



Hampden Redevelopment Opportunity

2 SOMERS RD

Hampden, MA 01036

Presented By:

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Executive Summary



OFFERING SUMMARY

Price:	For Sale \$1,100,000 For Lease - Call for Details
Lot Size:	2.82 acres
Zoning:	BUS

PROPERTY OVERVIEW

2.82 acre business zoned redevelopment opportunity in the center of Hampden, MA. The hard corner site benefits from curb cuts on both Somers Road and East Longmeadow Road. Excellent visibility across from Monson Savings Bank and shadow anchored by the Hampden Mini Mall with the popular La Cucina fine dining restaurant. Potential uses include medical office, retail with drive-thru, general office, and bank branch among many others.

PROPERTY HIGHLIGHTS

2.82 ACRE BUSINESS ZONED SITE

CORNER LOCATION AT A BUSY INTERSECTION

**CONVENIENT ACCESS TO EAST LONGMEADOW, HAMPDEN,
WILBRAHAM, SOMERS, AND SPRINGFIELD**

CENTER OF TOWN LOCATION

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Additional Photos



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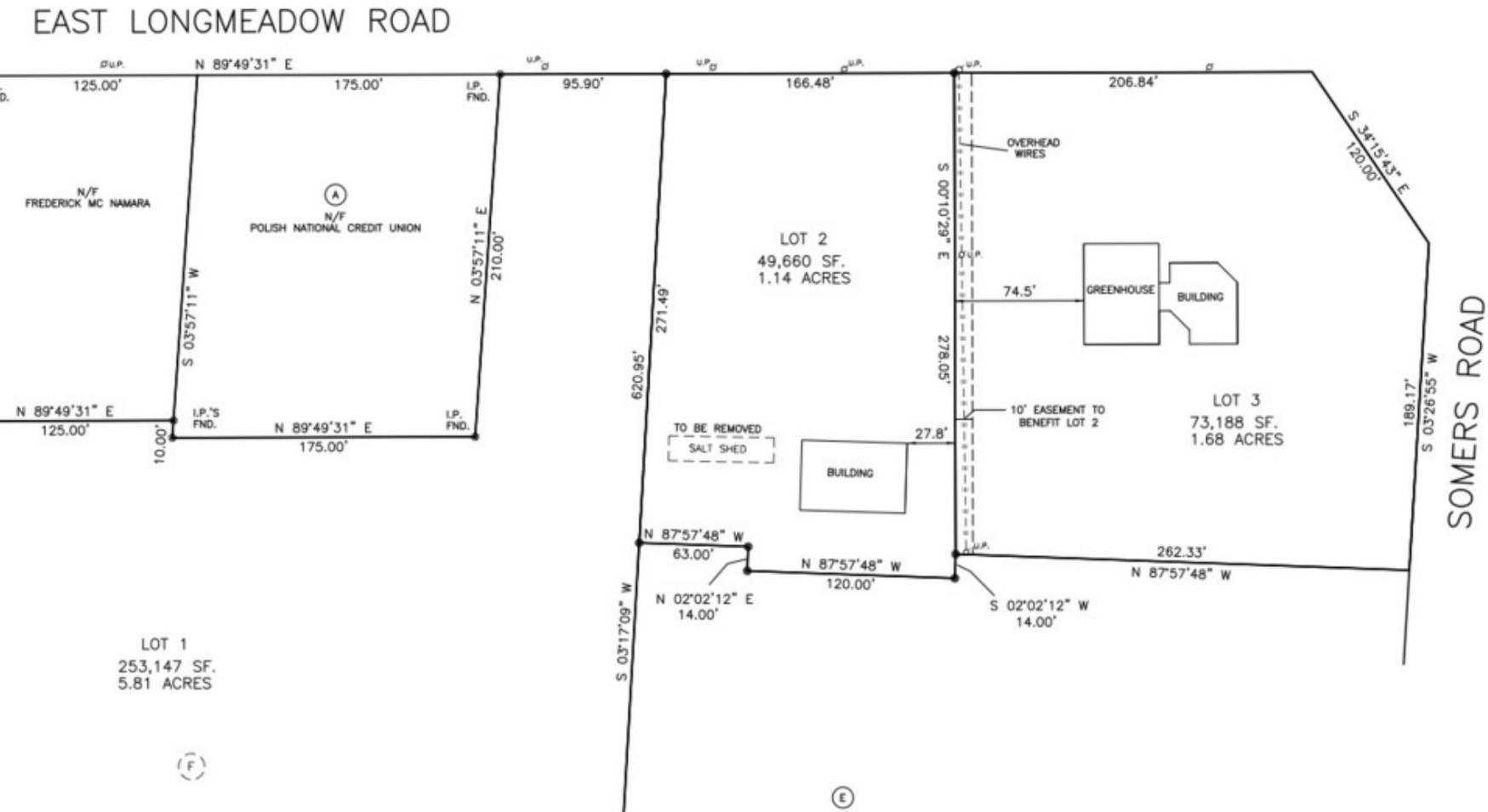
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Site Plan - Lots 2&3



