



Exclusively listed by:

William Low, Jr.
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413.237.9692
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OFFICE PROPERTY FOR LEASE

294 NORTH MAIN STREET

East Longmeadow , MA 01028

L&P Commercial
200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	23,109 SF
Available SF:	10,850 SF
Lot Size:	2.65 Acres
Number of Units:	8
Year Built:	1996
Renovated:	2004
Zoning:	Commercial
Market:	Western Ma
Submarket:	Greater Springfield

PROPERTY OVERVIEW

Medical/Professional Office available. Near the center of town on Route 83. Within a 15 minute drive to both Baystate Medical Center and Mercy Hospital. Just a 25 minute drive to Bradley International Airport.

Situated in a bustling and easily accessible area, our medical office building is strategically located to attract a steady stream of patients. Close proximity to major highways, public transportation, and other essential amenities ensures convenience for both your staff and clients.

PROPERTY HIGHLIGHTS

- Centrally Located
- Ample Onsite Parking
- Built By The Best Known Medical Office Developer in The Region
- Competitive Lease Rates
- 25 Minutes to Bradley International Airport



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Tenant Space



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Available Space



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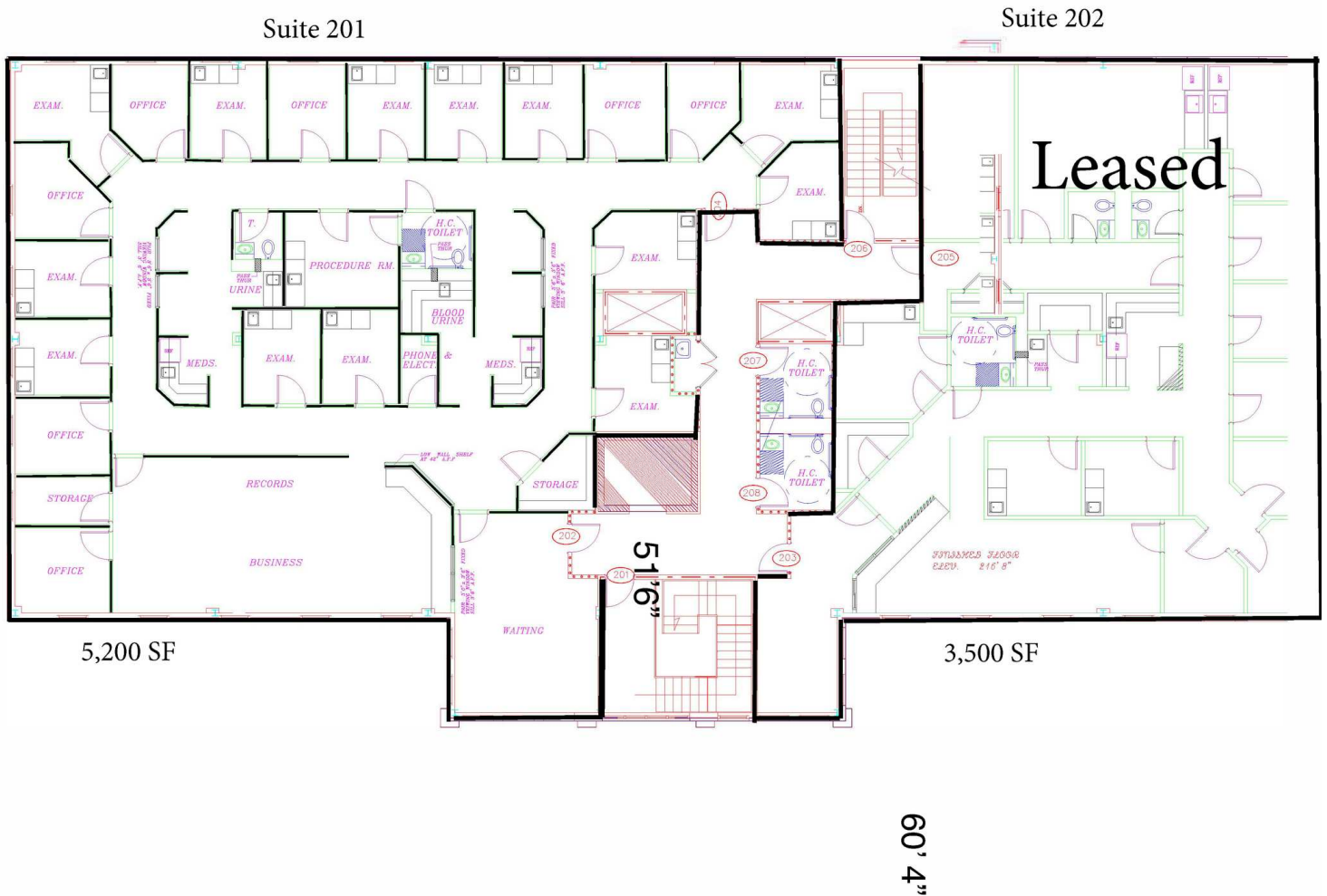
