

RESTAURANT/DEVELOPMENT OPPORTUNITY

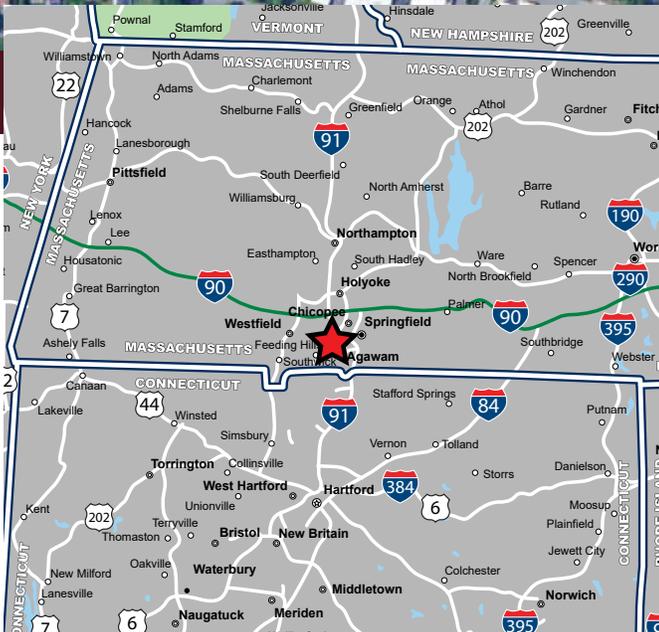
33 Border Way, West Springfield, MA



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » 9,000 +/- SF Available for Lease
- » Second Generation Restaurant Space
- » Potential for Redevelopment
- » High Profile Location off I-91
- » Highway Visibility
- » Convenient Ingress/Egress
- » Multiple Uses Allowed
- » Pylon Signage Available

