

# GAS STATION OPPORTUNITY

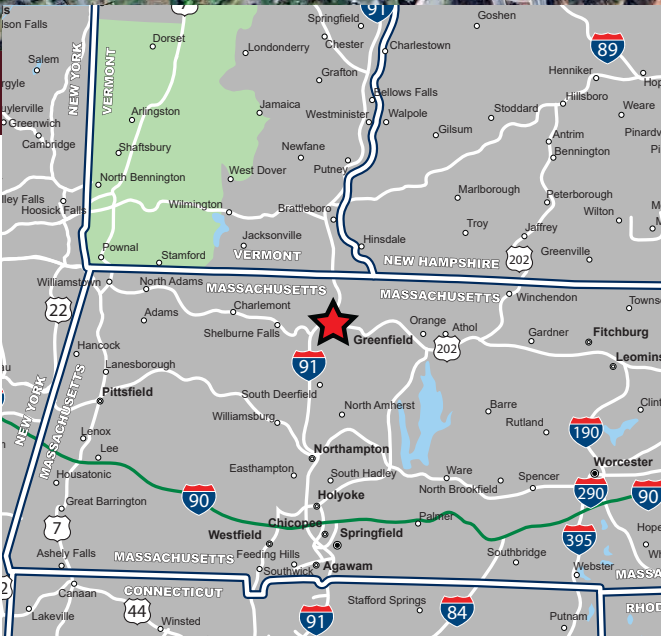
125 Mohawk Trail (Route 2A), Greenfield, Massachusetts



**AVAILABLE FOR LEASE**

## PROPERTY HIGHLIGHTS

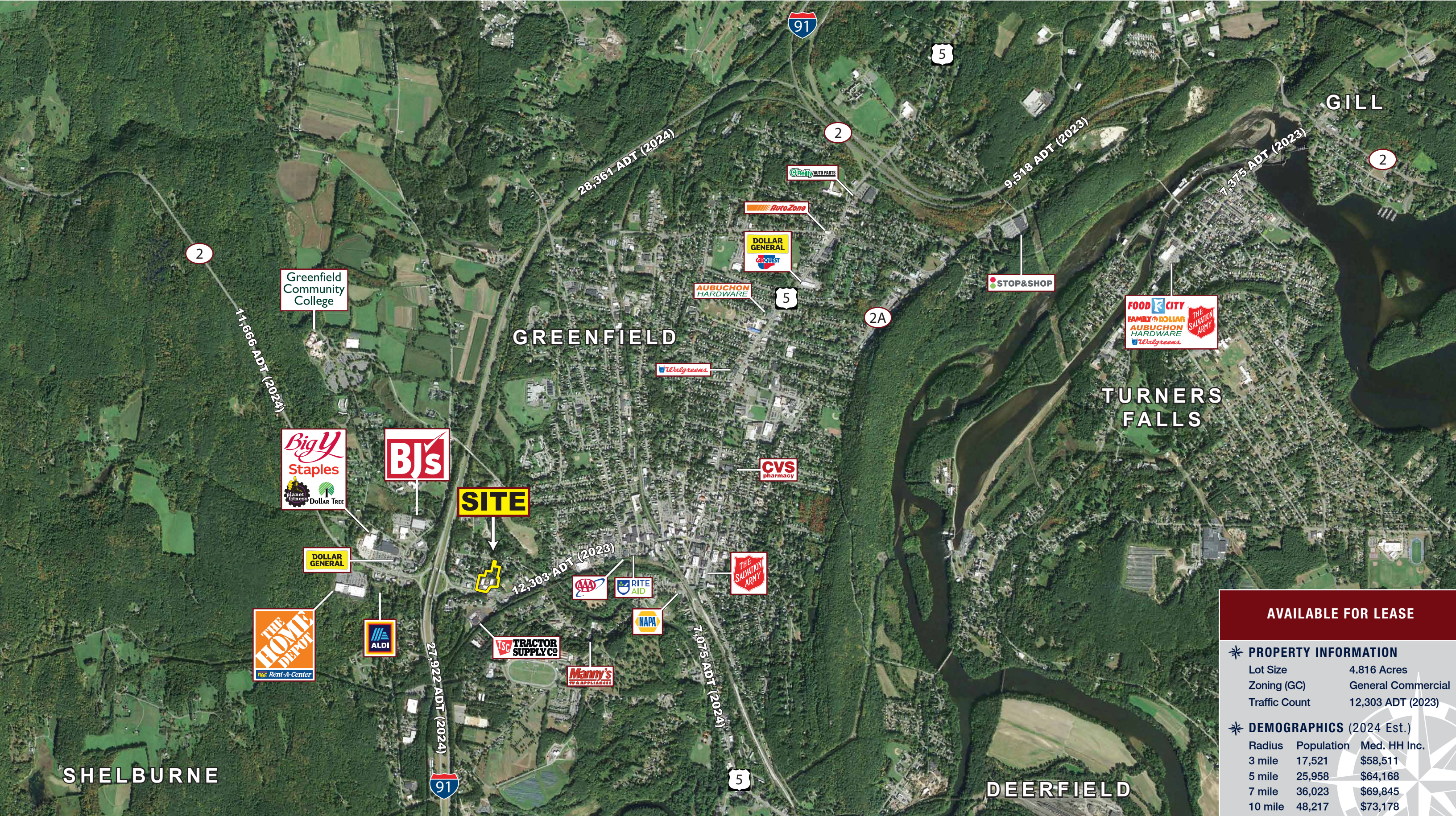
- » High Profile Location off Interstate 91
- » 4.816 Acre Site
- » Multiple Uses Allowed
- » Drive-Thru Available
- » Prominent Site 0.25 Miles from I-91
- » High Barriers to Entry Market
- » Zoned General Commercial (GC)
- » Multiple Configurations Available





# GAS STATION OPPORTUNITY

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





## Gas Station Opportunity - 125 Mohawk Trail (Route 2A), Greenfield, Massachusetts



**EASTERN**  
RETAIL PROPERTIES

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