of persons per HH	2.5	2.5	2.6
Average HH income	\$50,511	\$47,542	\$53,851
Average house value	\$216,656	\$228,286	\$238,059

\* Demographic data derived from 2010 US Census



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