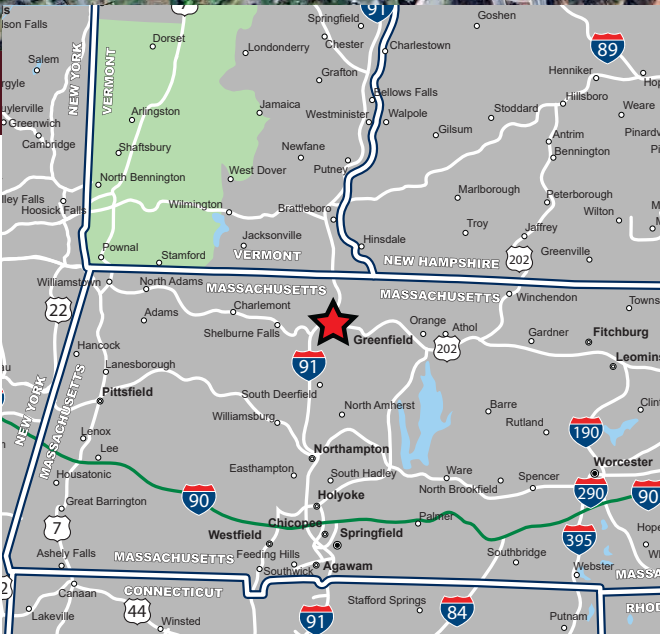


This aerial map shows a commercial area in North Carolina, featuring several major roads and numerous businesses. The map includes the following elements:

- Roads:**
  - MOHAWK TRAIL:** Runs diagonally from the bottom left towards the top right.
  - COLRAIN RD.:** Runs vertically through the center of the map.
  - SHELBURN RD.:** Runs horizontally across the middle of the map.
  - ELM ST.:** Located on the right side of the map.
  - MAIN ST.:** Located on the far right side of the map.
  - RIVER ST.:** Located at the bottom right of the map.
- Highways and Interchanges:**
  - Interstate 91 (I-91):** Indicated by a blue and red shield with the number 91.
  - State Route 2:** Indicated by a white circle with the number 2.
  - State Route 2A:** Indicated by a white circle with the number 2A.
  - EXIT 43:** Located on I-91, pointing south towards Mohawk Trail.
- Businesses and Landmarks (with logos):**
  - Big Y Staples:** Located in the top left corner.
  - planet fitness:** Located near Big Y Staples.
  - Dollar Tree:** Located near Big Y Staples.
  - Great Clips:** Located near Big Y Staples.
  - verizon:** Located near Big Y Staples.
  - BJ's:** Located in the top center.
  - DOLLAR GENERAL:** Located in the center-left.
  - JOHN DEERE:** Located near Dollar General.
  - Days Inn:** Located near Dollar General.
  - IRVING:** Located near Dollar General.
  - KFC:** Located near Irving.
  - Shell:** Located near KFC.
  - McDonald's:** Located near Shell.
  - Starbucks:** Located near McDonald's.
  - Rent-A-Center:** Located near Starbucks.
  - ALDI:** Located near McDonald's.
  - THE HOME DEPOT:** Located in the bottom left corner.
  - Ninety Nine 99:** Located near Days Inn.
  - Hampton:** Located near Days Inn.
  - RMV:** Located near Days Inn.
  - Applebee's:** Located near Days Inn.
  - Mobil:** Located near Days Inn.
  - PLANET GAS STATION:** Located near Days Inn.
  - ups:** Located near Elm St.
  - enterprise:** Located near Elm St.
  - DUNKIN':** Located near Elm St.
  - d'angelo:** Located near Elm St.
  - Shell:** Located near Elm St.
  - VSC TRACTOR SUPPLY CO.:** Located near Elm St.
- Site Annotations:**
  - SITE:** A yellow-outlined polygon in the center-right of the map, labeled "SITE" in a yellow box.
  - 11,671 ADT (2022):** Located near the intersection of Mohawk Trail and Colrain Rd.
  - 12,303 ADT (2023):** Located near the intersection of Mohawk Trail and Elm St.
  - 27,922 ADT (2024):** Located near the intersection of Mohawk Trail and I-91.
  - 28,361 ADT (2024):** Located near the intersection of Mohawk Trail and I-91.