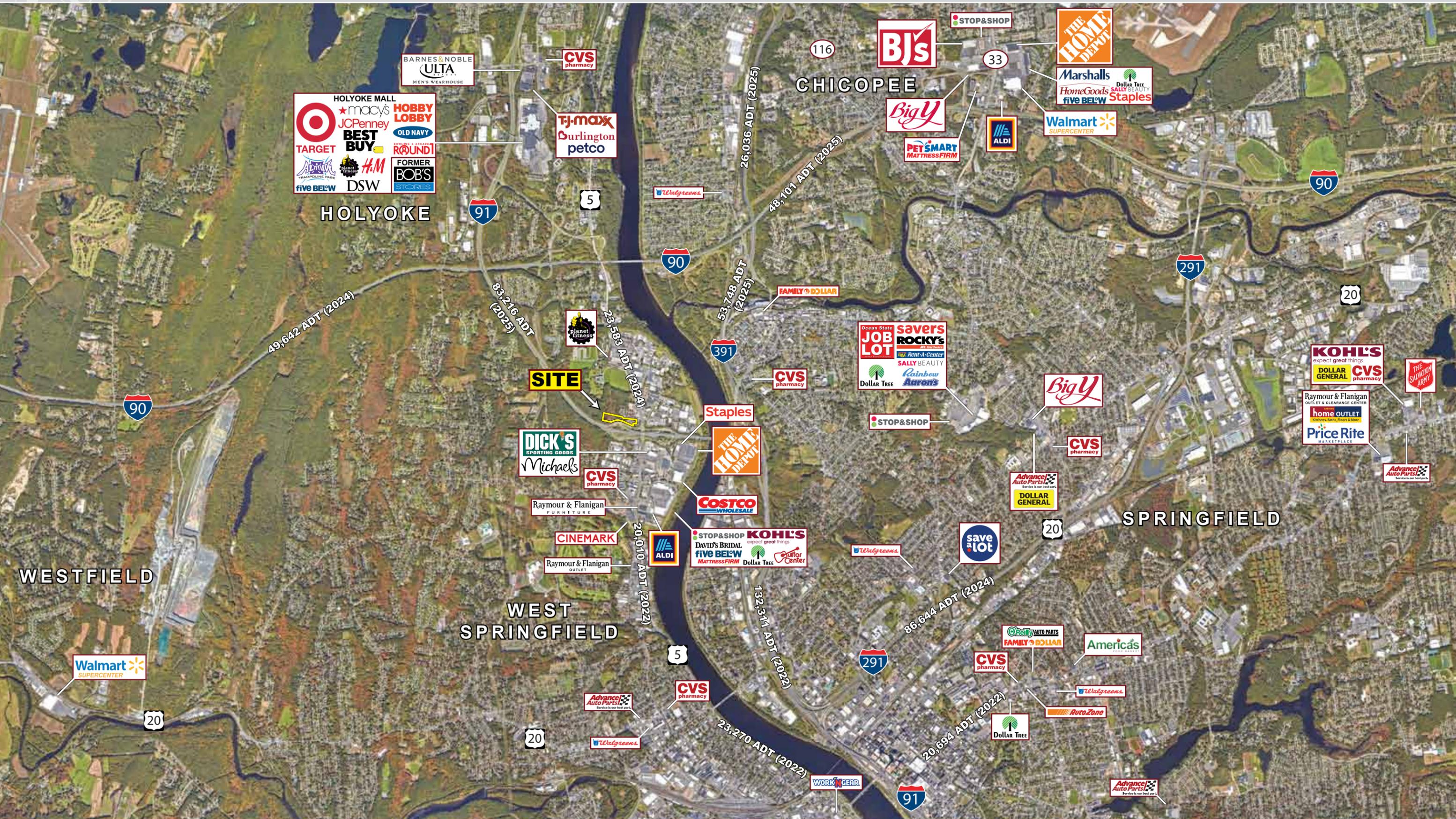


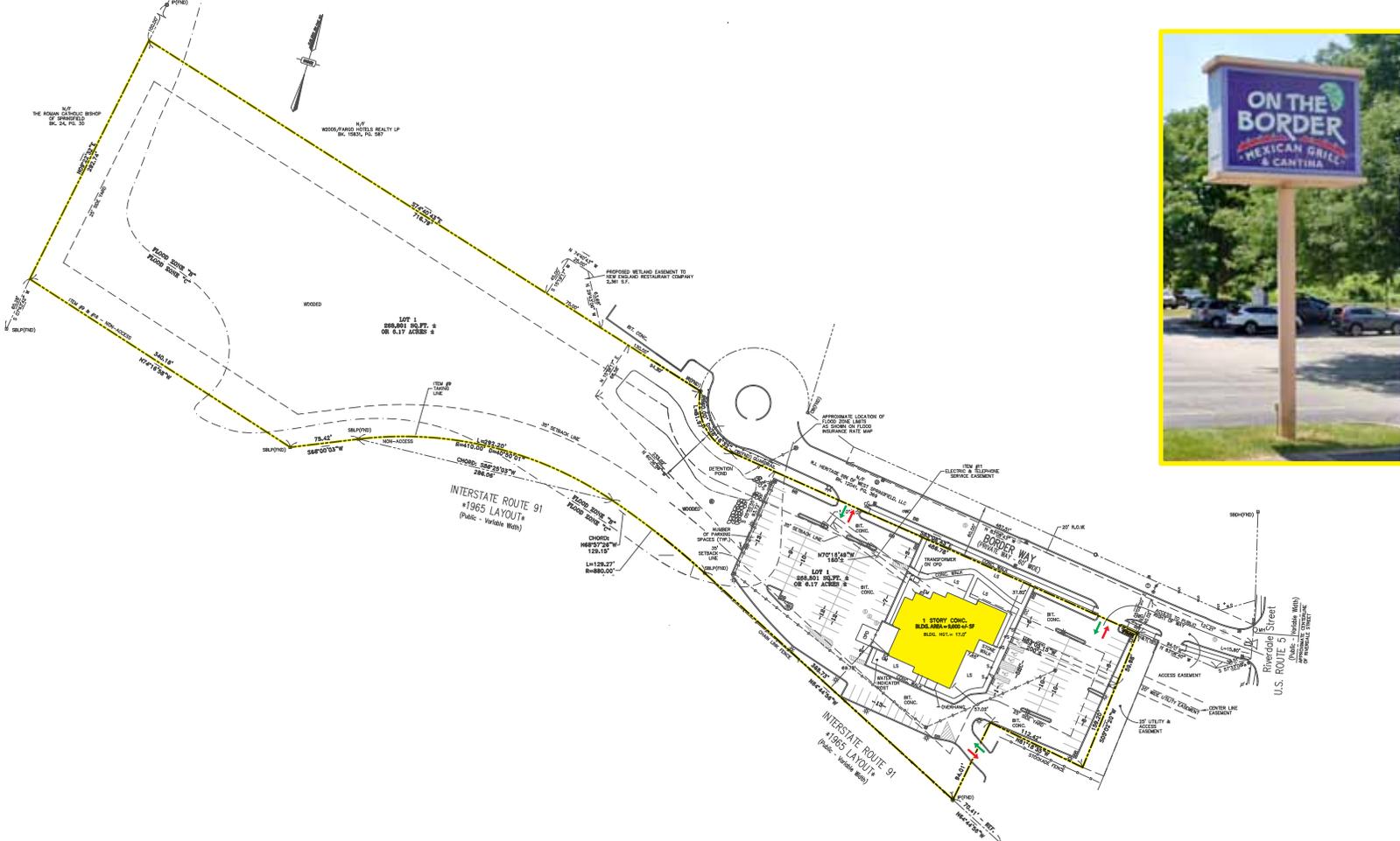
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EASTERN
RETAIL PROPERTIES





✦ **PROPERTY INFORMATION**

Available Space	9,000 +/- SF
33 Border Way	6.17 AC
Signage	Pylon Available
Traffic Count - Route 5	23,583 ADT (2024)

✦ **DEMOGRAPHICS (2025)**

Radius	Population	Med. HH Inc.
3 mile	86,791	\$63,471
5 mile	216,108	\$63,339
7 mile	345,972	\$71,607



Restaurant/Development Opportunity - 33 Border Way, West Springfield, MA



FOR MORE INFORMATION CONTACT:

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