

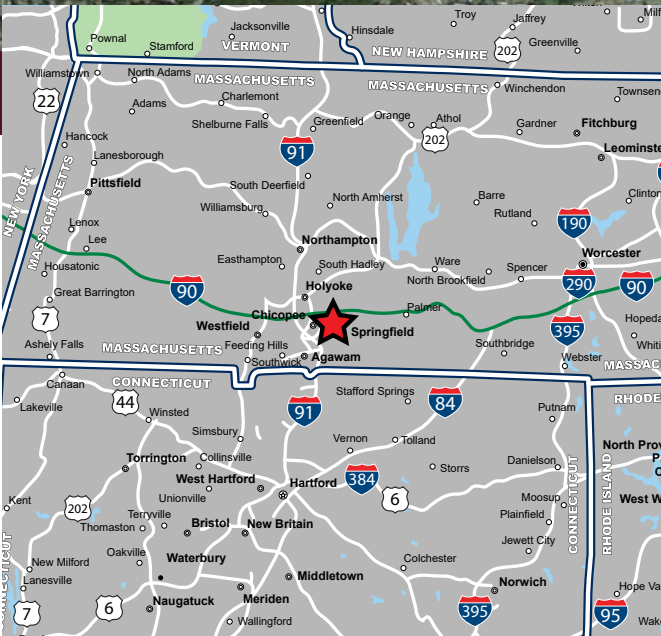
1440 Boston Road (Route 20), Springfield, Massachusetts



**AVAILABLE FOR LEASE OR GROUND LEASE**

## PROPERTY HIGHLIGHTS

- » **15,292 SF Freestanding Building**
- » **1.61 Acre Site**
- » **Drive-Thru Available**
- » **Prime Retail Corridor**
- » **Pylon Signage Available**
- » **Excellent Access and Visibility**
- » **Redevelopment Opportunity**





# FORMER WALGREENS

1440 Boston Road (Route 20), Springfield, Massachusetts



**EASTERN**  
RETAIL PROPERTIES

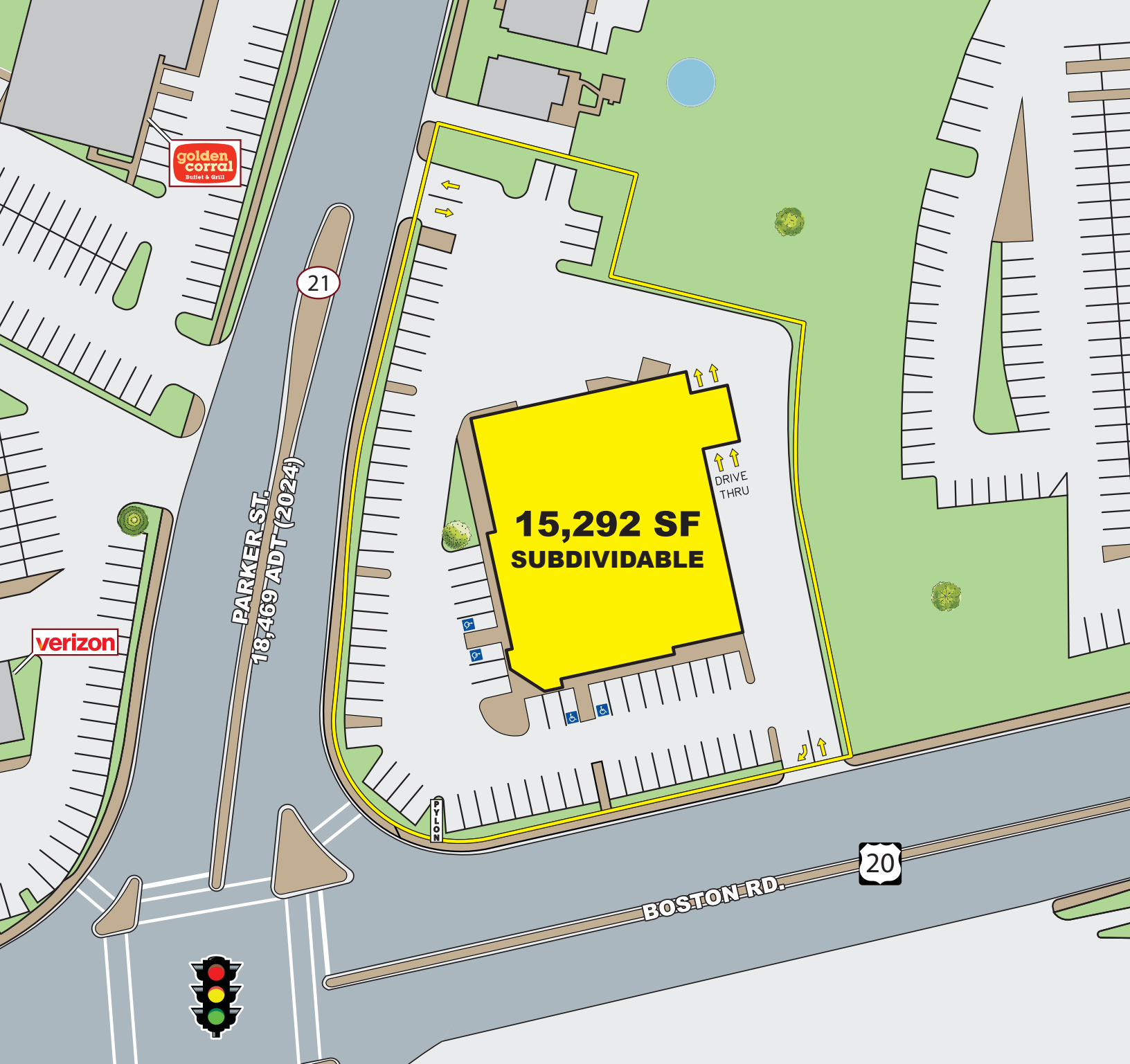


**15,292 SF**  
**AVAILABLE FOR LEASE**

★ **DEMOGRAPHICS** (2024 Est.)

Radius	Population	Med. HH Inc.
3 mile	60,250	\$76,564
5 mile	169,336	\$74,178
7 mile	288,880	\$72,790
10 mile	430,388	\$78,343





Available For Lease or Ground Lease - 1440 Boston Road (Route 20), Springfield, MA



**EASTERN**  
RETAIL PROPERTIES

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