



# FORMER FRIENDLY'S

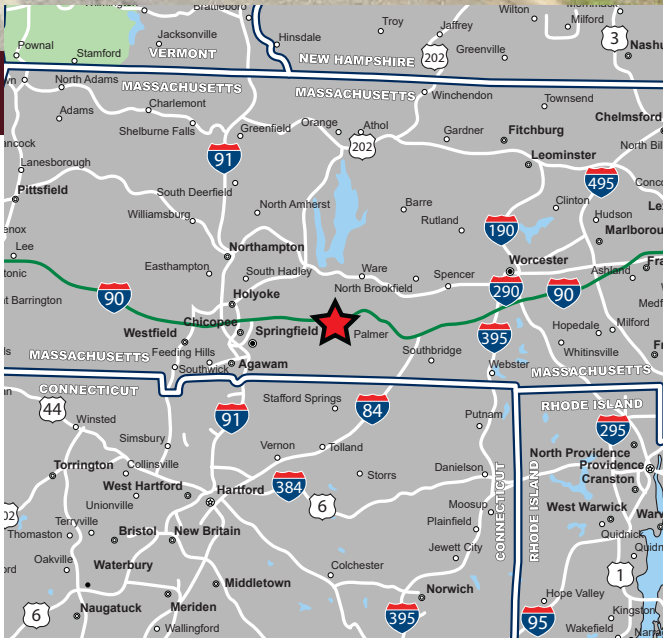
1519 North Main Street (Route 20), Palmer, Massachusetts



**AVAILABLE FOR SALE OR LEASE**

## PROPERTY HIGHLIGHTS

- » 3,083 SF Available
- » 0.551 Acre Site
- » Property Approved for Liquor License
- » Pylon Signage Available
- » Excellent Visibility & Access
- » Close Proximity to I-90