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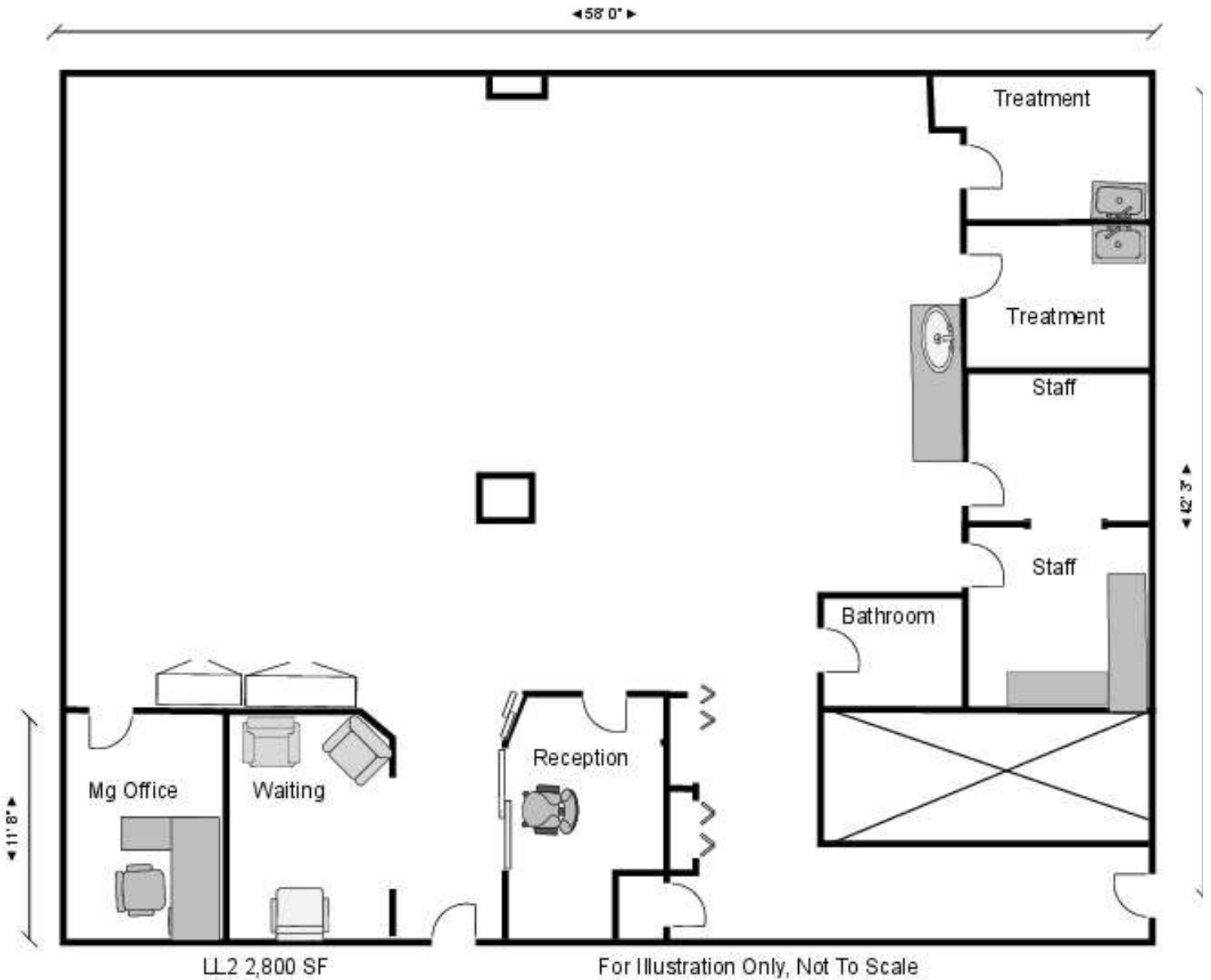
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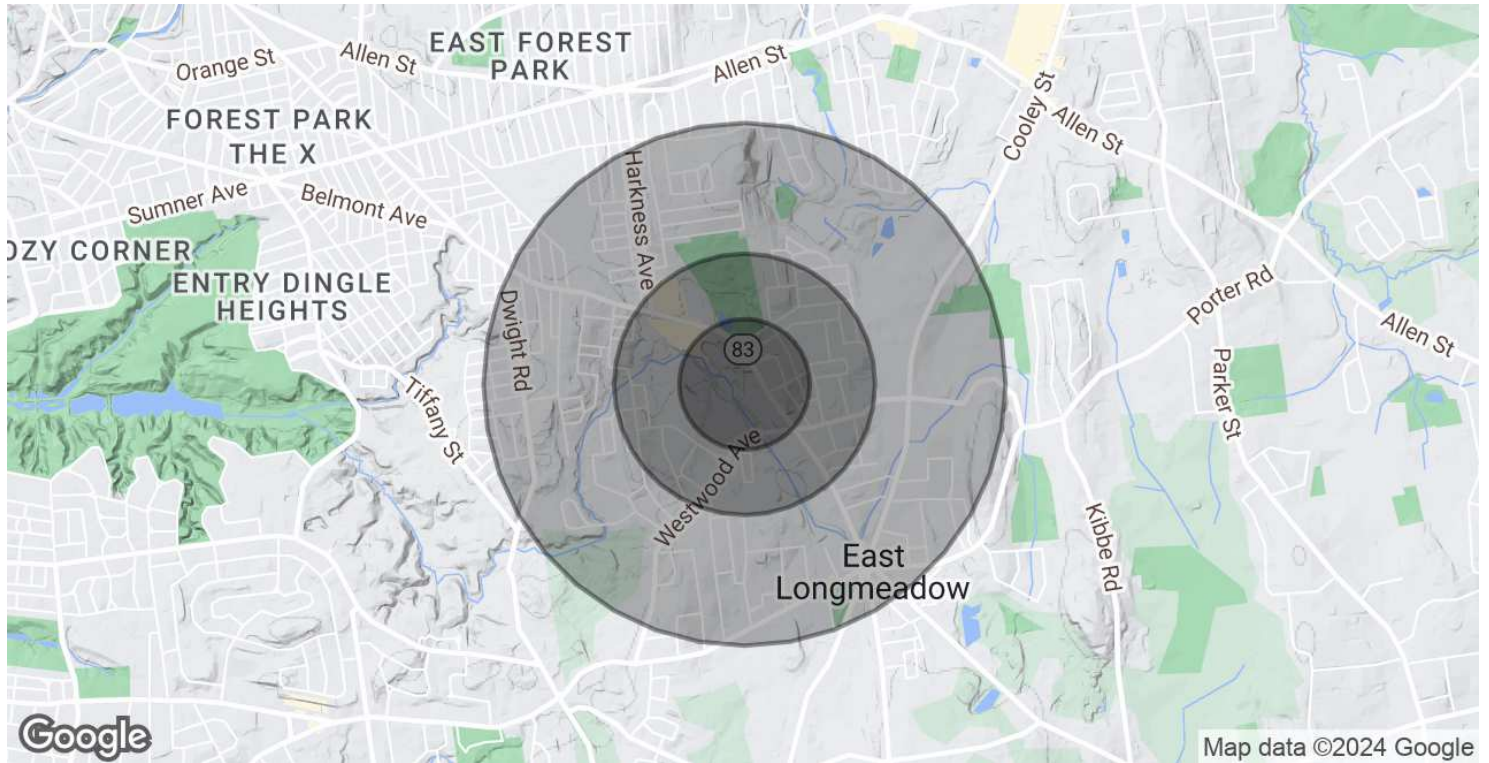
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	501	1,965	7,768
Average Age	35.2	35.9	38.3
Average Age (Male)	35.8	35.2	36.0
Average Age (Female)	36.5	37.7	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	179	719	2,973
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$88,709	\$87,923	\$83,065
Average House Value	\$253,130	\$245,187	\$224,810

* Demographic data derived from 2020 ACS - US Census



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