



FOR SALE
Allen St. Springfield, MA 01118

13.17 (+/-)
Acres

Allen St. Springfield MA
 13.178 Acres



PARCEL FOR SALE

Size: 13.17 Acres
 Zoning: Business A
 Price: Undisclosed
 Parcel ID: 002800790

DEMOGRAPHICS

Radius	Population	Med. HH Income	# Households
1 Miles	8,400	\$67,900.	3,200
3 Miles	72,000	\$63,600.	27,250

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, lease, terms or other conditions and/or withdrawals without notice. All information must be verified by interested parties.

For additional information contact:

Commercial Real Estate Broker
Mark Sobel
 (508)280-4563
 msobel@1stusrealty.com



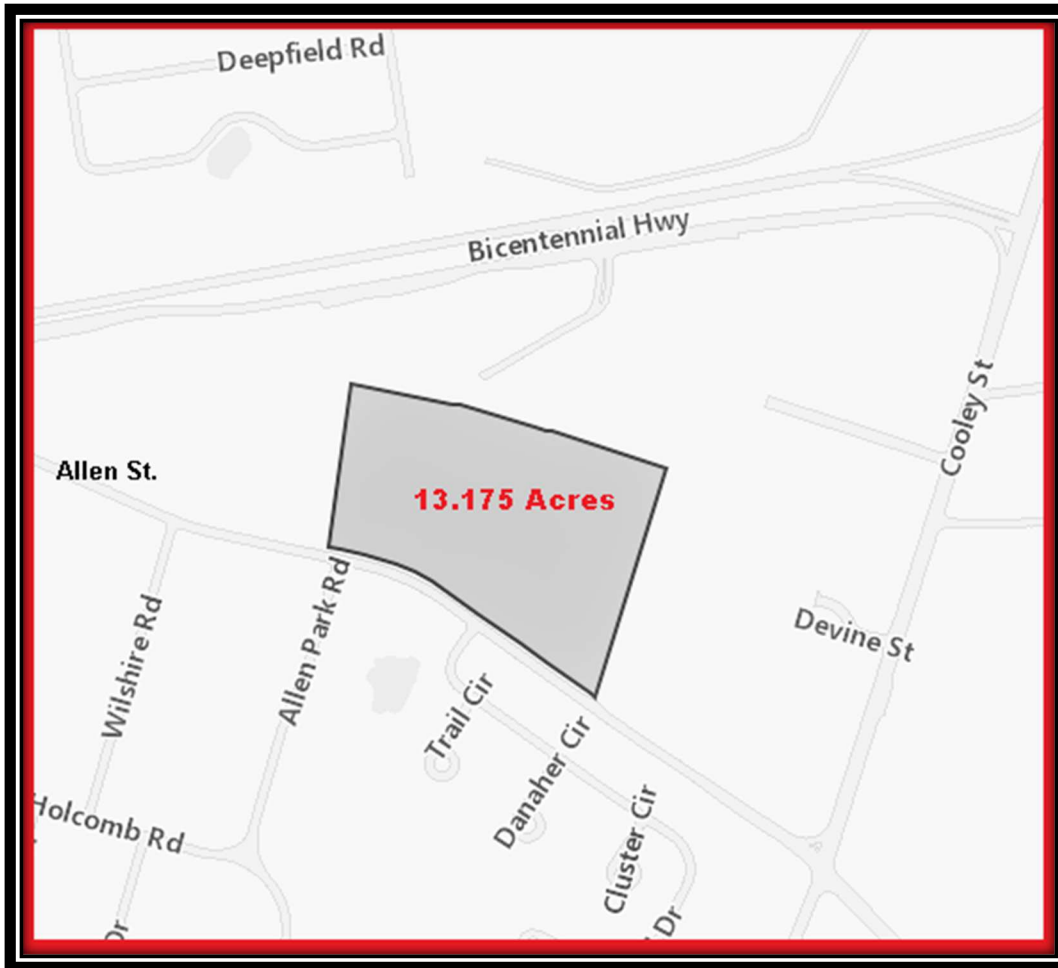
Office: 427 Columbia Road
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508-591-3000 | www.1stusrealty.com



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Parcel, situated in Springfield's largest neighborhood, Sixteen Acres, is adjacent to Five Town Plaza, a 400,000 square foot GLA shopping center. Major retailers in the immediate area including two supermarkets and many national restaurant chains plus neighboring specialty medical complexes draw consumers from a wide area.

Site is located within the triangle formed by Cooley St., Bicentennial Hwy. and Allen St., a concentration of retail and attractive professional buildings.

This 13.17 (+/-) acre parcel with 900+ ft. frontage on Allen St. is located on a public bus route. The parcel has some wetlands. Business A zoning allows a variety of residential and commercial uses.

