

# SPRINGFIELD, MA



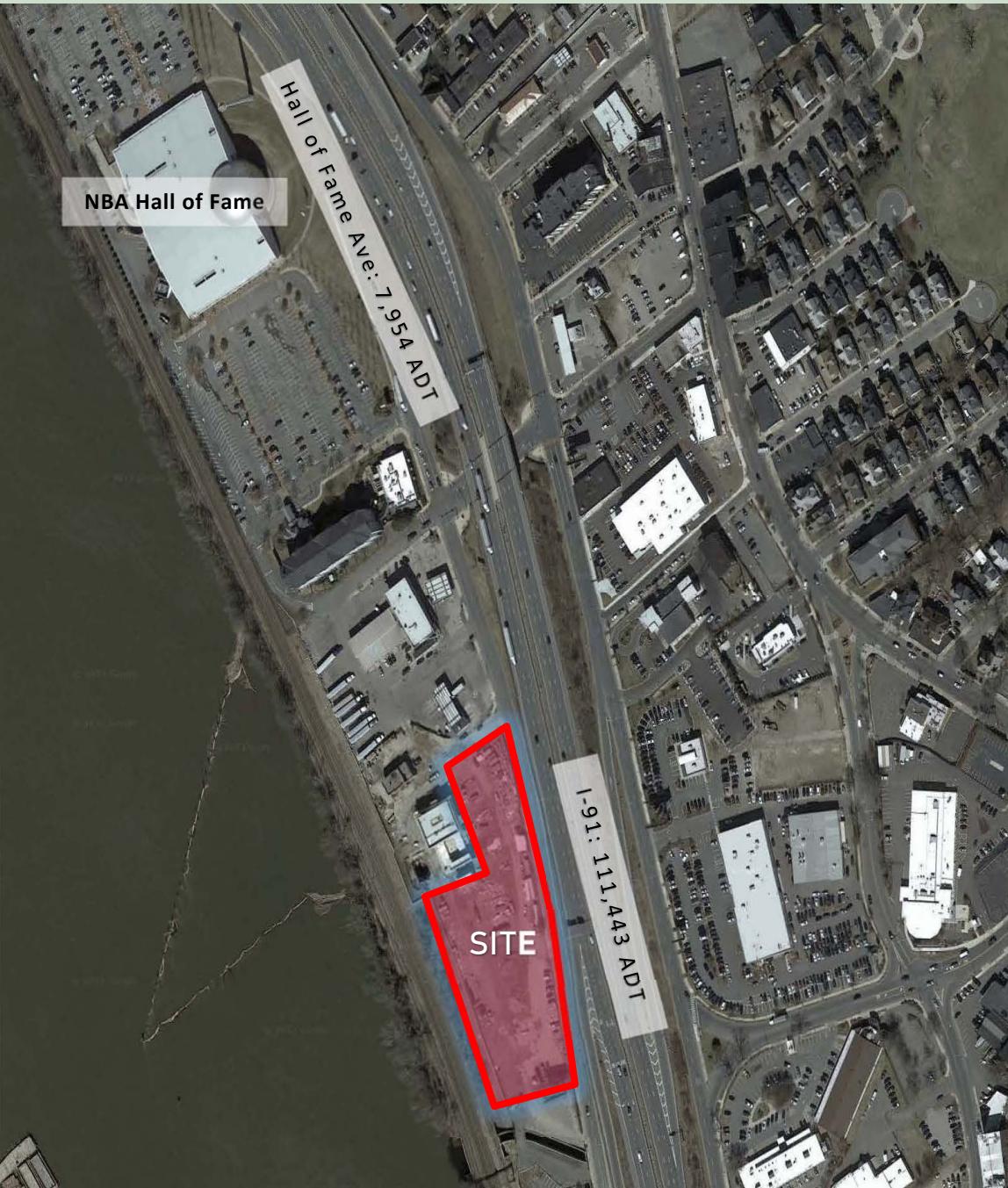
HALL OF FAME AVE (INT. 91)



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HALL OF FAME AVE (INT. 91)



## SITE OVERVIEW

### Space

Over 2.5 of level acres with almost 700 feet of frontage along Hall of Fame Avenue and I-91 available for ground lease or build-to-suit.

