



# 1,579 SF - 24,500 SF GREENFIELD, MA

264 Mohawk Trail - Route 2, Greenfield, MA 01301

## Property Summary



### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	17,334
STREET	Mohawk Trail
COUNT 2	32,759
STREET 2	I-91

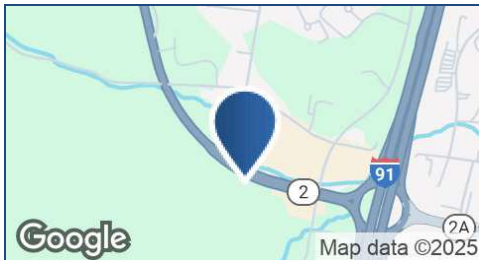
### DEMOGRAPHICS - 2025

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	16,074	25,886	35,427
Average HH Income	\$76,761	\$84,128	\$91,919
Estimated Households	7,566	12,006	16,364

### PROPERTY HIGHLIGHTS

- Co-Tenants include The Home Depot, Kobe Hibachi and Sushi Bar, and Rent-A-Center
- Available Immediately
- Pylon Signage Available
- Nearby Retailers/Restaurants include: BJ's Wholesale Club, Tractor Supply Co., Big Y, Staples, Planet Fitness, Dollar General, Taco Bell, Shell, KFC, McDonald's, Ninety Nine, Applebee's, D'Angelo, Starbucks (proposed) and more

\* Figures shown represent estimates



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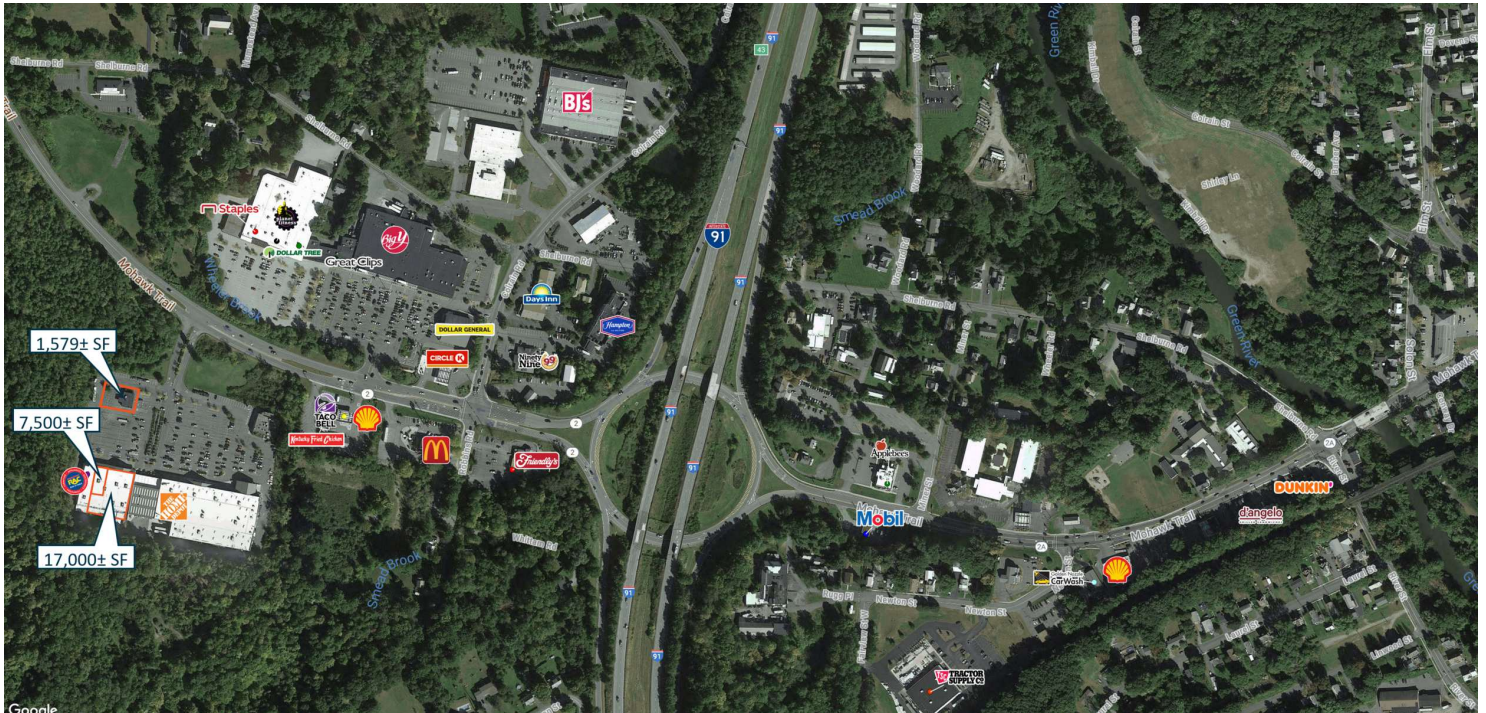
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## Location Maps



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