



# OFFERING MEMORANDUM

1508 MAIN STREET, AGAWAM, MA 01001



**EVERMARK**

◆ PROPERTY GROUP, LLC ◆

## CONTACTS

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## EXECUTIVE SUMMARY

1508 Main Street presents a rare opportunity to own or occupy a high-visibility commercial property directly across from Six Flags New England, one of the region's most recognized attractions. Positioned on a prominent corner lot with exceptional frontage and traffic exposure, this property is ideal for businesses seeking strong visibility, signage potential, and convenience.

The building is fully renovated and move-in ready, featuring new flooring, fresh paint, a full kitchen break area, a full bath with shower, and an additional half bath. With parking for up to 40 vehicles and seasonal income from overflow parking during Six Flags operations, this versatile property is well suited for an owner-user or investor seeking a flexible, income-producing asset.



## INVESTMENT HIGHLIGHTS

- Prime **corner location** with **excellent signage visibility** on Main Street
- **Directly across from Six Flags New England**
- **Parking for up to 40 vehicles** plus **seasonal income** from overflow parking
- **Fully renovated interior** with kitchen, full bath, and half bath
- **Natural gas heating**
- **Two private offices/rooms** in the rear
- **Flexible layout** suitable for many business types (restaurant, office, contractor, landscaping, or service-based)
- Clean, **move-in-ready** space
- High traffic counts and year-round exposure



# PROPERTY DETAILS

<b>Address</b>	<b>1508 MAIN STREET, AGAWAM, MA 01001</b>
<b>Building Size</b>	1,584 SQFT
<b>Parking</b>	40+ Vehicles
<b>Heating</b>	Natural Gas
<b>Zoning</b>	BB
<b>Utilities</b>	Public Water & Sewer



## LOCATION OVERVIEW

Located just minutes from the Connecticut border and major routes, 1508 Main Street benefits from consistent traffic, high visibility, and proximity to Six Flags New England, Downtown Agawam, and Interstate 91. The property's corner position makes it ideal for businesses looking to capture exposure to thousands of commuters and park visitors daily. The surrounding area features restaurants, retail, and service-based businesses, providing a strong commercial ecosystem and steady customer flow year-round.



# DEMOGRAPHICS & TRAFFIC COUNTS

Demographic Area	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	3,850	30,420	89,560
Households	1,480	11,790	35,210
Average Household Income	\$86,200	\$92,400	\$94,850
Median Age	41.3	42.1	41.8
Daytime Population	4,100	28,500	82,900



**Traffic Counts:**

- **Main Street (Route 159):** ±13,800 vehicles per day
- **Six Flags New England vicinity:** ±1.5 million annual visitors
- **Interstate 91 (Exit 3 proximity):** ±68,000 vehicles per day

(All demographic and traffic data are estimates derived from U.S. Census Bureau, PVPC, and MassDOT sources and are provided for informational purposes only.)

## IDEAL USES

- Professional or Medical Office
- Contractor, Landscaping, or Service-Based Business
- Retail, Restaurant, or Ice Cream Concept
- Training Facility or Showroom
- Mixed Commercial / Flex Use



