

1440 BOSTON ROAD | SPRINGFIELD, MA

FORMER WALGREENS

15,292 SF (SUBDIVIDABLE) AVAILABLE ON 1.74 ACRES



ZOOM AERIAL

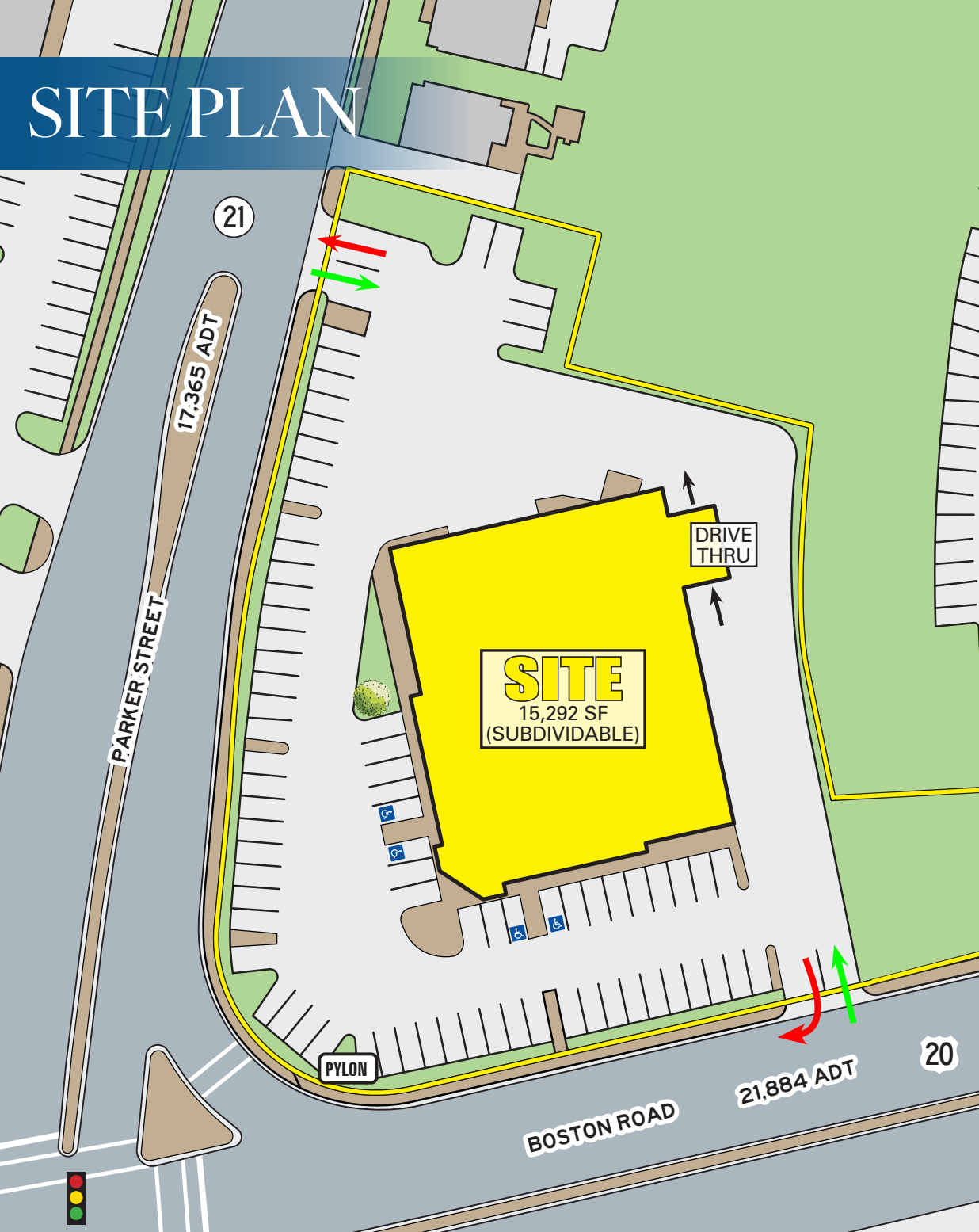


SITE
15,292 SF
(SUBDIVIDABLE)

2026 DEMOGRAPHICS

| | 3 MILES | 5 MILES | 7 MILES |
|--------------------------|----------|----------|----------|
| TOTAL POPULATION | 61,145 | 166,534 | 284,474 |
| TOTAL DAYTIME POPULATION | 58,336 | 157,162 | 300,827 |
| MEDIAN HH INCOME | \$69,082 | \$66,118 | \$62,582 |

SITE PLAN



PROPERTY HIGHLIGHTS

- 15,292 SF Freestanding Building (Subdividable)
- 1.74 Acres
- Pylon Signage
- Signalized Corner
- Redevelopment Opportunity
- Drive-Thru Permitted
- 75 Existing Parking Spaces
- Adjacent to new Springfield Crossing development (BJ's, Target, Hobby Lobby, PetSmart, Chick-Fil-A, Chipotle)



Scan for
Virtual Tour
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MARKET AERIAL



SITE
1440 BOSTON RD

NAMCO
HARBOR FREIGHT
TOOLS
STAPLES
petco
LOWE'S
JOB LOT
STOP&SHOP

Ocean State
JOB LOT
ROCKY'S
ACE Hardware
STOP&SHOP

Baystate Health

Mercy Medical Center
Trinity Health

Save a lot

Big Y

CVS pharmacy

SPRINGFIELD COLLEGE

WESTERN NEW ENGLAND UNIVERSITY
WNE

KOHL'S

Price Rite
Raymour & Flanigan
FURNITURE

Walmart

ALDI

Marshalls

PROPOSED
MARKET BASKET
HOME FOR YOUR SOUL

TARGET
HOBBY LOBBY
PET SMART
Chick-fil-e
BJ'S

Fresh Acres MARKET

Big Y
Durlington
BEST FITNESS

SPRINGFIELD SNAPSHOT



GREATER
SPRINGFIELD
POPULATION

469,656

4TH LARGEST CITY
IN NEW ENGLAND

EASILY ACCESSIBLE TO BOSTON, HARTFORD AND NYC

219,804 EMPLOYEES

EMPLOYEES IN A VARIETY OF INDUSTRIES



MANUFACTURING



HEALTH
CARE



FINANCIAL
SERVICES



RETAIL



1440 BOSTON ROAD | SPRINGFIELD, MASSACHUSETTS

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