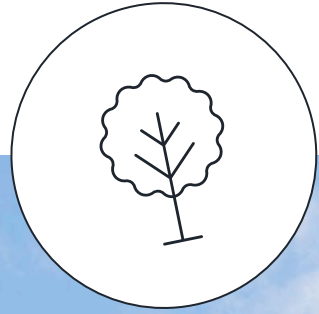




WS

HADLEY, MA

MOUNTAIN
FARMS



Mountain Farms

Adjacent to the Hampshire Mall, Mountain Farms serves the high-income areas of Hadley, Amherst, North Amherst and North Hampton. The trade area covers a population of nearly 670,000 people.

Easily accessible via Route 9 and Interstate 91, Mountain Farms is located within the Five College Consortium—Amherst College, Hampshire College, Mount Holyoke College, Smith College, and UMass Amherst. Students and faculty come to shop at the center’s diverse mix of upscale retailers and eateries. Notable merchants include Barnes & Noble, Whole Foods Market, Old Navy, L.L.Bean, Athleta, and Ulta Beauty.



64% OF VISITS

to the center are from customers
who visit at least **10x A YEAR**

Source: Placer.ai, 2023

Trade Area Demographics

POPULATION

Estimated 667,614

HOUSEHOLDS

Estimated 265,349

HOUSEHOLD INCOME

Average Household Income \$109,207

Average Family Income \$137,889

Household Income \$75K+ 50%

AGE

25 - 34 13%

35 - 44 12%

45 - 54 12%

55 - 64 14%

Estimated Median Age 40

EDUCATION

Any College 62%

Bachelors Degree or Higher 36%

DAYTIME POPULATION

Number of Businesses 25,217

Number of Employees 265,900

TOTAL ANNUAL CONSUMER EXPENDITURE

Retail \$9.29B

Food & Beverage \$2.89B

Source: SitesUSA, 2023 census data estimates



Location & Access

394,000 total square feet



HAMPSHIRE MALL

TRADER JOE'S **JCPenney**

DICK'S **JOANN**

PETSMART

CHIPOTLE
MEXICAN GRILL

VISIONWORKS

MOUNTAIN FARMS

Walmart **WHOLE FOODS MARKET** **BARNES & NOBLE** **L.L.Bean**

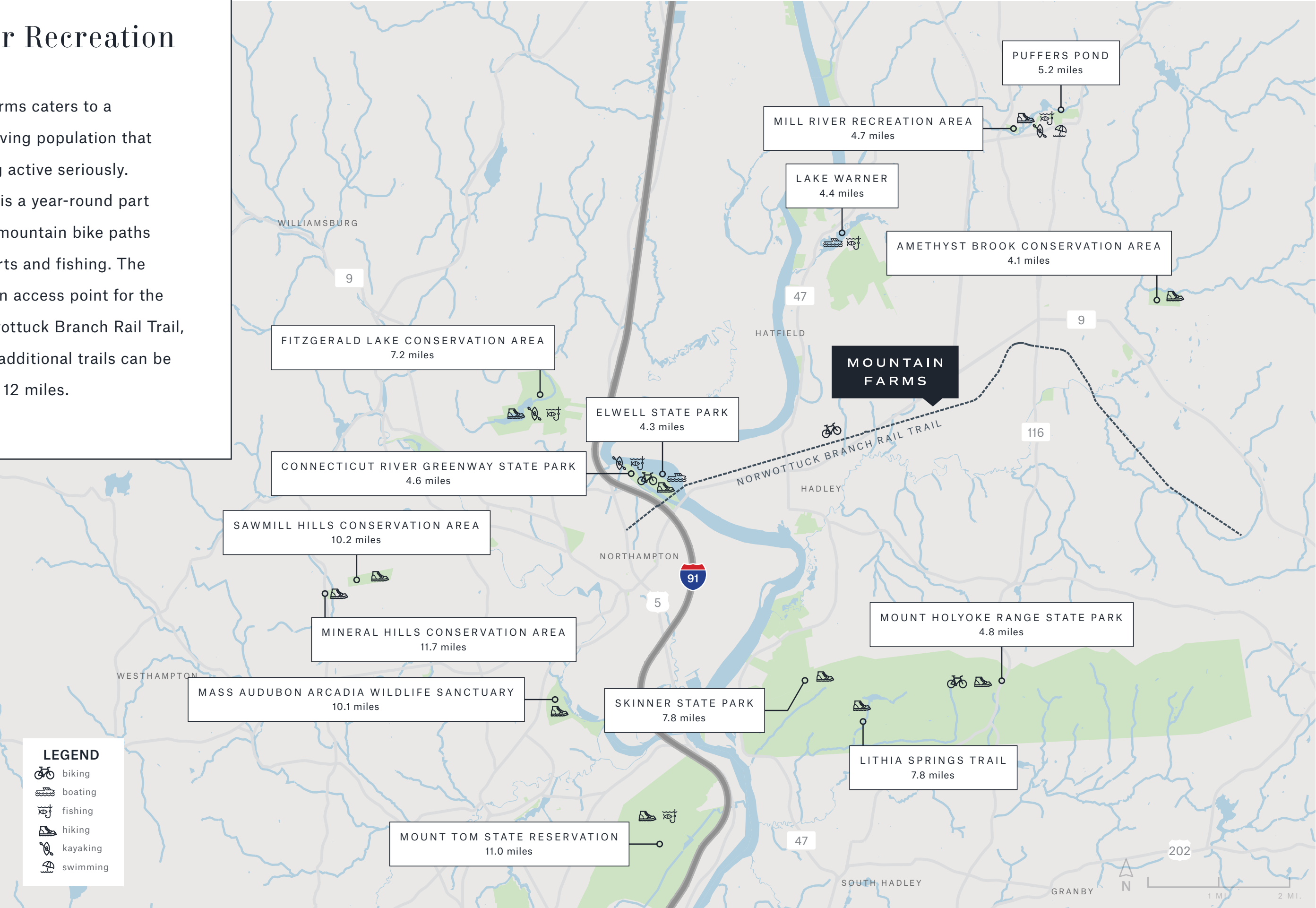
ULTA BEAUTY **ATHLETA** **OLD NAVY** **Marshalls**

