



## Main Street Springfield Office Building

**1242 MAIN STREET**

Springfield, MA 01103

Presented By:

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73 Chestnut Street Springfield, MA 01103

**JENNINGS-RE.COM**



# MAIN STREET SPRINGFIELD OFFICE BUILDING

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	28,200 SF
Lot Size:	0.2 Acres
Price / SF:	\$47.87
Year Built:	1911
Zoning:	Business C

### PROPERTY OVERVIEW

Discover this vintage office building situated in the vibrant Central Business District of downtown Springfield. Ideally located on Main Street, directly across from the MassMutual Center and next to MGM Springfield, this property is at the center of an evolving area. The City of Springfield is completing a multi-million dollar renovation of Court Square Park, enhancing the appeal of the neighborhood. With numerous nearby properties undergoing residential conversion, this property offers diverse opportunities for future development. The building features four leased ground floor retail units, while the upper floors house a mix of short-term and long-term office tenants. Enjoy convenient access to parking, highways, and the cultural and entertainment offerings of downtown Springfield.

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Additional Photos



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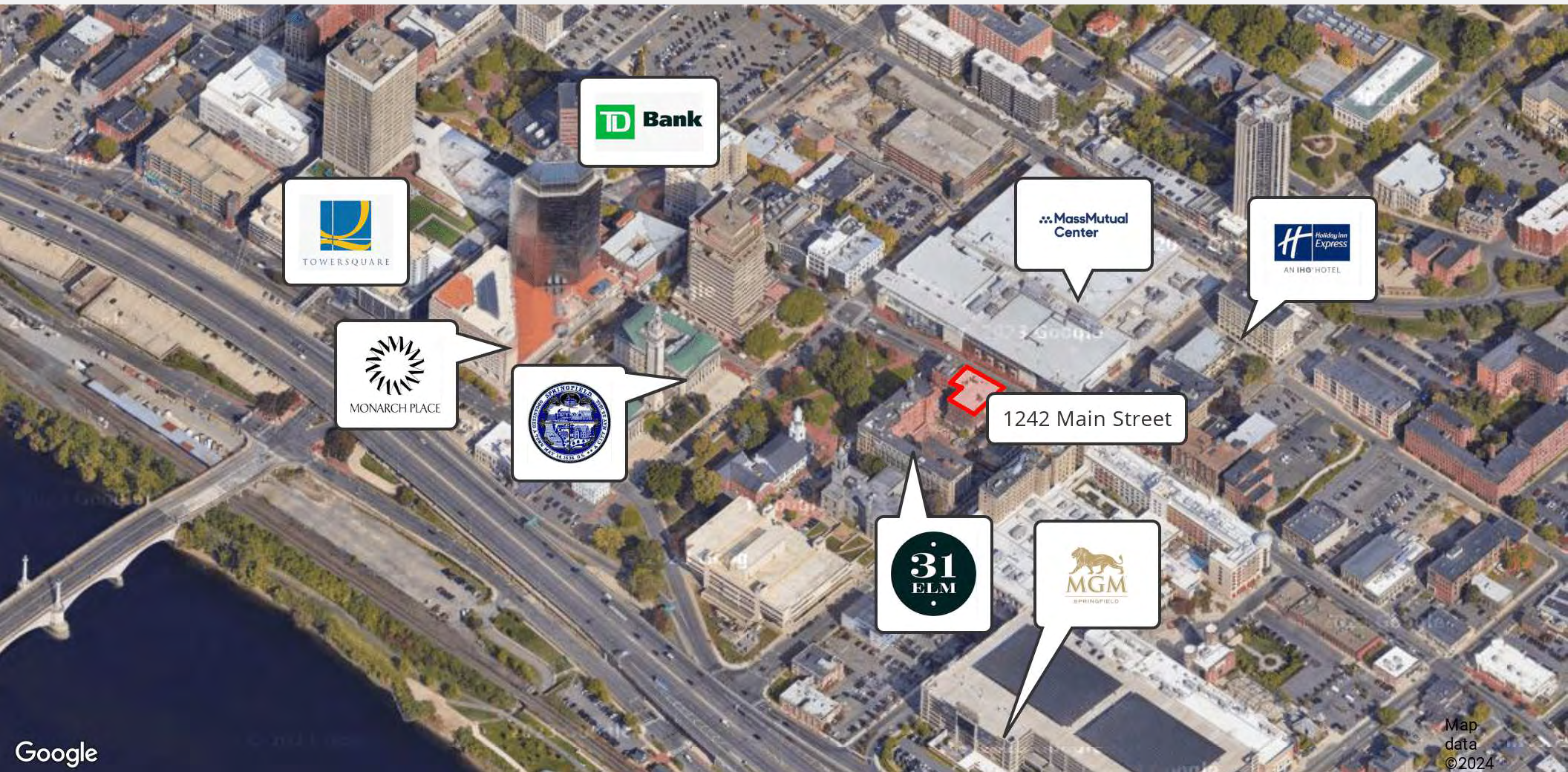
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Parcel Location



