

For Lease

Office

\$27.00 SF/yr



53 Southampton Road

Westfield, Massachusetts 01085

Property Highlights

- Currently Available
- 2,311 Square Feet of Professional/Medical Office Space
- Former Medical Office Practice
- First Floor Suite that Consists of Reception/Waiting Area,
- Four (4) Examination Rooms, Nurses Stations, Private Office,
- Two (2) Handicapped Lavatories and Employee Breakroom
- The Suite and the Facility are Totally Handicapped Accessible
- Ample, Onsite Parking with Several Handicap Parking Spaces
- Nicely Landscaped and Well-Maintained Complex
- Lease Rate Includes Real Estate Taxes, Insurance, Common Area Maintenance and Utilities

Property Description

Former Medical Office Space. Located on Route 10-202, 1.5 Miles to Downtown Westfield, .10 Mile to Interstate 90, Exit 41, 15 Miles to I-91 and on Bus Route.

OFFERING SUMMARY

Available SF	2,311 SF
Lot Size	4.43 Acres
Building Size	60,186 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,787	\$93,289
3 Miles	27,890	\$105,591
5 Miles	64,646	\$117,891



For more information

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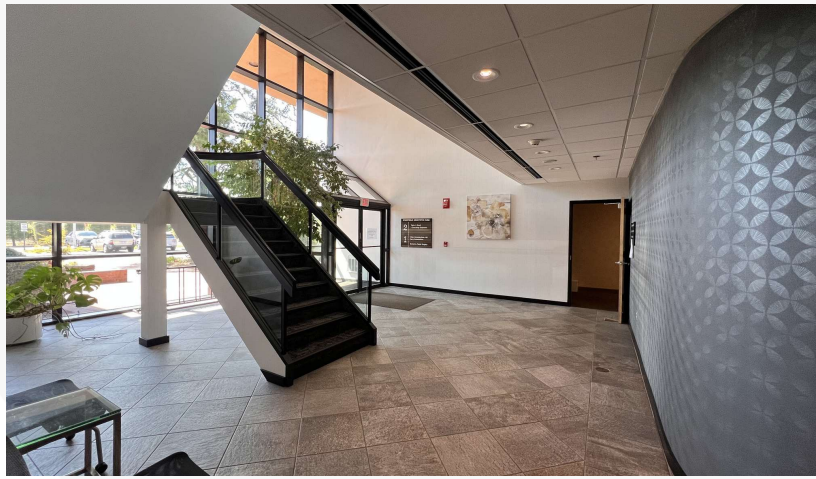
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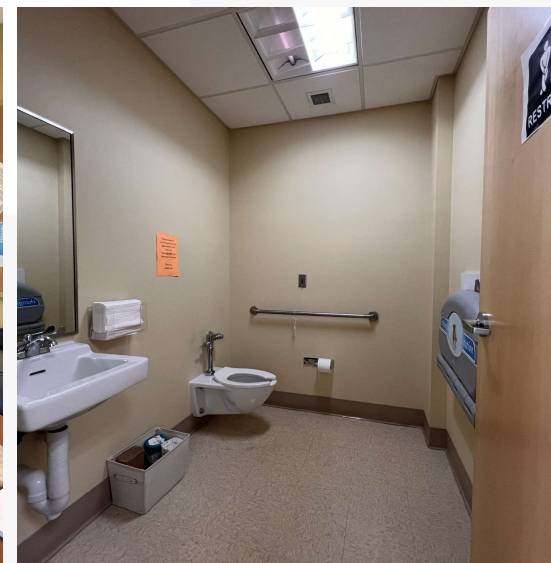
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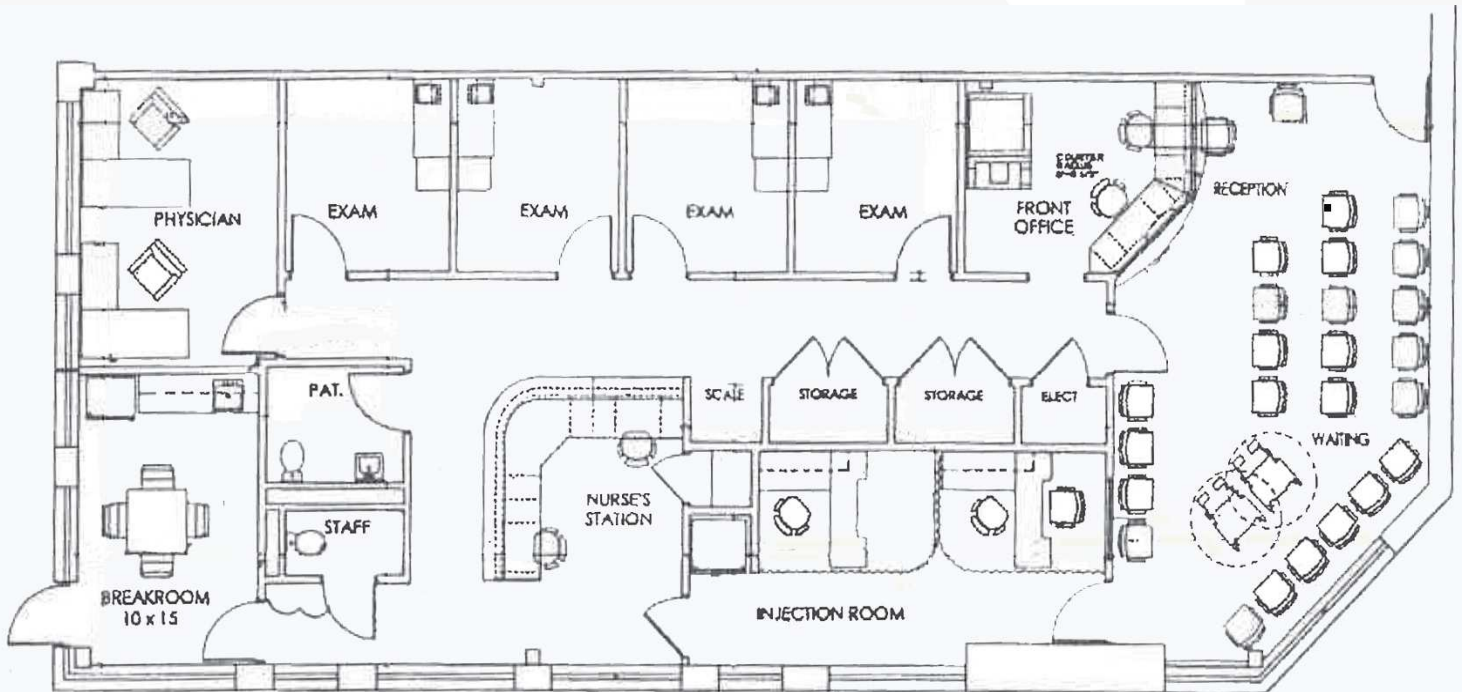
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Office - Floor Plan