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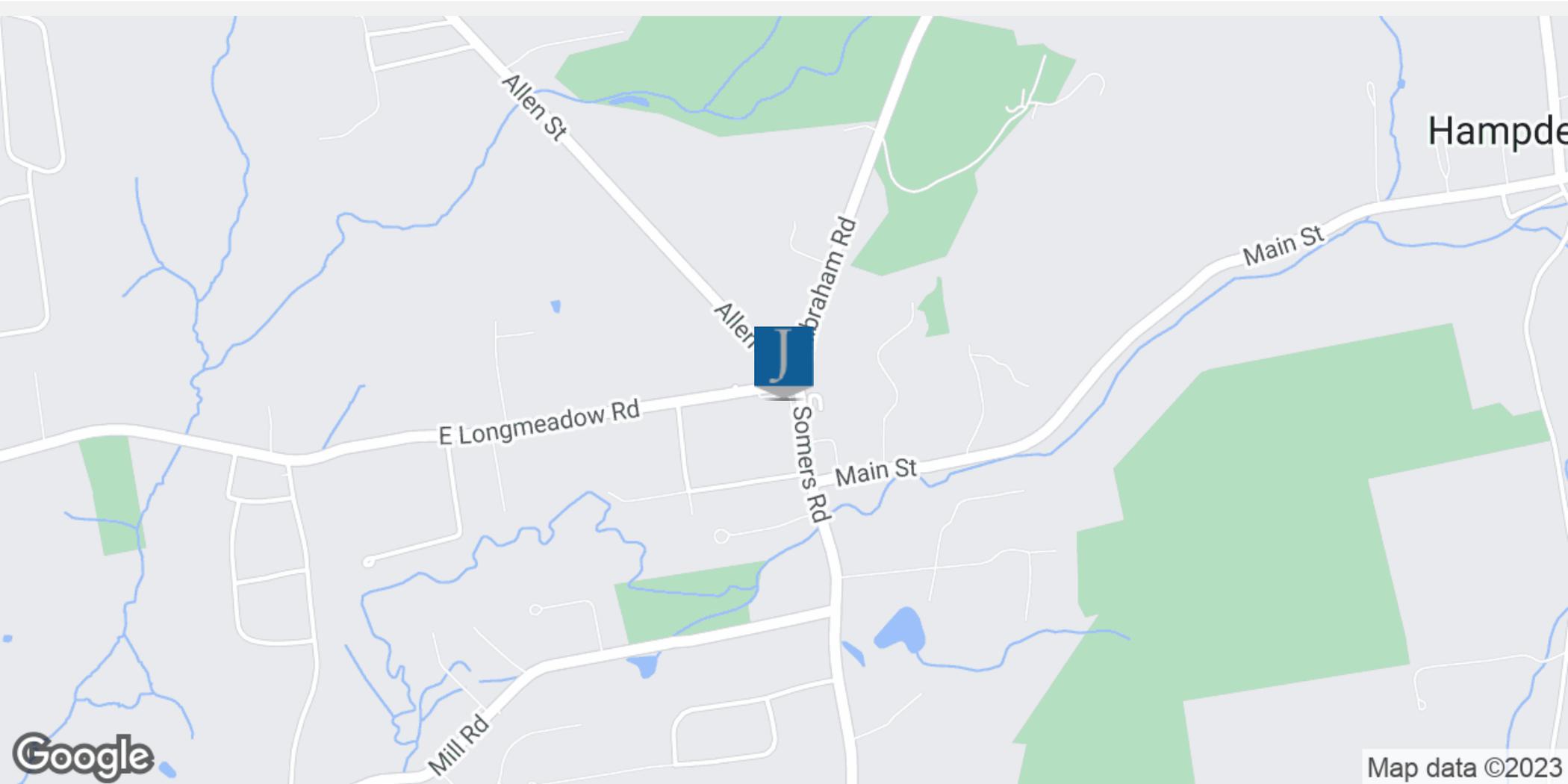
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Location Map



