

DEVELOPMENT OPPORTUNITY

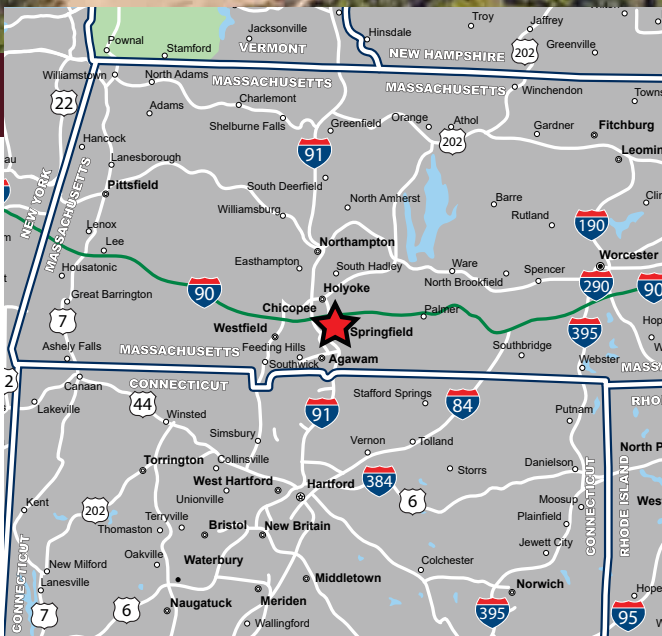
400 Cadwell Drive, Springfield, Massachusetts



AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

- » 5.34 +/- Acre Development Opportunity
- » Convenient Access from I-291 & I-90
- » Zoned Industrial A
- » Multiple Uses Allowed
- » Municipal Water & Sewer
- » Densely Populated Trade Area
- » Ideal for Office, Medical, Self-Storage and Industrial Uses

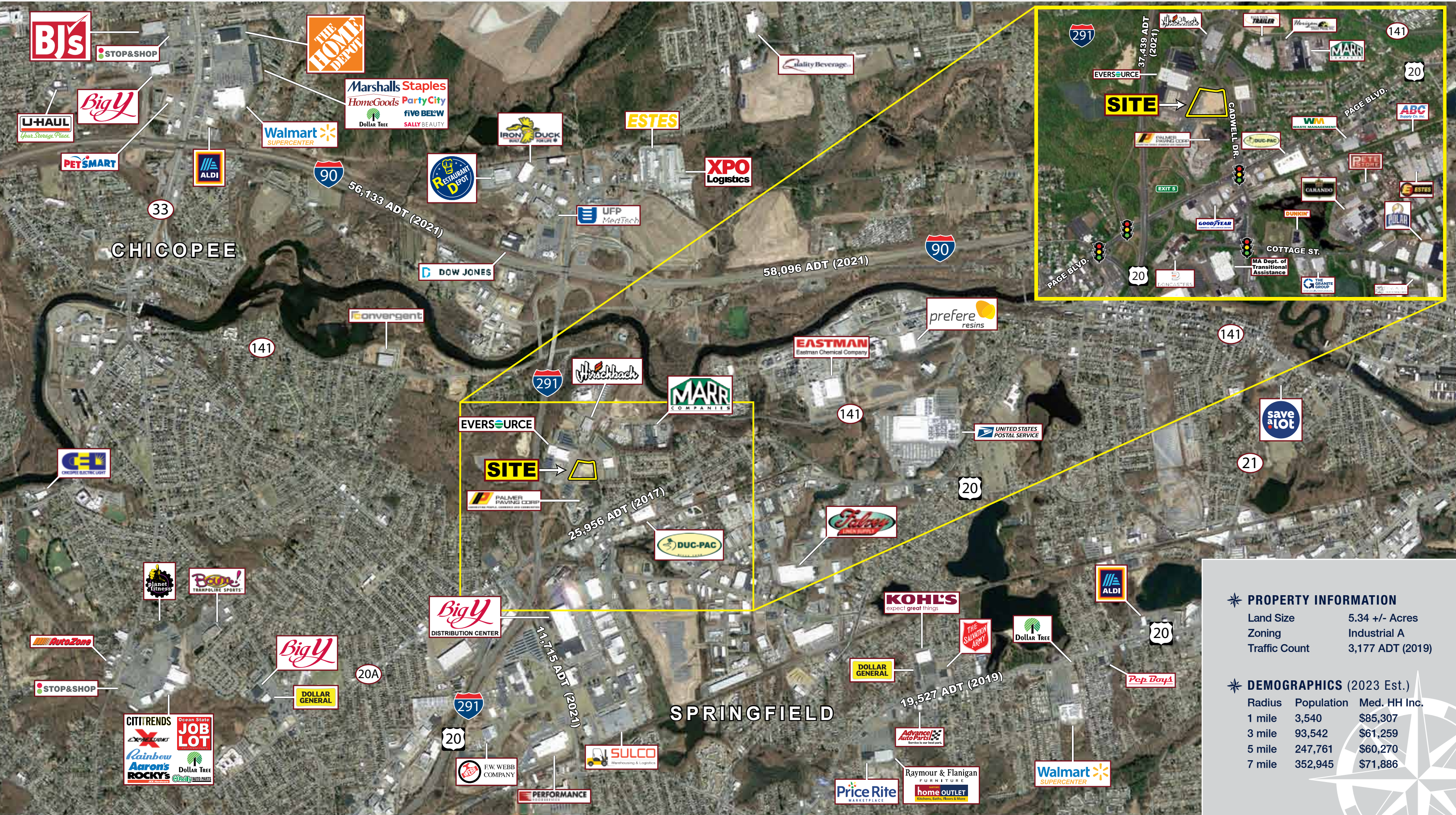


DEVELOPMENT OPPORTUNITY

400 Cadwell Drive, Springfield, Massachusetts



EASTERN
RETAIL PROPERTIES



PROPERTY INFORMATION

Land Size	5.34 +/- Acres
Zoning	Industrial A
Traffic Count	3,177 ADT (2019)

DEMOGRAPHICS (2023 Est.)

Radius	Population	Med. HH Inc.
1 mile	3,540	\$85,307
3 mile	93,542	\$61,259
5 mile	247,761	\$60,270
7 mile	352,945	\$71,886



EXIT 5

291

20

CADWELL DR. - 3,177 ADT (2019)

SITE

Development Opportunity - 400 Cadwell Drive, Springfield, Massachusetts



EASTERN
RETAIL PROPERTIES

FOR MORE INFORMATION CONTACT:

Mike Hotarek

781.849.9017

mhotarek@easternretail.com

Sam Peterson

781.849.9016

speterson@easternretail.com

P 781.849.9010 + F 781.849.9050 + www.easternretail.com + 25 Braintree Hill Office Park, Suite 305 + Braintree, MA 02184

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.