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KING & NEWTON

COMMERCIAL REAL ESTATE

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FOR SALE

**56 Cottage Street
Easthampton, MA 01027**

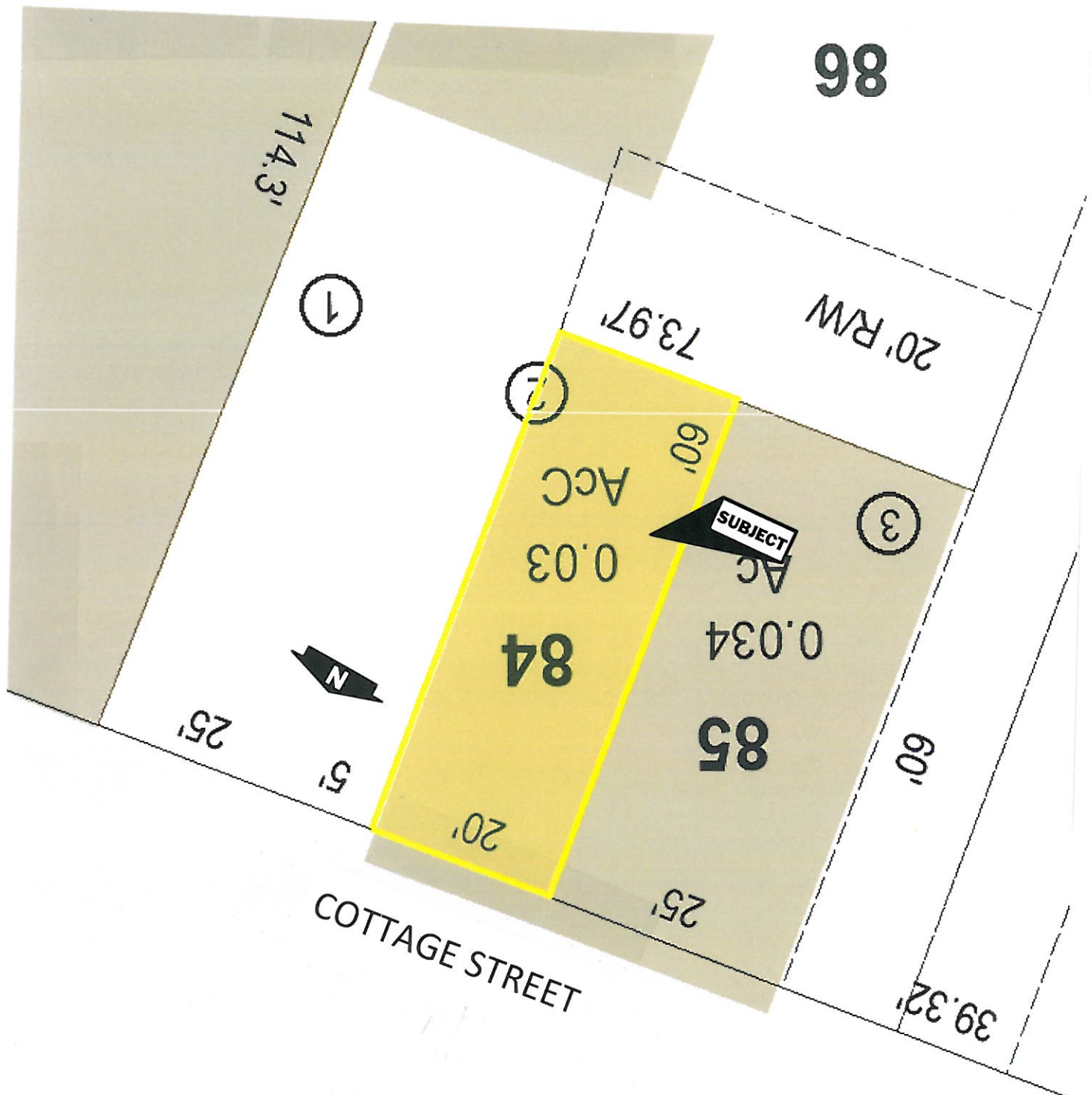


IMPROVEMENTS:	One-story 1,080 square feet commercial retail building with full basement used for storage. Layout is open with small rest room in rear. Ceilings are 2' x 4' tiles with strip fluorescent lighting (updated) and wall to wall carpets with large display windows in the front.
PARCEL ID:	54 – 84
ASKING PRICE:	\$225,000
ENVIRONS:	Property is in the center of Easthampton in a mostly retail area with a variety of businesses lining both sides of Cottage Street on both sides. The town hall is about ½ mile west of the subject.
ROOF:	Flat membrane roof installed about 2008 (a/p/o)
HVAC:	HVAC installed about 2003 (a/p/o). Heating fuel is oil with tank located in basement.
YEAR BUILT:	Property built about 1950 but effective age is estimated to be about 2000 with updates and on-going maintenance.
LAND AREA:	1,200 square feet with about 20' on s/s of Cottage Street in the heart of Easthampton.
PARKING:	One on-site parking space behind building but there is on-street parking in front of the building and a few public parking lots within walking distance.
