

For Lease

3rd Floor Open Shell Space

8,000 SF



1095 Main Street

Springfield, Massachusetts 01103

Property Highlights

- 8,000 SF of Open Shell Space (3rd Floor)
- Across the Street from "Red Rose" Restaurant & MGM Casino
- Onsite Parking Available
- Excellent Street Visibility & Access
- .2 Miles to I-91; 1 mile to I-291: & 1.2 miles to Route 5 & 147 (West Springfield)

Property Description

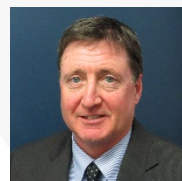
For Lease: 8,000 SF of open shell space on the 3rd floor. The property is located in the South End part of downtown Springfield, across the street from well known "Red Rose" Restaurant and MGM Casino. It is within walking distance to City Hall, the Hampden County Courthouse, and the Mass Mutual Center. It offers excellent visibility on Main Street and easy access to all major highways.

OFFERING SUMMARY

Available SF	8,000 SF
Building Size	38,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	20,941	\$28,405
2 Miles	73,623	\$37,734
3 Miles	140,882	\$44,159



For more information

Liam Reynolds

C: 413-531-1610

lreynolds@splotkin.com

For Lease

3rd Floor Open Shell Space

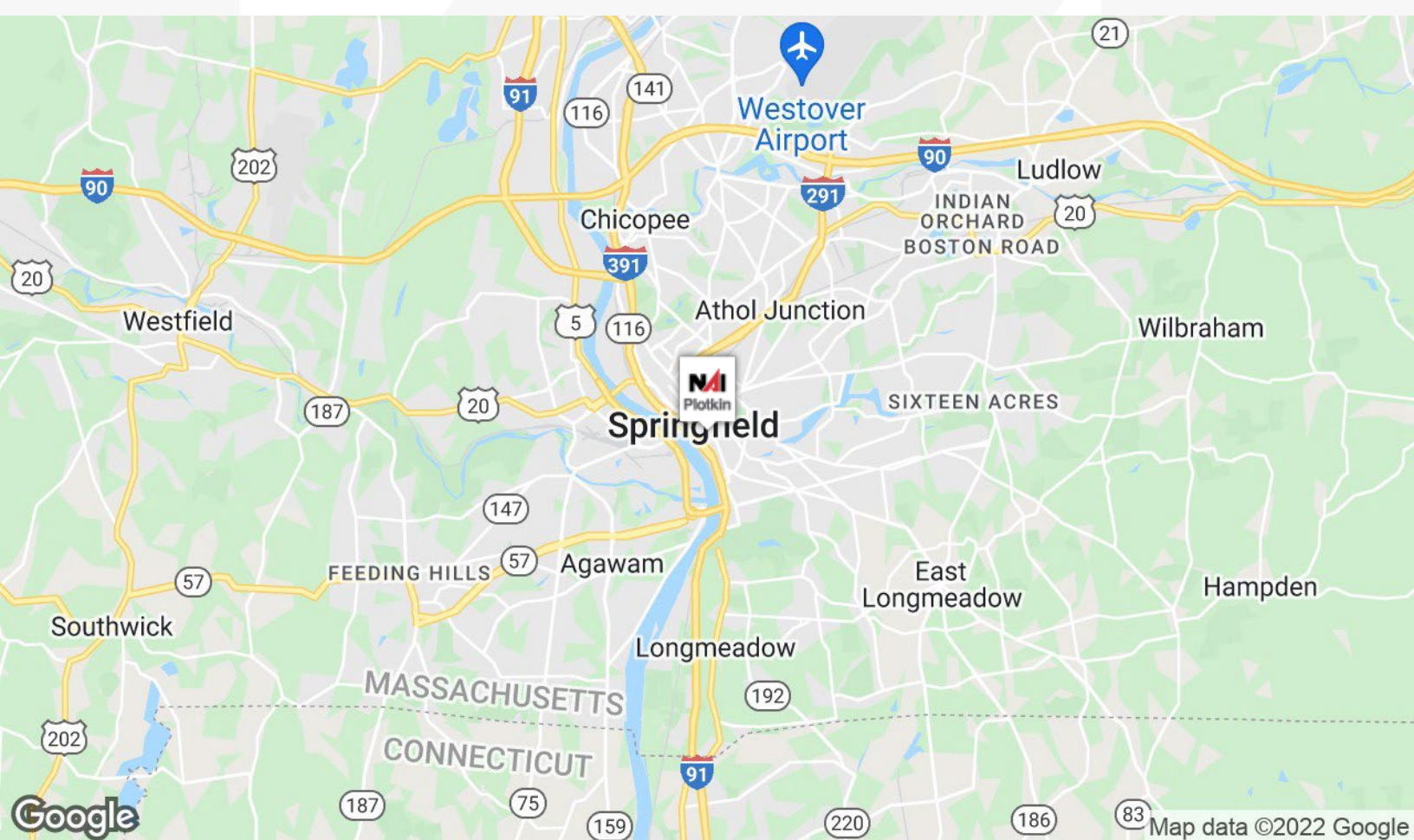
8,000 SF



For Lease

3rd Floor Open Shell Space

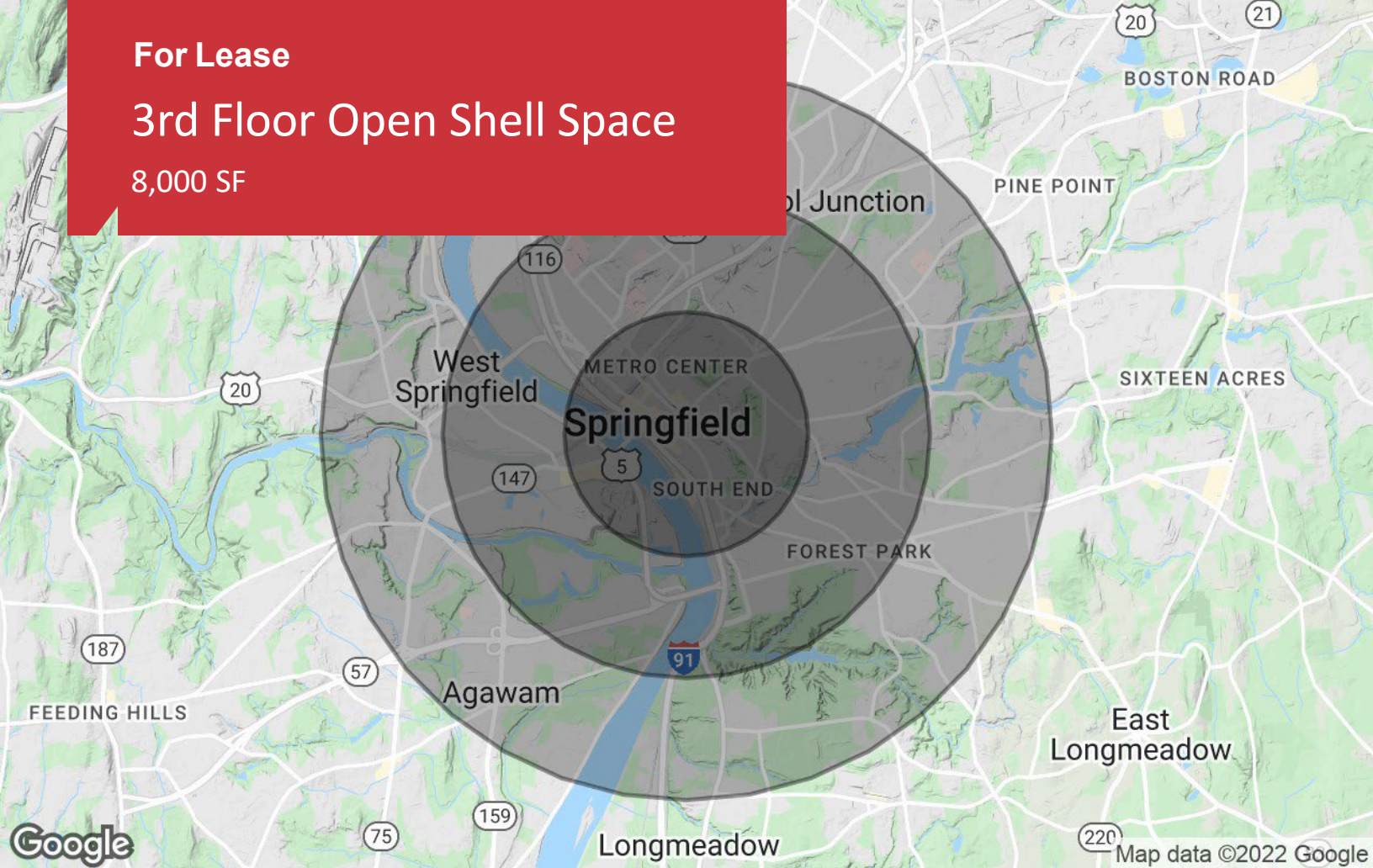
8,000 SF



For Lease

3rd Floor Open Shell Space

8,000 SF



Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	20,941	73,623	140,882
MEDIAN AGE	28.7	30.0	31.1
MEDIAN AGE (MALE)	30.1	29.0	30.0
MEDIAN AGE (FEMALE)	28.4	31.2	32.3

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	9,176	27,815	51,516
# OF PERSONS PER HH	2.3	2.6	2.7
AVERAGE HH INCOME	\$28,405	\$37,734	\$44,159
AVERAGE HOUSE VALUE	\$192,968	\$186,839	\$196,601