## PROPERTY HIGHLIGHTS

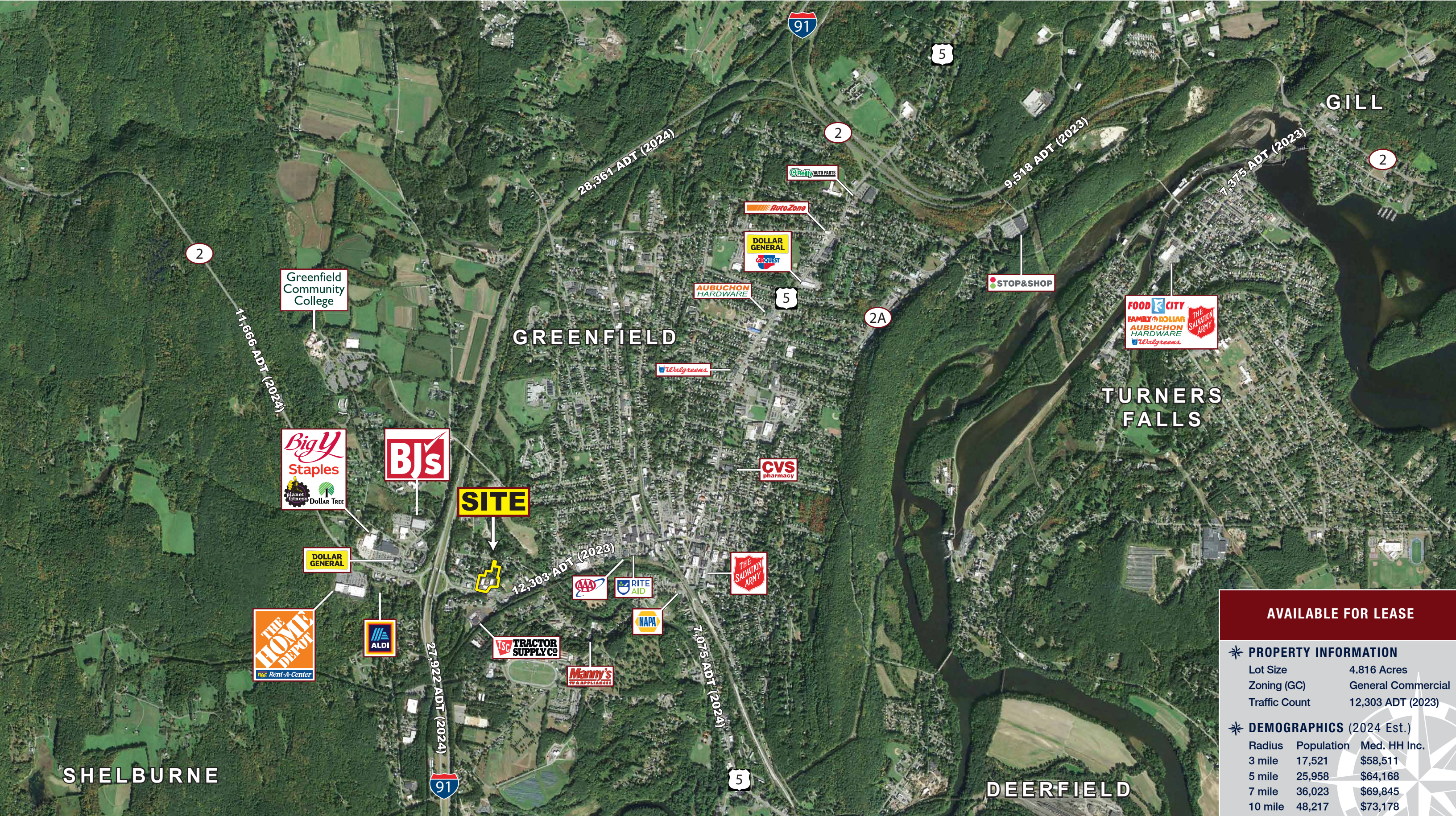
- » **High Profile Location off Interstate 91**
- » **4.816 Acre Site**
- » **Multiple Uses Allowed**
- » **Drive-Thru Available**
- » **Prominent Site 0.25 Miles from I-91**
- » **High Barriers to Entry Market**
- » **Zoned General Commercial (GC)**
- » **Multiple Configurations Available**





# NEW RETAIL DEVELOPMENT

125 Mohawk Trail (Route 2A), Greenfield, Massachusetts



AVAILABLE FOR LEASE

★ PROPERTY INFORMATION

|               |                    |
|---------------|--------------------|
| Lot Size      | 4.816 Acres        |
| Zoning (GC)   | General Commercial |
| Traffic Count | 12,303 ADT (2023)  |

★ DEMOGRAPHICS (2024 Est.)

| Radius  | Population | Med. HH Inc. |
|---------|------------|--------------|
| 3 mile  | 17,521     | \$58,511     |
| 5 mile  | 25,958     | \$64,168     |
| 7 mile  | 36,023     | \$69,845     |
| 10 mile | 48,217     | \$73,178     |





## New Retail Development - 125 Mohawk Trail (Route 2A), Greenfield, Massachusetts



**EASTERN**  
RETAIL PROPERTIES

FOR MORE INFORMATION CONTACT:

**Andrew Bonica**

781.849.9011

abonica@easternretail.com

**Sean McQuaid**

781.849.9012

smcquaid@easternretail.com

P 781.849.9010 + F 781.849.9050 + [www.easternretail.com](http://www.easternretail.com) + 25 Braintree Hill Office Park, Suite 404 + Braintree, MA 02184

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