### Access

The site is bracketed by Exits 4 and 5 off I-91, providing easy access.

### Zoning

Riverfront Zoning supports a wide variety of public and private uses, including retail and restaurant, either by right or through a special permit.

### Area

The area features major attractions and a strong economic base, including the MassMutual Center with 441,000 annual attendees, the National Basketball Hall of Fame drawing over 200,000 visitors yearly, a robust downtown Springfield office market, and the MGM Casino attracting more than 6 million annual visitors.

## DEMOGRAPHICS

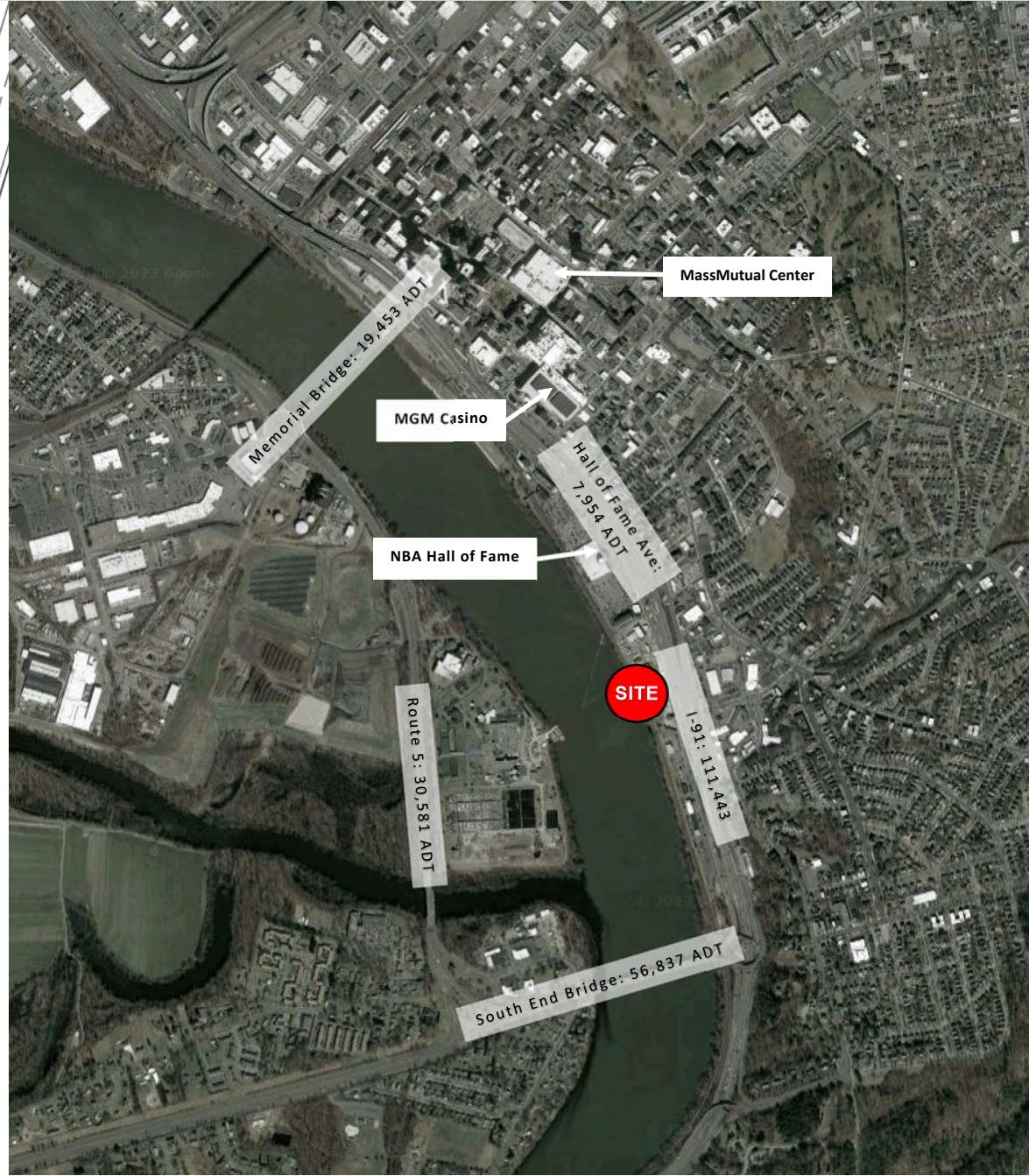
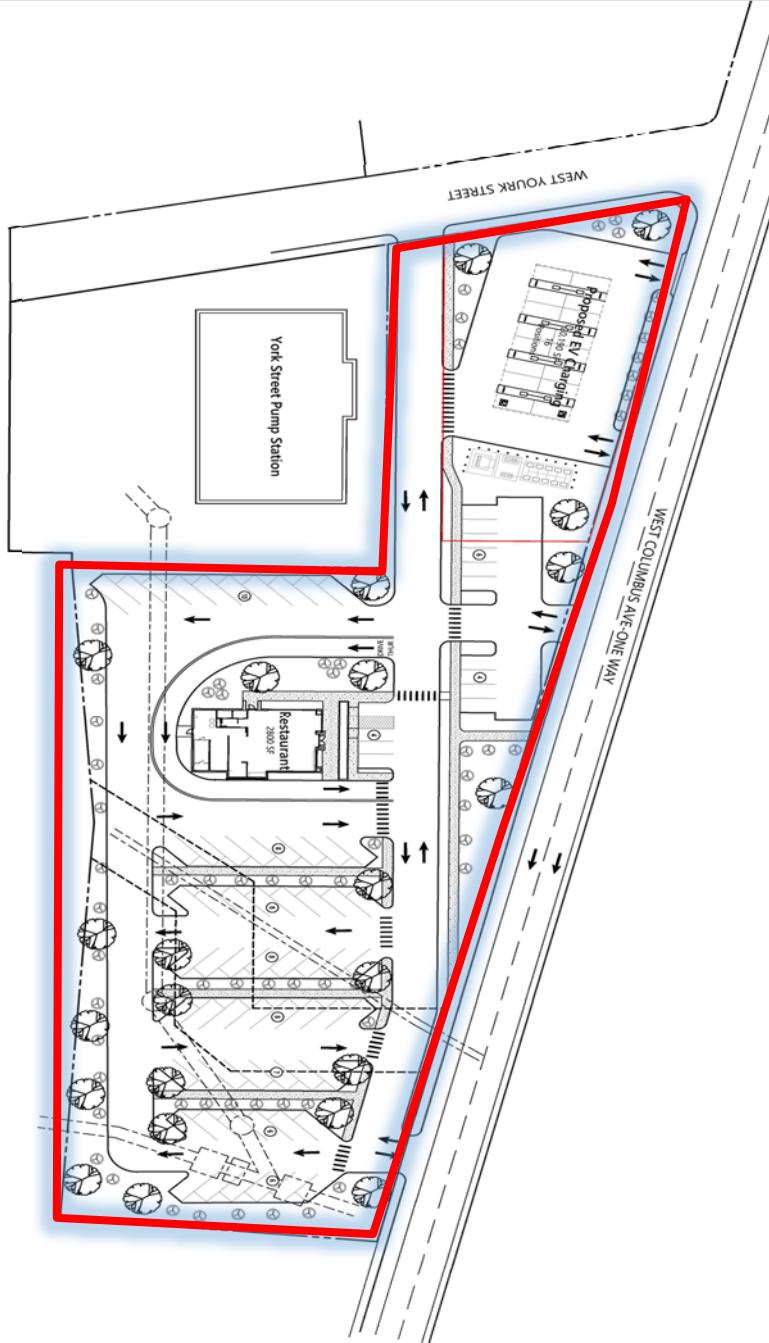
	3-MILE	5-MILE	7-MILE	10-MILE
POPULATION	130,722	236,989	332,974	483,315
AVG HH INCOME	\$80,926	\$93,651	\$99,060	\$103,276
EMPLOYEES	77,359	126,656	153,056	209,638

## DRIVE TIMES

	10-MINUTES	20-MINUTES	30-MINUTES
POPULATION	180,018	432,739	662,328
AVG HH INCOME	\$86,067	\$99,779	\$106,425
EMPLOYEES	102,846	185,720	240,022

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