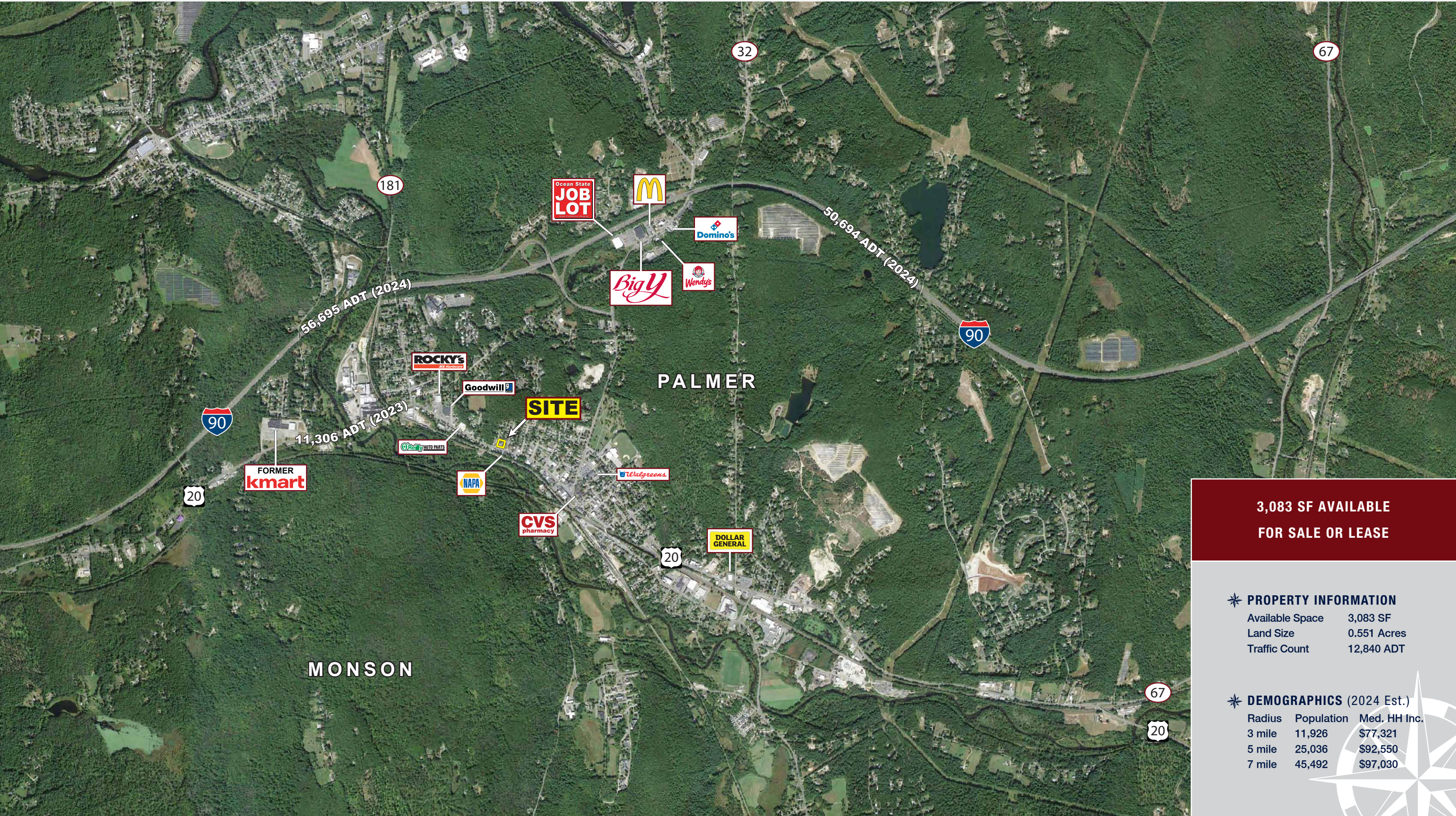


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1519 North Main Street (Route 20), Palmer, Massachusetts



**EASTERN**  
RETAIL PROPERTIES



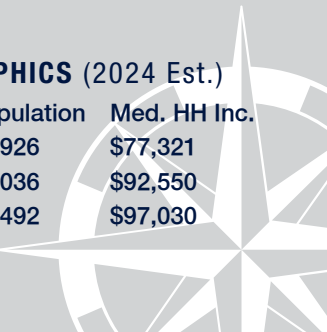
**3,083 SF AVAILABLE  
FOR SALE OR LEASE**

### \* PROPERTY INFORMATION

Available Space	3,083 SF
Land Size	0.551 Acres
Traffic Count	12,840 ADT

### \* DEMOGRAPHICS (2024 Est.)

Radius	Population	Med. HH Inc.
3 mile	11,926	\$77,321
5 mile	25,036	\$92,550
7 mile	45,492	\$97,030





