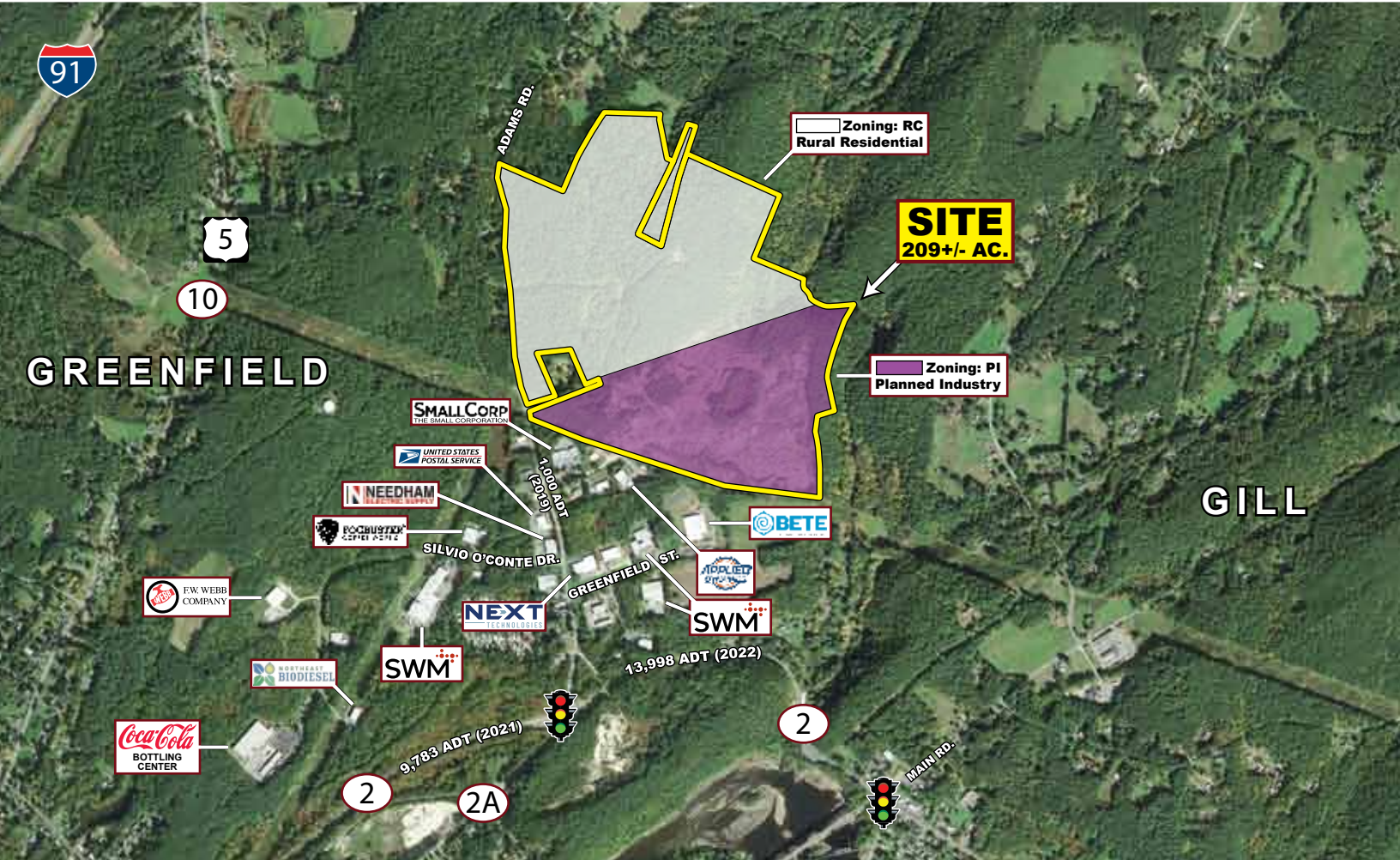


DEVELOPMENT OPPORTUNITY FOR SALE

37 Butternut Street, Greenfield, Massachusetts



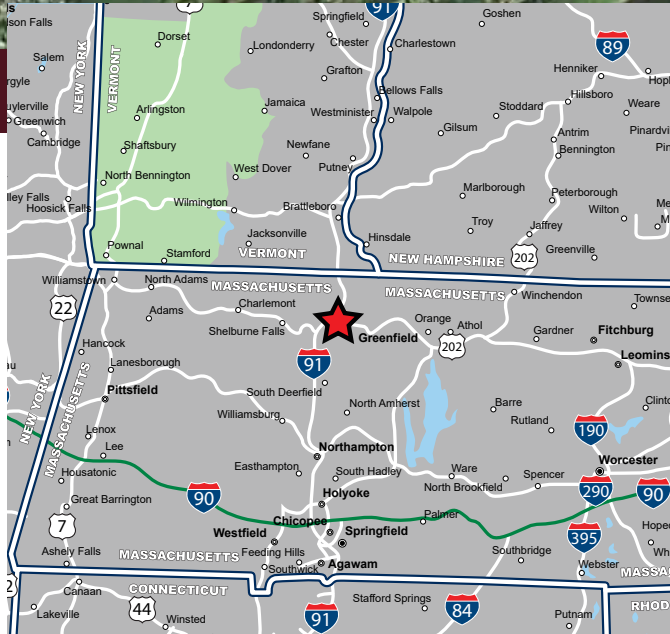
GREENFIELD

GILL

AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

- » 209 +/- Acre Site
- » 82 +/- Acres Zoned Industrial
- » Existing Aggregate Processing Operation
- » Zoned Planned Industrial and Rural Residential
- » Multiple Uses Allowed
- » Convenient Access to Route 2 and Interstate 91
- » Development Friendly Community
- » Cell Tower on Site (Income Producing)

