

1440 BOSTON ROAD | SPRINGFIELD, MA

# FORMER WALGREENS

15,292 SF (SUBDIVIDABLE) AVAILABLE ON 1.74 ACRES



# ZOOM AERIAL

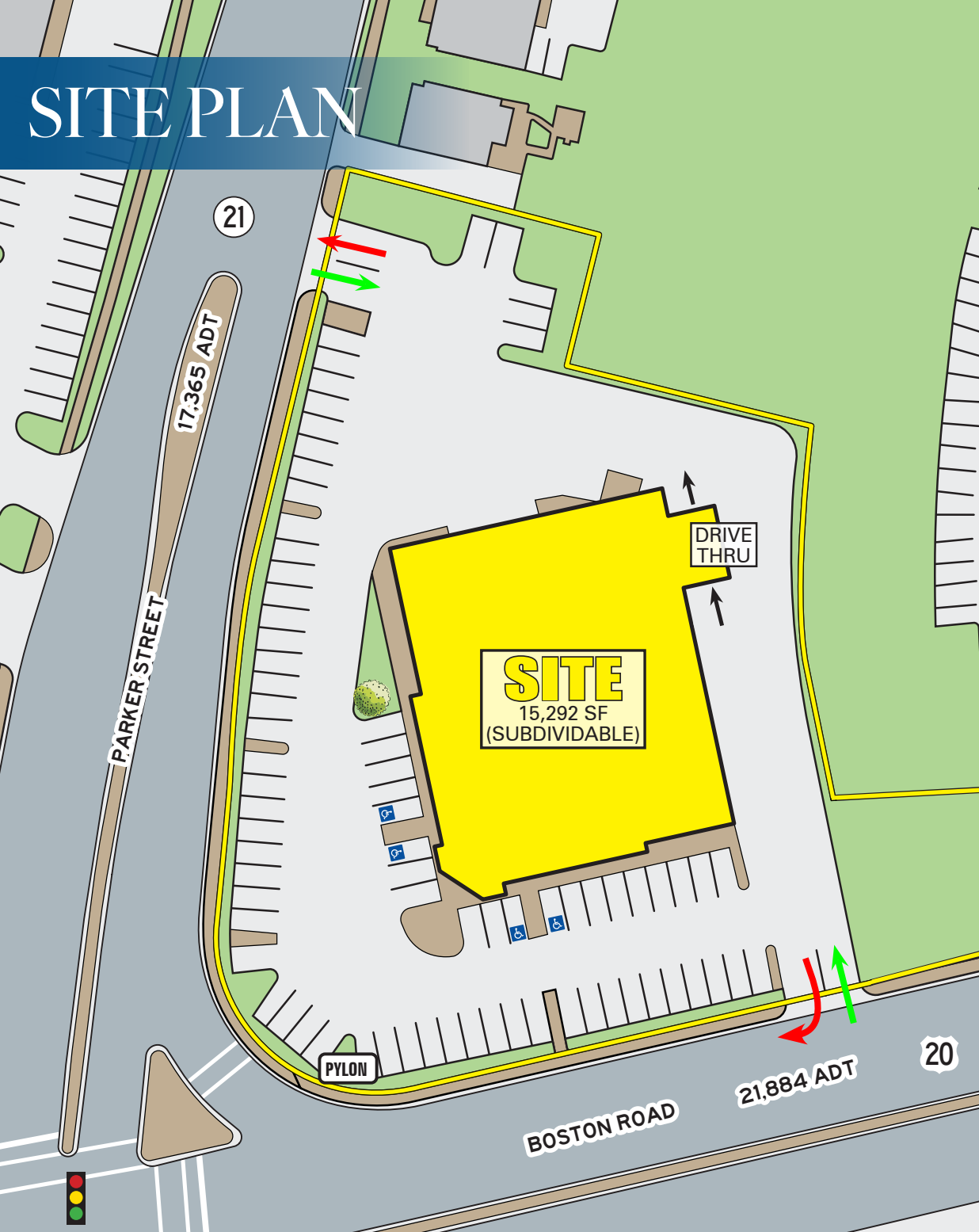


**SITE**  
15,292 SF  
(SUBDIVIDABLE)

## 2026 DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	61,145	166,534	284,474
TOTAL DAYTIME POPULATION	58,336	157,162	300,827
MEDIAN HH INCOME	\$69,082	\$66,118	\$62,582

# SITE PLAN



## PROPERTY HIGHLIGHTS

- 15,292 SF Freestanding Building (Subdividable)
- 1.74 Acres
- Pylon Signage
- Signalized Corner
- Redevelopment Opportunity
- Drive-Thru Permitted
- 75 Existing Parking Spaces
- Adjacent to new Springfield Crossing development (BJ's, Target, Hobby Lobby, PetSmart, Chick-Fil-A, Chipotle)

# MARKET AERIAL



**SITE**  
1440 BOSTON RD

# SPRINGFIELD SNAPSHOT



GREATER  
SPRINGFIELD  
POPULATION

469,656

4<sup>TH</sup> LARGEST CITY  
IN NEW ENGLAND

EASILY ACCESSIBLE TO BOSTON, HARTFORD AND NYC

219,804 EMPLOYEES

EMPLOYEES IN A VARIETY OF INDUSTRIES



MANUFACTURING



HEALTH  
CARE



FINANCIAL  
SERVICES



RETAIL



1440 BOSTON ROAD | SPRINGFIELD, MASSACHUSETTS

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## JACK LYMAN

860.391.1736  
JLYMAN@ATLANTICRETAIL.COM

## SCOTT BLACK

617.369.5902  
SBLACK@ATLANTICRETAIL.COM



ALBANY

ATLANTA

BOSTON

THE PRUDENTIAL CENTER  
BOSTON, MA 02199  
617.239.3600

CHARLOTTE

LOS ANGELES



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