

# FORMER ADVANCE AUTO PARTS

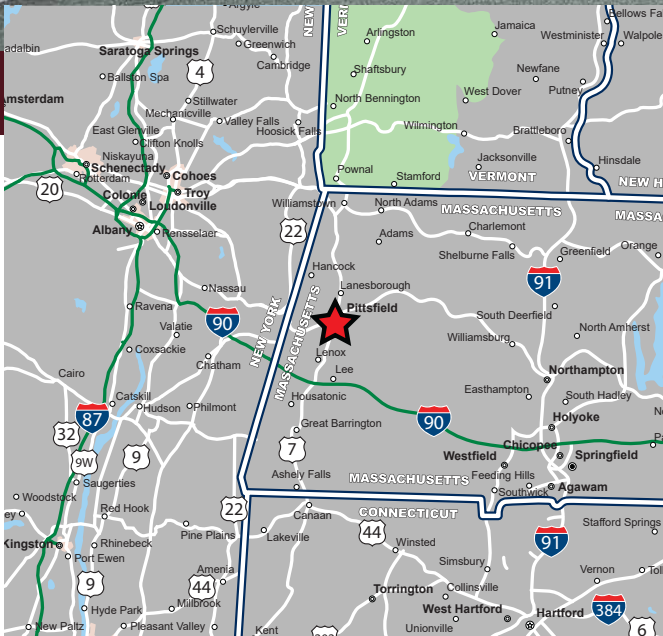
630 Merrill Road (Route 9), Pittsfield, Massachusetts



**AVAILABLE FOR SALE OR LEASE**

## PROPERTY HIGHLIGHTS

- » 6,912 SF Available – Subdividable
- » Freestanding Building at a Traffic Light
- » Multiple Uses Allowed
- » Pylon Signage Available
- » Prominent Visibility & Access
- » High Barriers to Entry Market



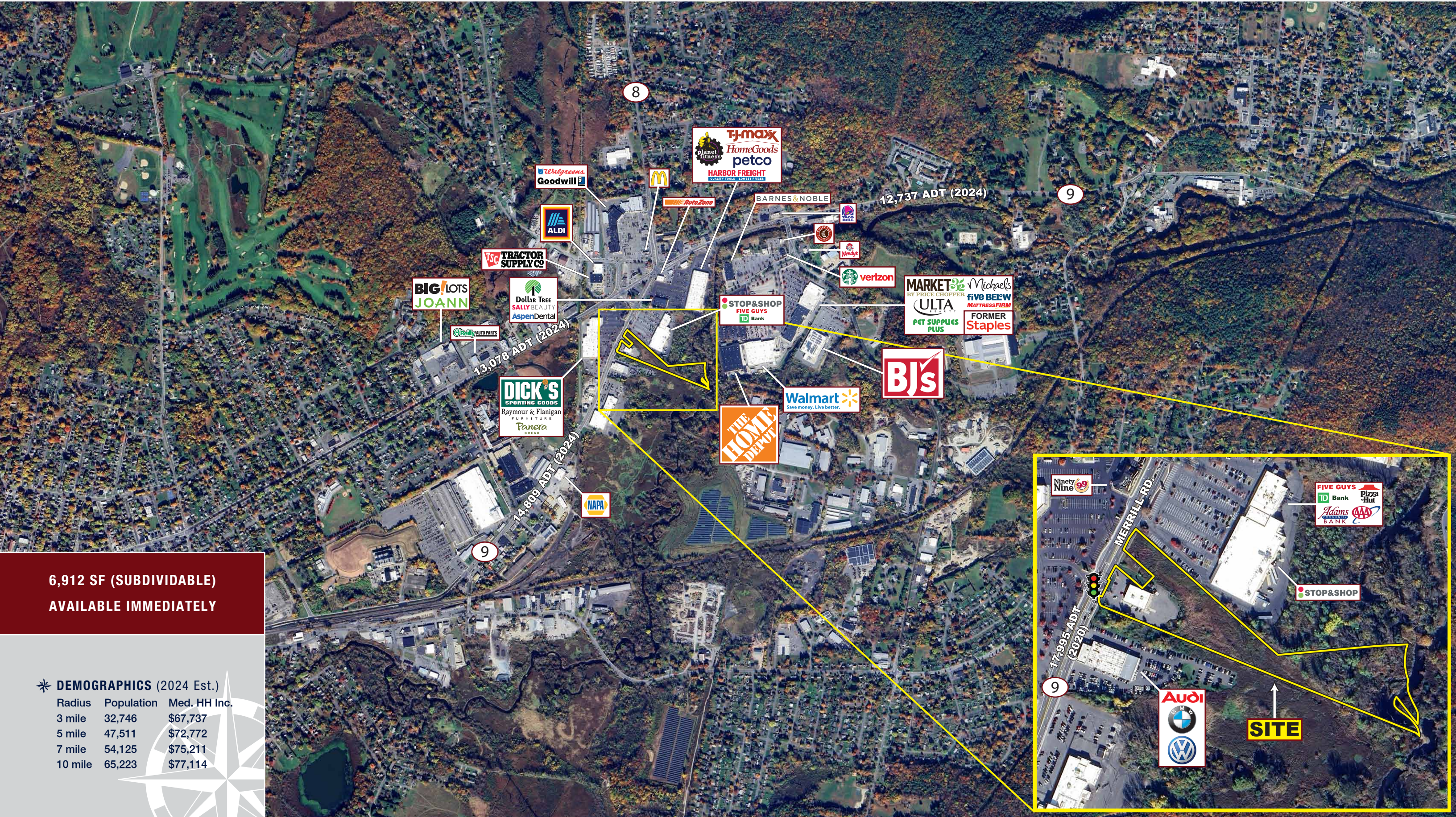


# FORMER ADVANCE AUTO PARTS

630 Merrill Road (Route 9), Pittsfield, Massachusetts



**EASTERN**  
RETAIL PROPERTIES



**6,912 SF (SUBDIVIDABLE)**  
**AVAILABLE IMMEDIATELY**

✦ **DEMOGRAPHICS** (2024 Est.)

Radius	Population	Med. HH Inc.
3 mile	32,746	\$67,737
5 mile	47,511	\$72,772
7 mile	54,125	\$75,211
10 mile	65,223	\$77,114





## Former Advance Auto Parts - 630 Merrill Road (Route 9), Pittsfield, Massachusetts



**EASTERN**  
RETAIL PROPERTIES

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