FIVE BELOW **Michaels** **Orangetheory FITNESS** **110 Grill**

FIVE GUYS **Panera BREAD** **POPEYES**

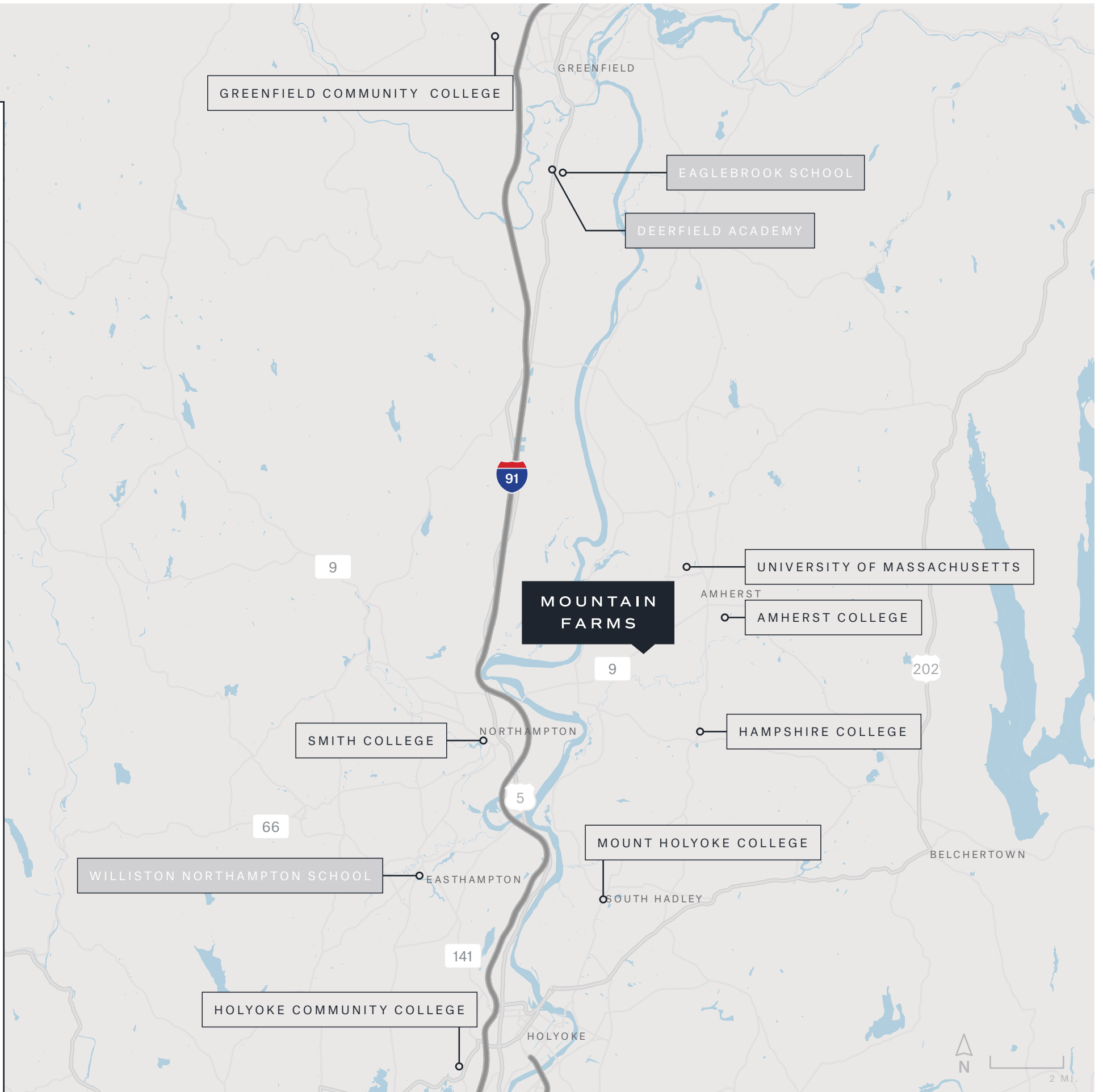
Outdoor Recreation

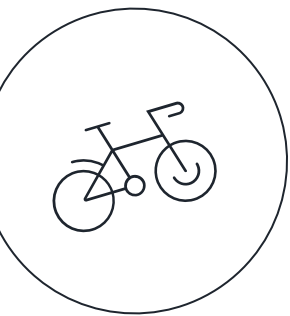
Mountain Farms caters to a recreation-loving population that takes staying active seriously. Outdoor fun is a year-round part of life, from mountain bike paths to water sports and fishing. The property is an access point for the 11-mile Norwottuck Branch Rail Trail, and over 20 additional trails can be found within 12 miles.



Colleges and Private Schools

TOTAL ENROLLMENT: 50,419	DISTANCE
UNIVERSITY OF MASSACHUSETTS <i>Amherst, Massachusetts</i> Enrollment: 32,229	2.48 miles
HOLYOKE COMMUNITY COLLEGE <i>Holyoke, Massachusetts</i> Enrollment: 6,768	15.8 miles
SMITH COLLEGE <i>Northampton, Massachusetts</i> Enrollment: 2,873	5.08 miles
MOUNT HOLYOKE COLLEGE <i>South Hadley, Massachusetts</i> Enrollment: 2,392	6.99 miles
AMHERST COLLEGE <i>Amherst, Massachusetts</i> Enrollment: 1,898	2.13 miles
HAMPSHIRE COLLEGE <i>Amherst, Massachusetts</i> Enrollment: 500	2.46 miles
DEERFIELD ACADEMY <i>Deerfield, Massachusetts</i> Enrollment: 648	16.4 miles
WILLISTON NORTHAMPTON SCHOOL <i>Easthampton, Massachusetts</i> Enrollment: 400	11.1 miles
EAGLEBROOK SCHOOL <i>Deerfield, Massachusetts</i> Enrollment: 253	16.6 miles
GREENFIELD COMMUNITY COLLEGE <i>Greenfield, Massachusetts</i> Enrollment: 2,458	21.0 miles







WS

Massachusetts-based WS Development is a mixed-use developer with a singular mission: creating places people want to be. With an approach that values art, science, innovation and, above all else, people, WS strives to engage each community it serves with best-in-class experiences, designed with our customers, tenants and partners in mind.

Established in 1990, WS is one of few vertically-integrated real estate companies that conceptualizes, owns, operates and leases more than 100 properties that range from cutting-edge urban spaces to lifestyle and community centers. With over 22 million square feet of existing space and an additional nine million square feet under development, it is one of the largest privately-owned development firms in the country.

Thank you

Leasing Information

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WS