

Springfield Neighborhood Retail Plaza

106-126 ISLAND POND ROAD

Springfield, MA 01118

Presented By:

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Executive Summary





OFFERING SUMMARY

Lease Rate:	$20 SF/yr (NNN)
Building Size:	32,552 SF
Available SF:	Unit 1 - 2,100 SF Unit 2 - 2,090 SF
Lot Size:	6.834 Acres
Year Built:	1974
Zoning:	Business B

PROPERTY OVERVIEW

Two retail leasing opportunities remain at a highly visible retail plaza in the East Forest Park section of Springfield. Recently purchased by one of its current tenants, the plaza is set to undergo significant reinvestment and revitalization, transforming it into a vibrant neighborhood shopping destination. Current tenants include Bank of America, Advanced Auto Parts, and Nathan Bill's Bar & Restaurant. A variety of suite sizes are available to accommodate a wide range of tenant requirements, with a potential pad site also under consideration. With over 10,000 vehicles passing by daily on Island Pond Road (2024 MassDOT), this plaza offers exceptional visibility and an exciting opportunity to establish or grow your business in a thriving community.

PROPERTY HIGHLIGHTS

- RETAIL SPACE AVAILABLE IN HIGHLY VISIBLE NEIGHBORHOOD PLAZA
- MORE THAN 10,000 CARS A DAY ON ISLAND POND ROAD
- PLAZA UNDER NEW OWNERSHIP
- GOOD DEMOGRAPHIC WITH A STRONG LOCAL ANCHOR TENANT

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Additional Photos









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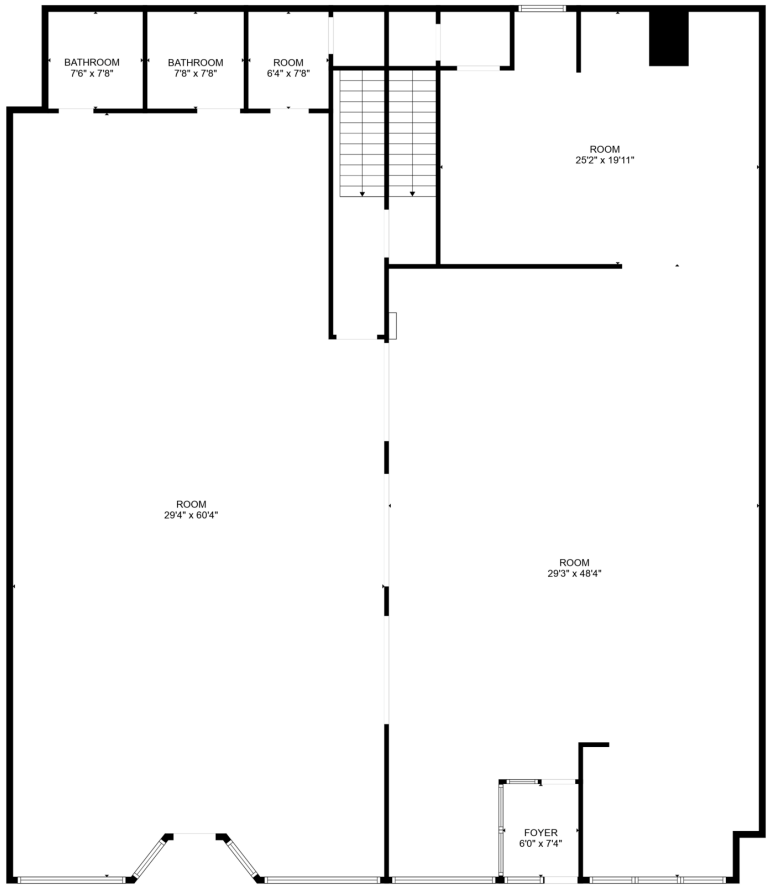
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Floor Plan - 2,100-4,200 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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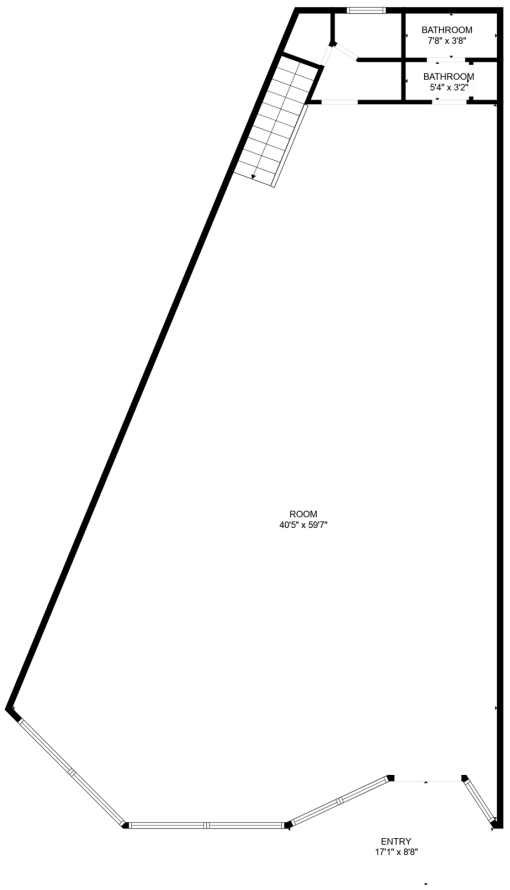
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Floor Plan - 2,090 SF