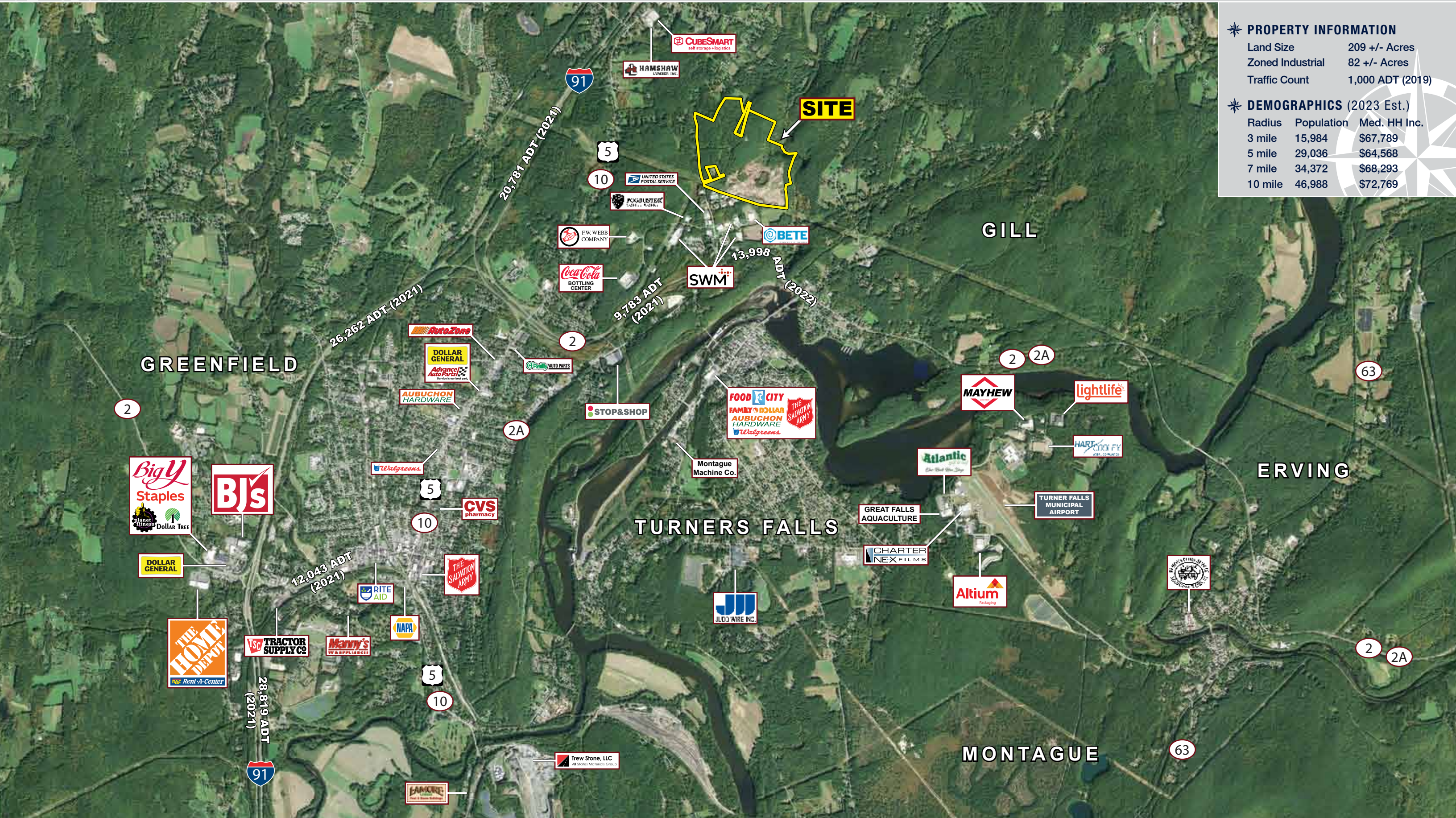


DEVELOPMENT OPPORTUNITY

37 Butternut Street, Greenfield, Massachusetts



EASTERN
RETAIL PROPERTIES

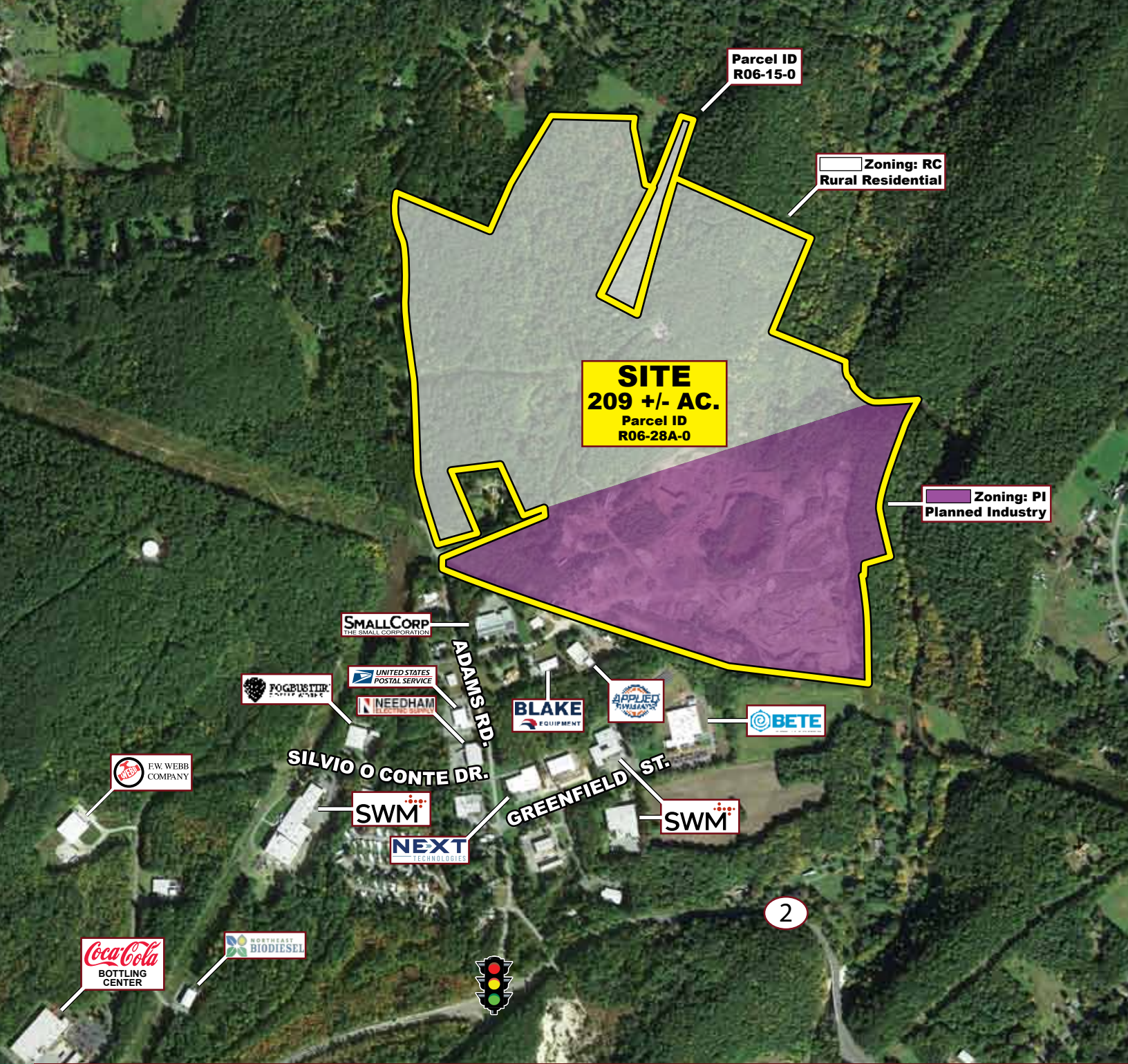


✦ **PROPERTY INFORMATION**

Land Size	209 +/- Acres	
Zoned Industrial	82 +/- Acres	
Traffic Count	1,000 ADT (2019)	

✦ **DEMOGRAPHICS (2023 Est.)**

Radius	Population	Med. HH Inc.
3 mile	15,984	\$67,789
5 mile	29,036	\$64,568
7 mile	34,372	\$68,293
10 mile	46,988	\$72,769



Development Opportunity - 37 Butternut Street, Greenfield, Massachusetts



FOR MORE INFORMATION CONTACT:

Mike Hotarek

781.849.9017

mhotarek@easternretail.com

Sean McQuaid

781.849.9012

smcquaid@easternretail.com

P 781.849.9010 + F 781.849.9050 + www.easternretail.com + 25 Braintree Hill Office Park, Suite 404 + Braintree, MA 02184

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