

# Retail Available for Lease

## Heritage Park Plaza

406 North Main Street, East Longmeadow, MA



### Property Information

<b>Address:</b>	406 North Main Street, East Longmeadow, MA	<b>Utilities:</b>	Municipal Water / Sewer, Natural Gas
<b>GLA:</b>	116,840 +/- sf	<b>Parking Spaces:</b>	736 spaces
<b>Land Area:</b>	47.52 +/- acres	<b>Parking Ratio:</b>	6.3 per 1,000 sf
<b>Available:</b>	2,376 +/- sf (Unit P) 4,280 +/- sf (Unit Q) *Units P & Q can be combined for 6,656 +/-sf	<b>Traffic Counts:</b>	19,200 +/- VPD

### Trade Area Demographics

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	11,141	91,608	203,834
<b>Households:</b>	4,478	32,779	73,913
<b>AVG. HH Income:</b>	\$72,874	\$69,788	\$63,617



Heritage Park Plaza is a premier 116,840 square foot grocery-anchored shopping center located along route 83 in East Longmeadow, Massachusetts. This quality shopping center is anchored by Stop & Shop, New England's premier grocer. Heritage Park Plaza benefits from a diverse tenant roster of national and regional retailers including Petco, Dollar Tree, Panera Bread, Orangetheory Fitness, Pure Barre 99 Restaurant & Pub, Game Stop, GNC, Great Clips, and H&R Block. The shopping center is strategically situated on Route 83, one of East Longmeadow's major thoroughfares featuring traffic counts of over 19,200 vehicles per day. The site boasts light controlled access, ample parking and high visibility with approximately 1,380 feet of frontage.

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