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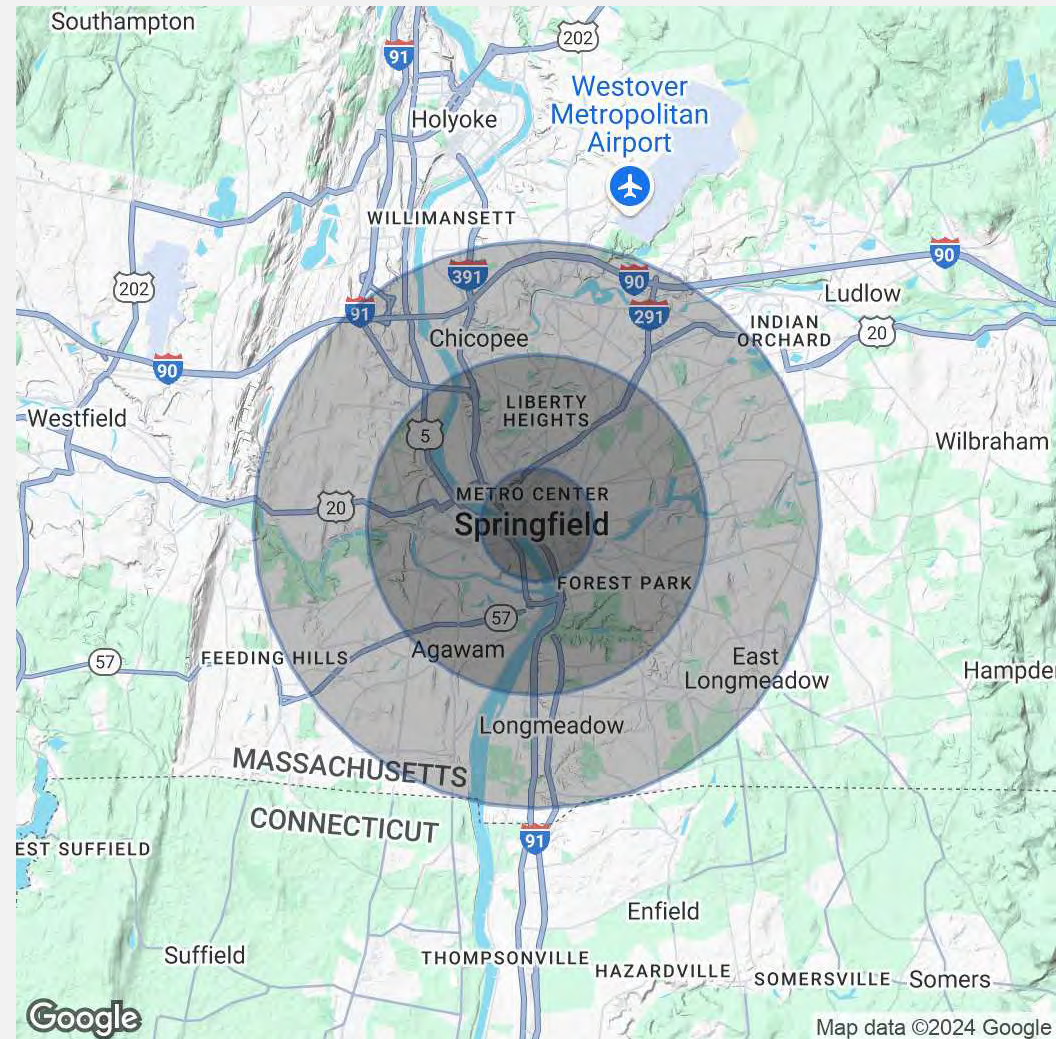
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## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,963	133,875	244,109
Average Age	37	38	40
Average Age (Male)	36	36	39
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,041	51,511	96,239
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$40,011	\$68,746	\$83,486
Average House Value	\$268,172	\$280,554	\$300,476

*Demographics data derived from AlphaMap*



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