## OFFERING SUMMARY

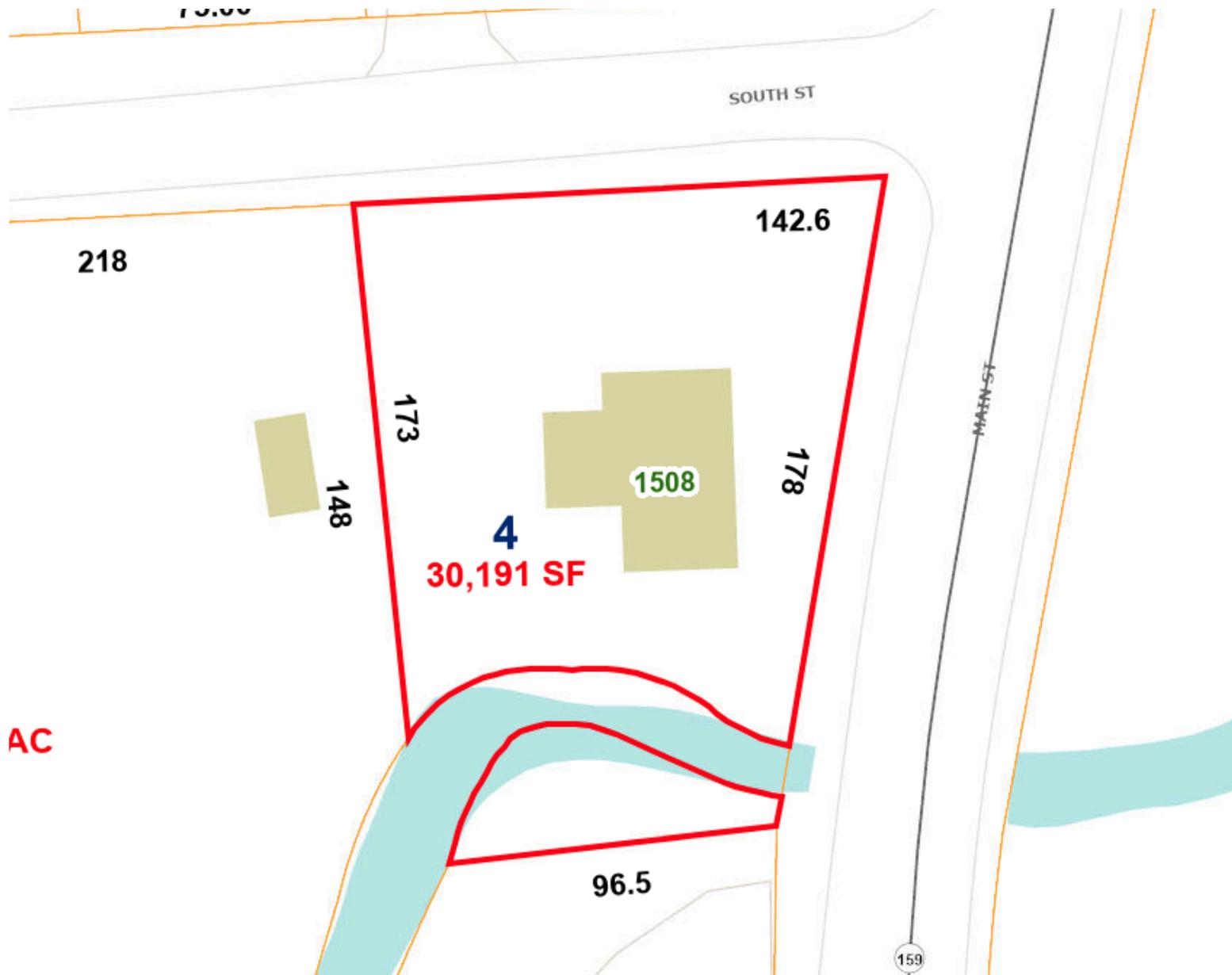
- **Offering:** High-visibility corner commercial property across from Six Flags New England, ideal for versatile business or investment use.
- **Asking Price:** \$429,000
- **Condition:** Offered AS-IS; Move-in Ready / Recently Renovated
- **Due Diligence:** Buyers responsible for verification of all information and suitability for intended use



## SUMMARY

Prime corner commercial property located directly across from Six Flags New England, offering excellent visibility, signage potential, and parking for over 40 vehicles. Recently renovated and move-in ready, the building's flexible layout suits a wide range of uses—ideal for an owner-user or investor seeking a high-traffic, easily accessible location in Agawam.





## BROKER CONTACT



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## **DISCLAIMER**

This Offering Memorandum has been prepared solely for informational purposes and does not constitute an offer to sell or a solicitation of an offer to buy the property. The information contained herein has been obtained from sources deemed reliable; however, Evermark Property Group makes no representations, warranties, or guarantees as to its accuracy. Prospective purchasers are advised to conduct their own due diligence and verification of all information. The property is offered AS-IS, WHERE-IS, and may be withdrawn from the market at any time without notice.