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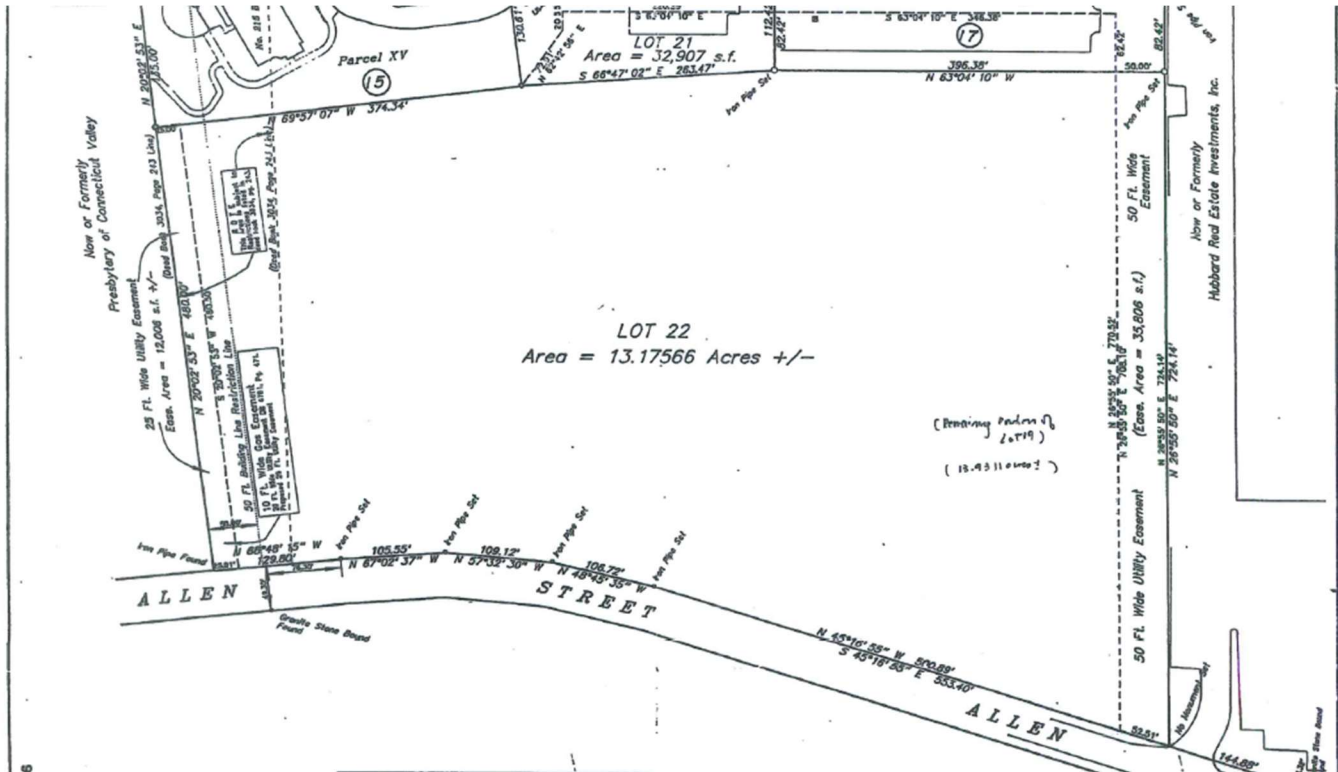
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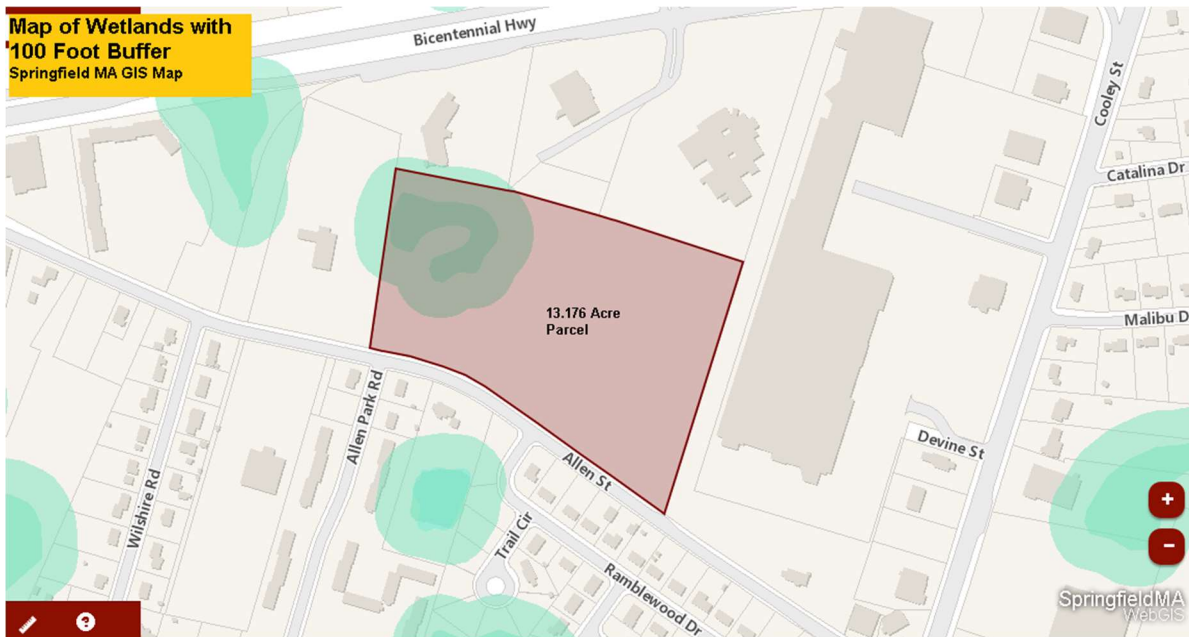
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Acres

Plan of Land approved by Springfield Planning Board 1996



Map of Wetlands with 100 Foot Buffer Springfield MA GIS Map



Information obtained from City of Springfield MA website: GIS

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