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SPRINGFIELD NEIGHBORHOOD RETAIL PLAZA

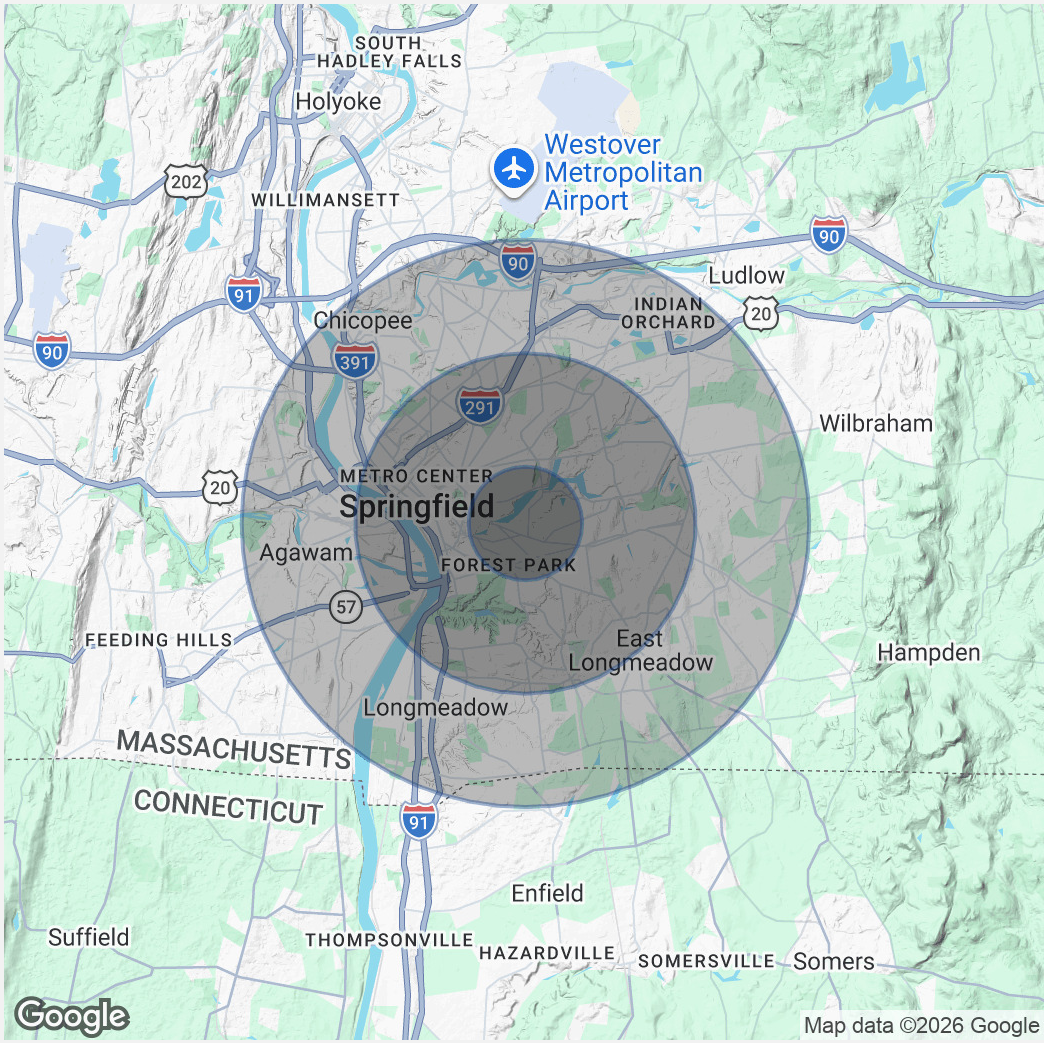
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,504	130,201	233,571
Average Age	35	38	40
Average Age (Male)	33	37	38
Average Age (Female)	36	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,282	48,970	90,270
# of Persons per HH	3.1	2.7	2.6
Average HH Income	$65,004	$72,427	$84,041
Average House Value	$234,392	$274,887	$300,748

2020 American Community Survey (ACS)



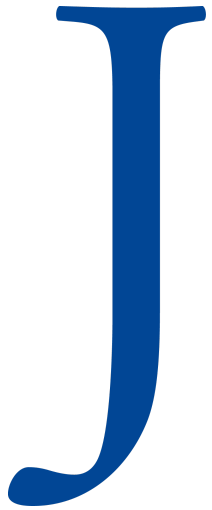
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