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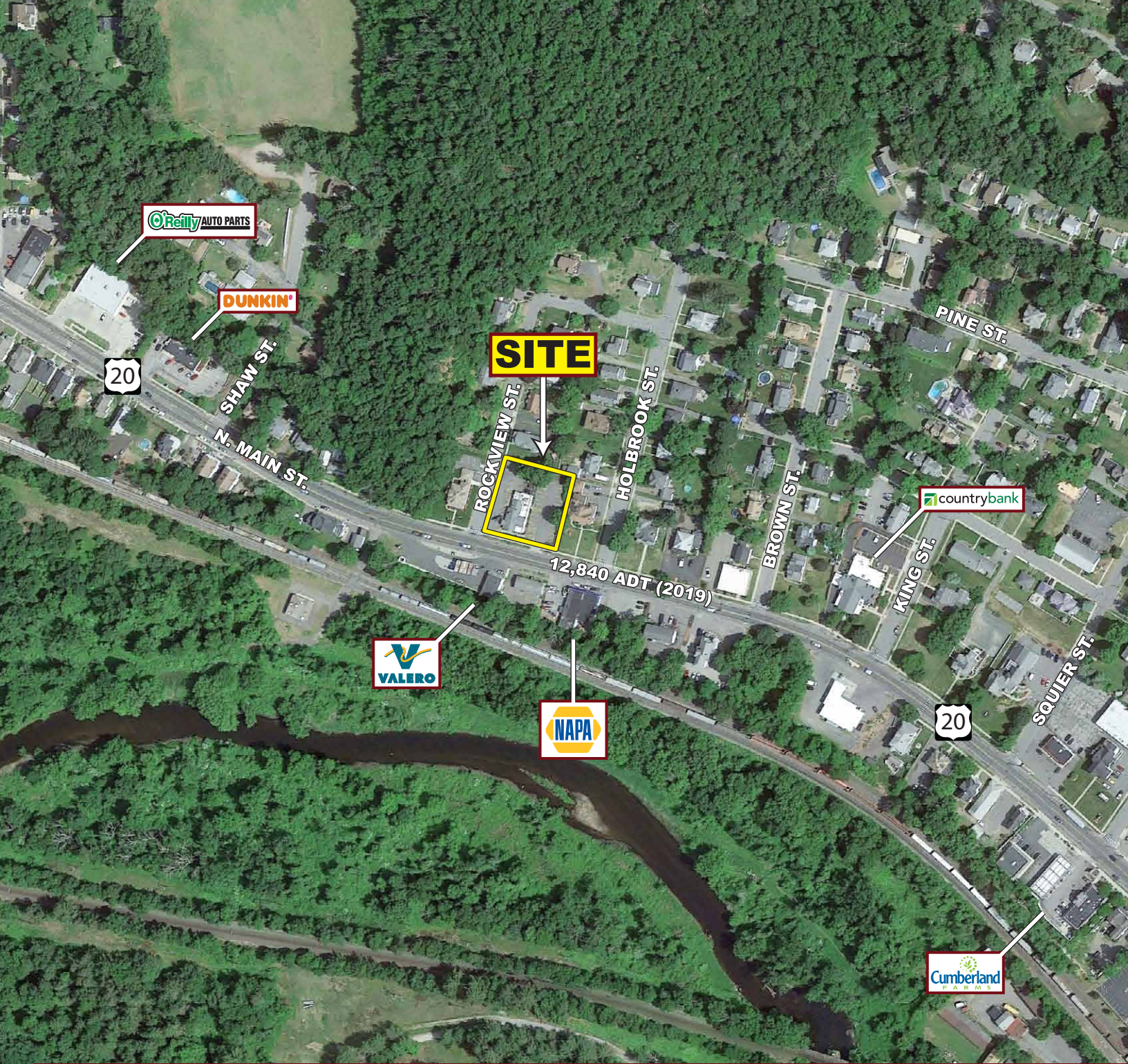
1519 North Main Street (Route 20), Palmer, Massachusetts

1519 N Main St Palmer, MA 01069	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2024 Estimated Population	11,926	25,036	45,492
2029 Projected Population	11,859	25,022	45,531
2020 Census Population	12,059	25,394	46,216
2010 Census Population	12,060	25,046	45,598
Projected Annual Growth 2024 to 2029	-0.1%	-	-
Historical Annual Growth 2010 to 2024	-	-	-
2024 Median Age	39.2	39.7	41.8
<b>Households</b>			
2024 Estimated Households	5,335	10,489	18,846
2029 Projected Households	5,270	10,431	18,817
2020 Census Households	5,292	10,472	18,832
2010 Census Households	5,042	9,886	17,854
Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	-
Historical Annual Growth 2010 to 2024	0.4%	0.4%	0.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	67.3%	67.3%	70.5%
2024 Estimated Black or African American	12.3%	13.2%	11.4%
2024 Estimated Asian or Pacific Islander	3.5%	3.1%	3.7%
2024 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.4%
2024 Estimated Other Races	16.3%	15.9%	14.0%
2024 Estimated Hispanic	30.9%	30.4%	25.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$103,397	\$120,100	\$125,393
2024 Estimated Median Household Income	\$77,321	\$92,550	\$97,030
2024 Estimated Per Capita Income	\$46,307	\$50,403	\$52,025
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	5.9%	4.0%	4.0%
2024 Estimated Some High School (Grade Level 9 to 11)	6.3%	5.3%	4.3%
2024 Estimated High School Graduate	32.0%	30.2%	29.3%
2024 Estimated Some College	20.8%	19.5%	18.0%
2024 Estimated Associates Degree Only	9.4%	9.9%	10.4%
2024 Estimated Bachelors Degree Only	17.0%	20.5%	20.6%
2024 Estimated Graduate Degree	8.6%	10.5%	13.5%
<b>Business</b>			
2024 Estimated Total Businesses	527	877	1,573
2024 Estimated Total Employees	5,712	11,436	16,616
2024 Estimated Employee Population per Business	10.8	13.0	10.6
2024 Estimated Residential Population per Business	22.6	28.6	28.9

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## Former Friendly's - 1519 North Main Street (Route 20), Palmer, Massachusetts



**EASTERN**  
RETAIL PROPERTIES

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