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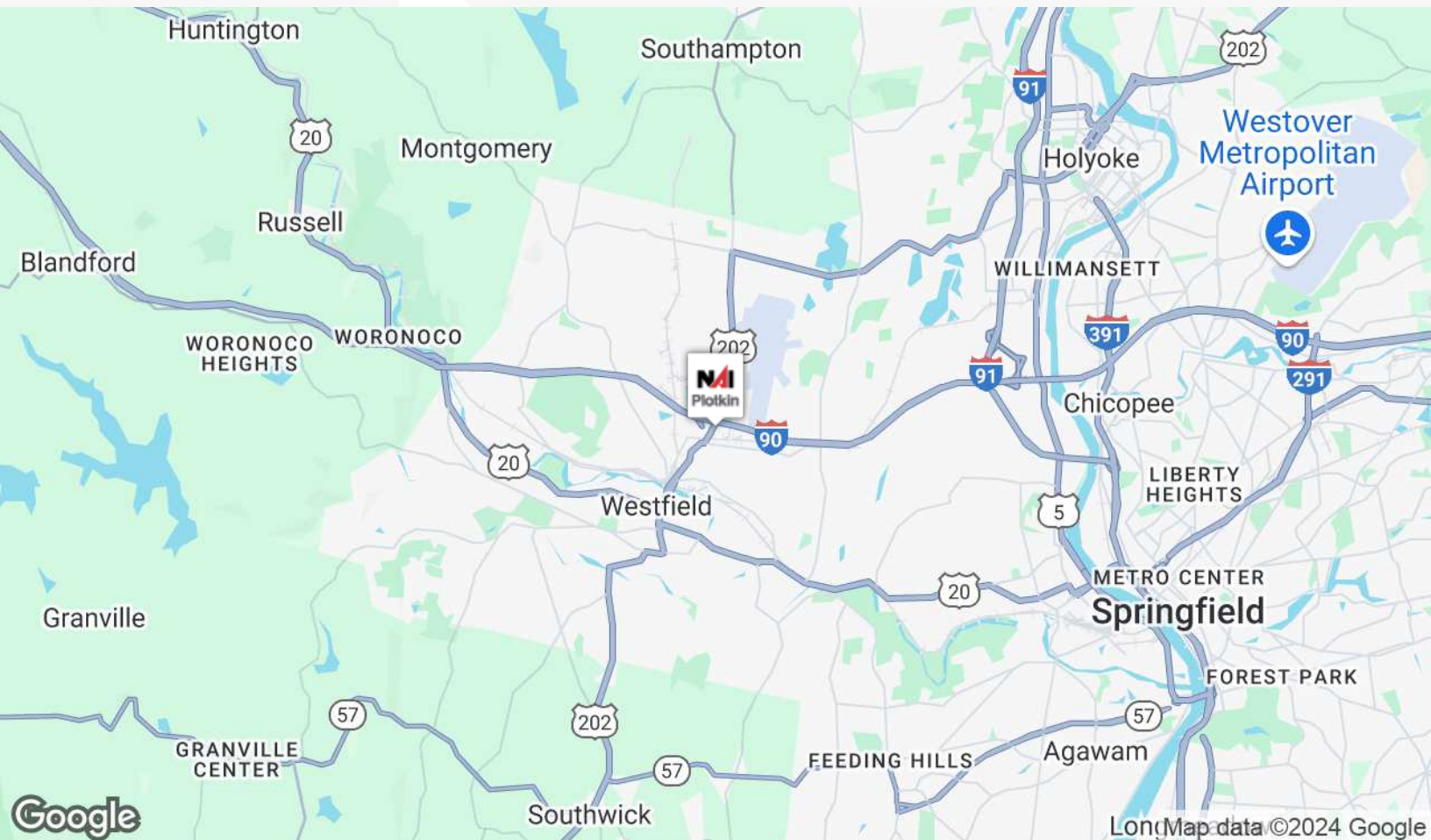
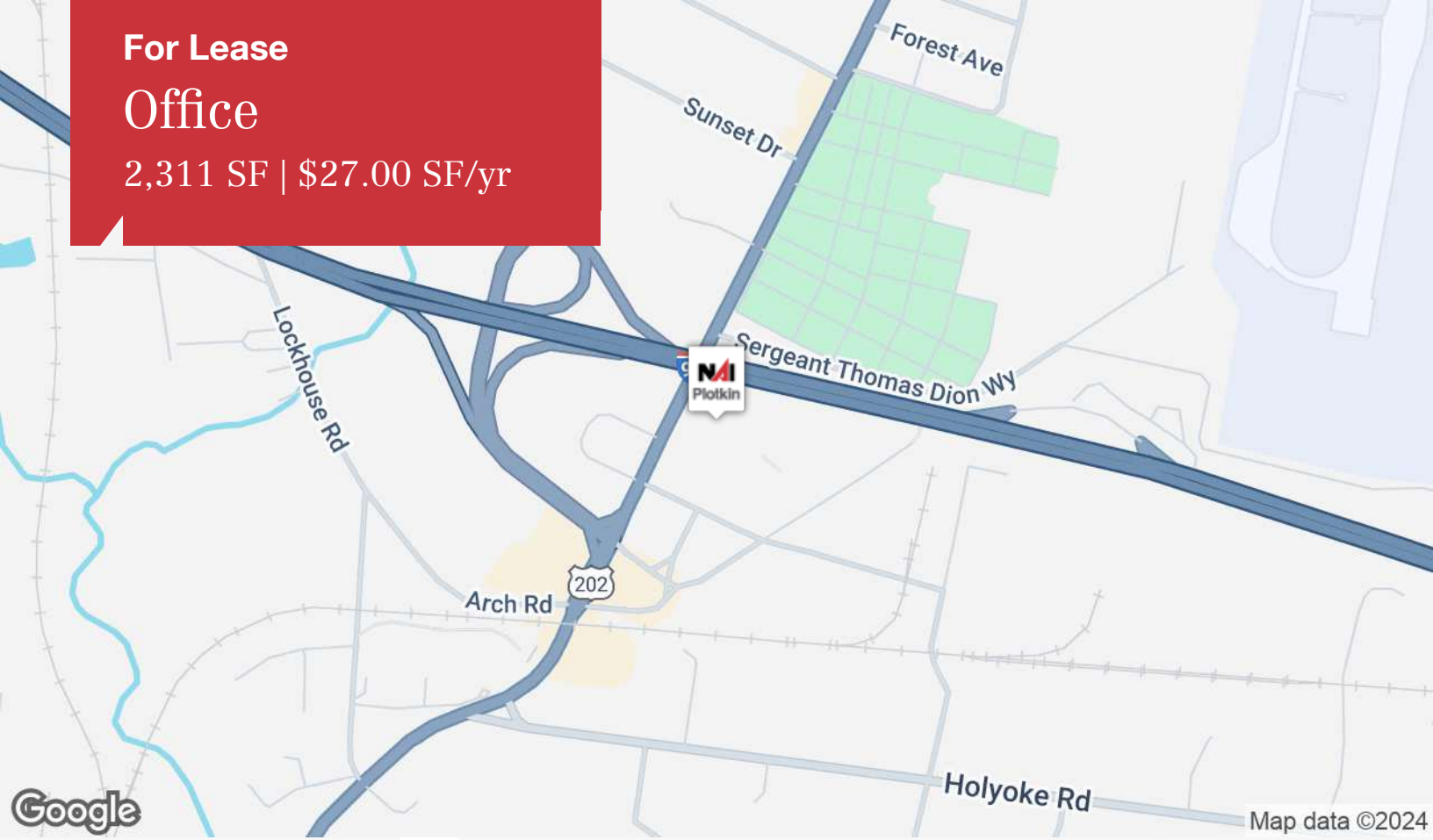
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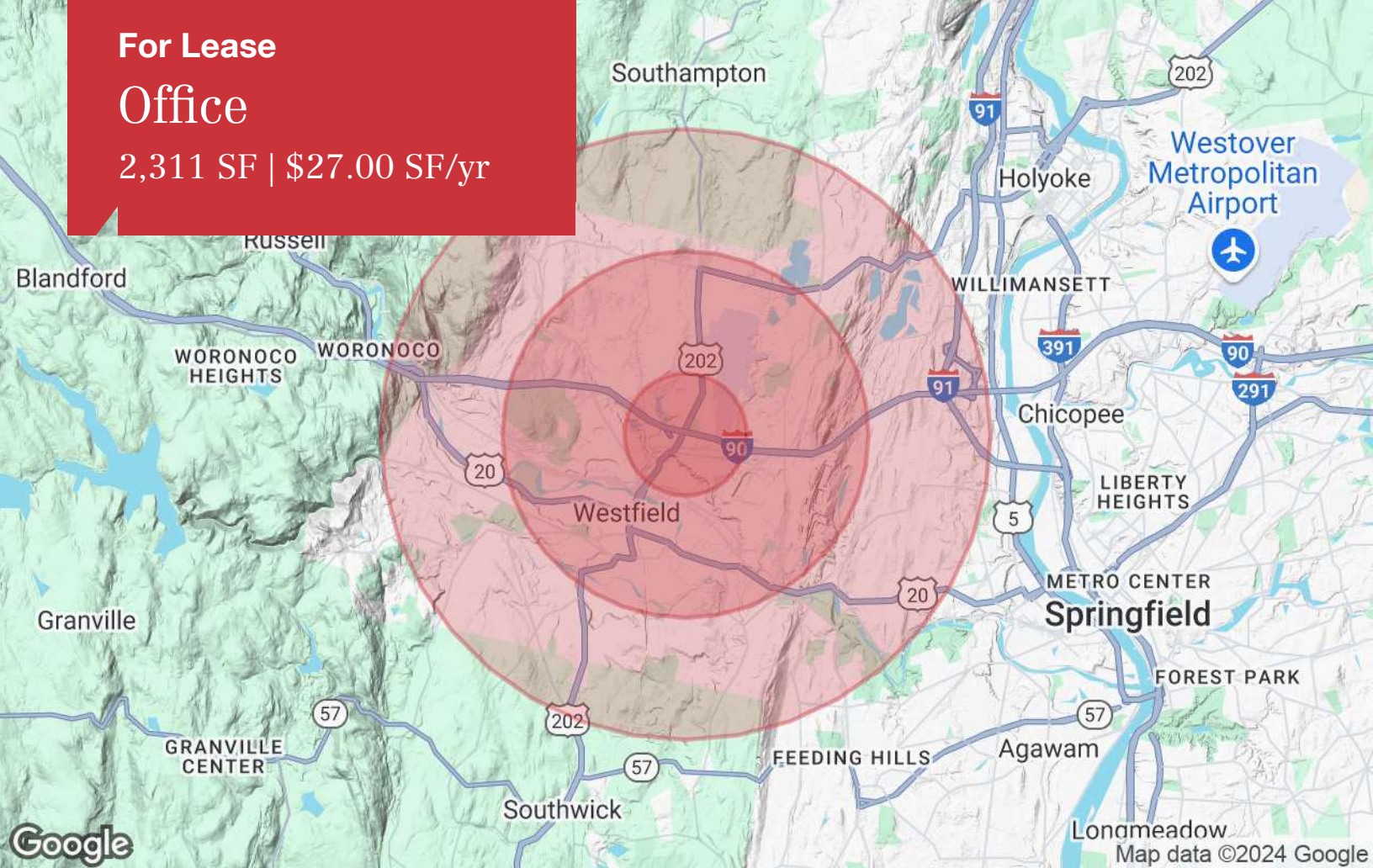
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,787	27,890	64,646
MEDIAN AGE	39	42	43
MEDIAN AGE (MALE)	38	41	42
MEDIAN AGE (FEMALE)	40	44	44

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,092	11,648	25,779
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$93,289	\$105,591	\$117,891
AVERAGE HOUSE VALUE	\$330,438	\$338,587	\$368,210

Race

	1 Mile	3 Miles	5 Miles
% WHITE	84.1%	88.2%	89.4%
% BLACK	3.4%	2.4%	2.6%
% ASIAN	2.6%	3.2%	2.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.3%	0.3%
% OTHER	9.4%	5.9%	4.8%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	18.7%	12.7%	11.4%

* Demographic data derived from 2020 ACS - US Census