

FOR SALE OR LEASE

2.5+ Acres

Land or Build-to-Suit



MassMutual Center

MGM Casino

NBA Hall of Fame

Memorial Bridge: 19,453 ADT

Hall of Fame Ave: 7,954 ADT

Route 5: 30,581 ADT

191C: 111,443 ADT

South End Bridge: 56,837 ADT

SITE

SPRINGFIELD, MASSACHUSETTS

Hall of Fame Ave (Int. 91)

SITE OVERVIEW

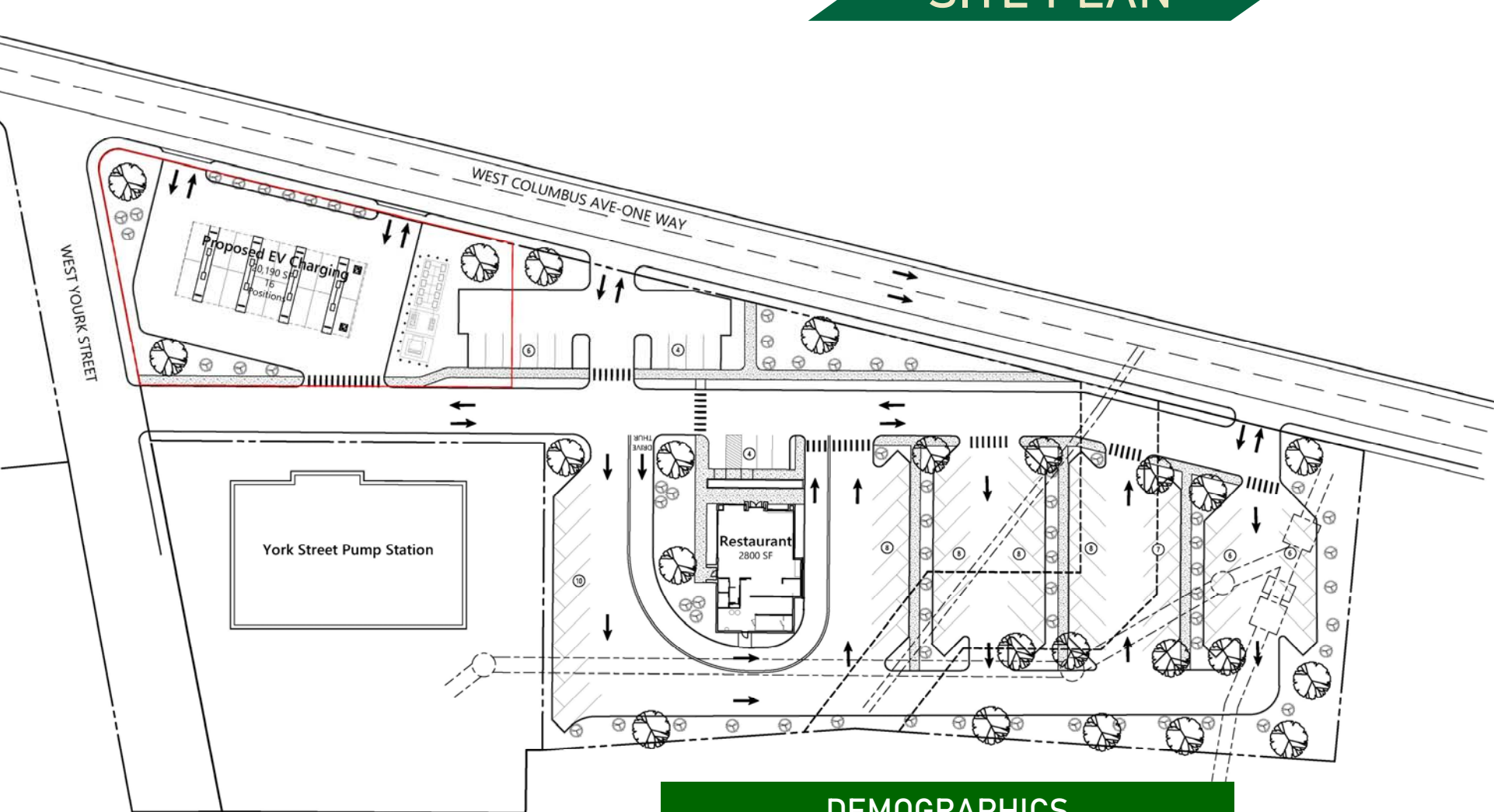
- Site: 2.5+ level acres with almost 700' frontage along Hall of Fame Ave. and I-91.
- Access: Bracketed by Exits 5 and 4 off I-91 (111,443 ADT) providing easy access.
- Zoning: Riverfront allows for a wide variety of public and private uses including retail and restaurant either by right or special permit.
- Deal Terms: Ground Lease or build-to-suit

Generators:

- MassMutual Center: 441,000 annual attendees
- National Basketball Hall of Fame: over 200,000 annual visitors
- Downtown Springfield office market: employment population 20,436
- MGM Casino: 6+ million annual visitors



CONCEPTUAL SITE PLAN



DEMOGRAPHICS			
	Population	Average HHI	Employees
3 Miles	129,485	\$59,555	15,038
5 Miles	236,077	\$78,248	57,161
10 Miles	480,976	\$93,302	99,915
10 Minutes	171,705	\$84,936	141,857
15 Minutes	325,115	\$92,633	143,373
30 Minutes	646,024	\$107,741	338,237