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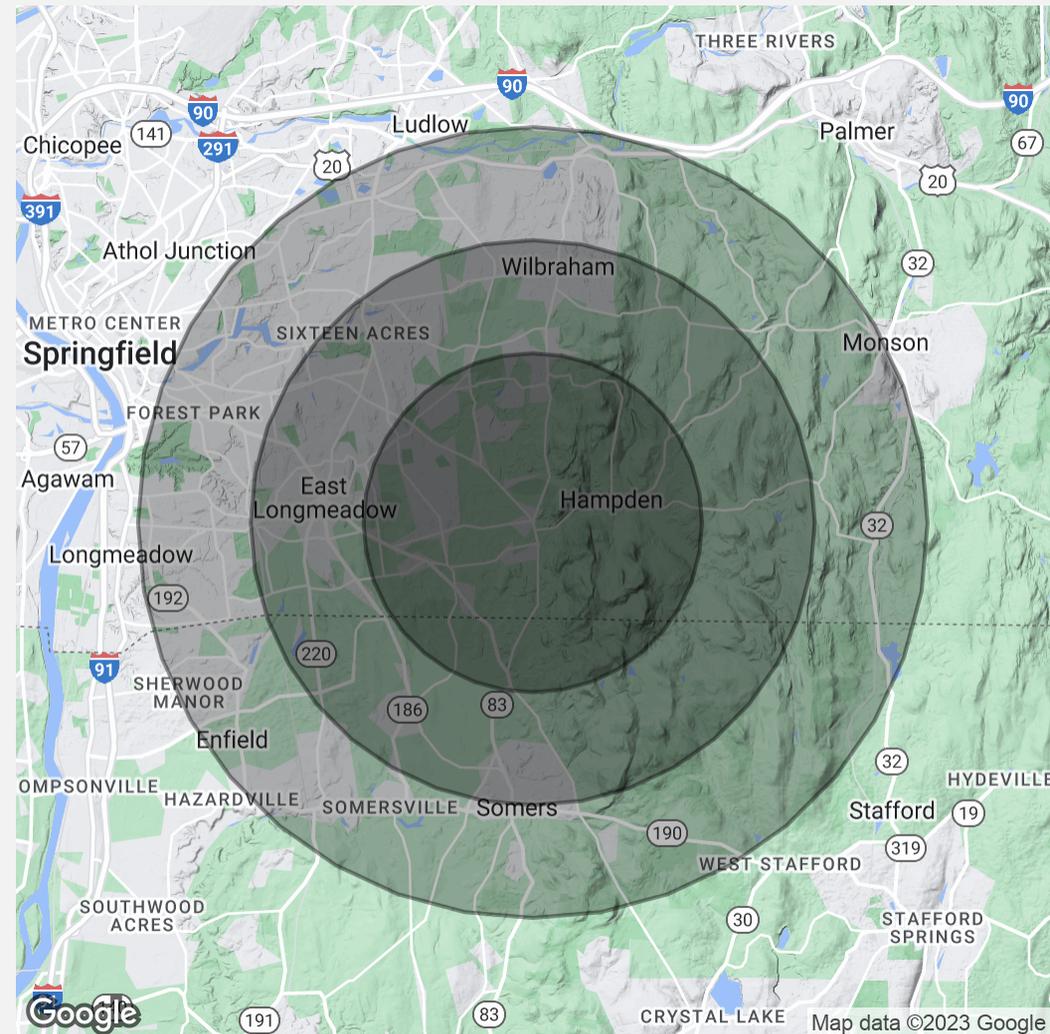
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	14,222	53,689	149,179
Average Age	46.4	43.1	40.9
Average Age (Male)	44.7	41.7	38.7
Average Age (Female)	47.6	43.9	42.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	5,266	18,751	56,123
# of Persons per HH	2.7	2.9	2.7
Average HH Income	\$125,655	\$111,163	\$93,594
Average House Value	\$351,044	\$288,800	\$240,911

* Demographic data derived from 2020 ACS - US Census



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