HIGHWAY ACCESS:	Property is located on Route 141 which connects to I-91 to east and Route 10 to the west.
ACCESS / VISIBILITY:	Excellent / Excellent
ZONE:	DB (Downtown Business)
WATER \ SEWER:	Municipal / Municipal
ELECTRIC:	Eversource Electric
ASSESSMENT / RATE:	\$131,500 (FY 17) / \$16.21 (FY 17)
TAXES:	\$2,132 (\$1.97psf) (FY17)
COMMENTS:	The overall condition of the property is very good. Ideal retail location in the center of town with excellent access and visibility and plenty of vehicular exposure as well as foot traffic.

MAPLE PLACE **I** 155 MAPLE STREET **I** SUITE 306 **I** SPRINGFIELD, MA 01105-1823

The above information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.

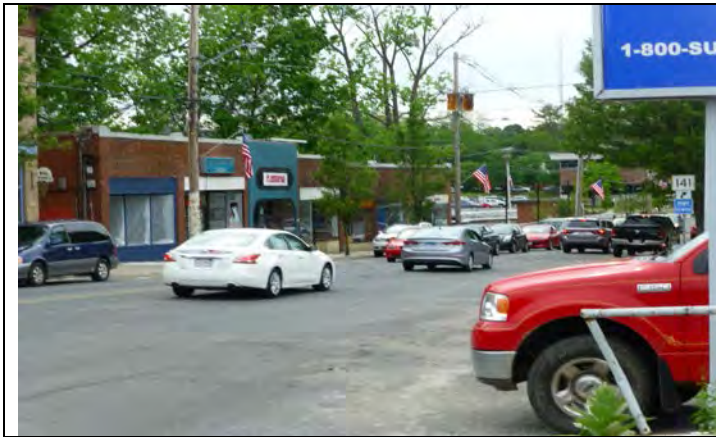
SITE PLAN



KING & NEWTON, LLC • 155 MAPLE STREET • SUITE 306 • SPRINGFIELD, MA 01105-1828

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PHOTOS



KING & NEWTON, LLC 155 MAPLE STREET SUITE 306 SPRINGFIELD, MA 01105-1828

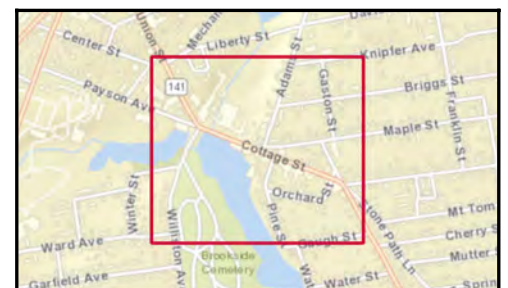
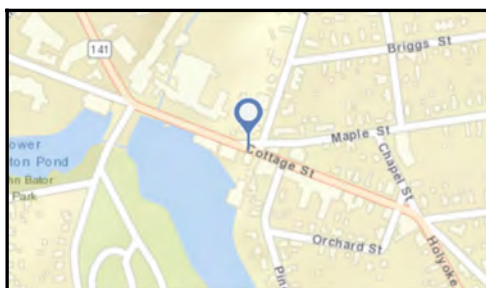
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Site Map on Satellite Imagery - 0.4 Miles Wide

56 Cottage St, Easthampton, Massachusetts, 01027
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 42.26478
Longitude: -72.66672



Source: ArcGIS Online World Imagery Basemap

June 09, 2017

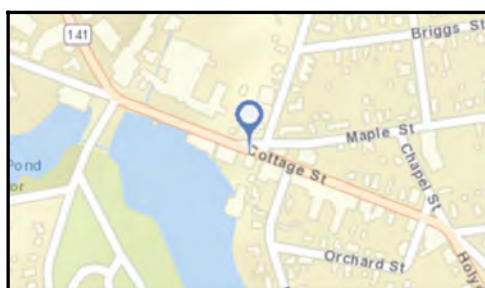
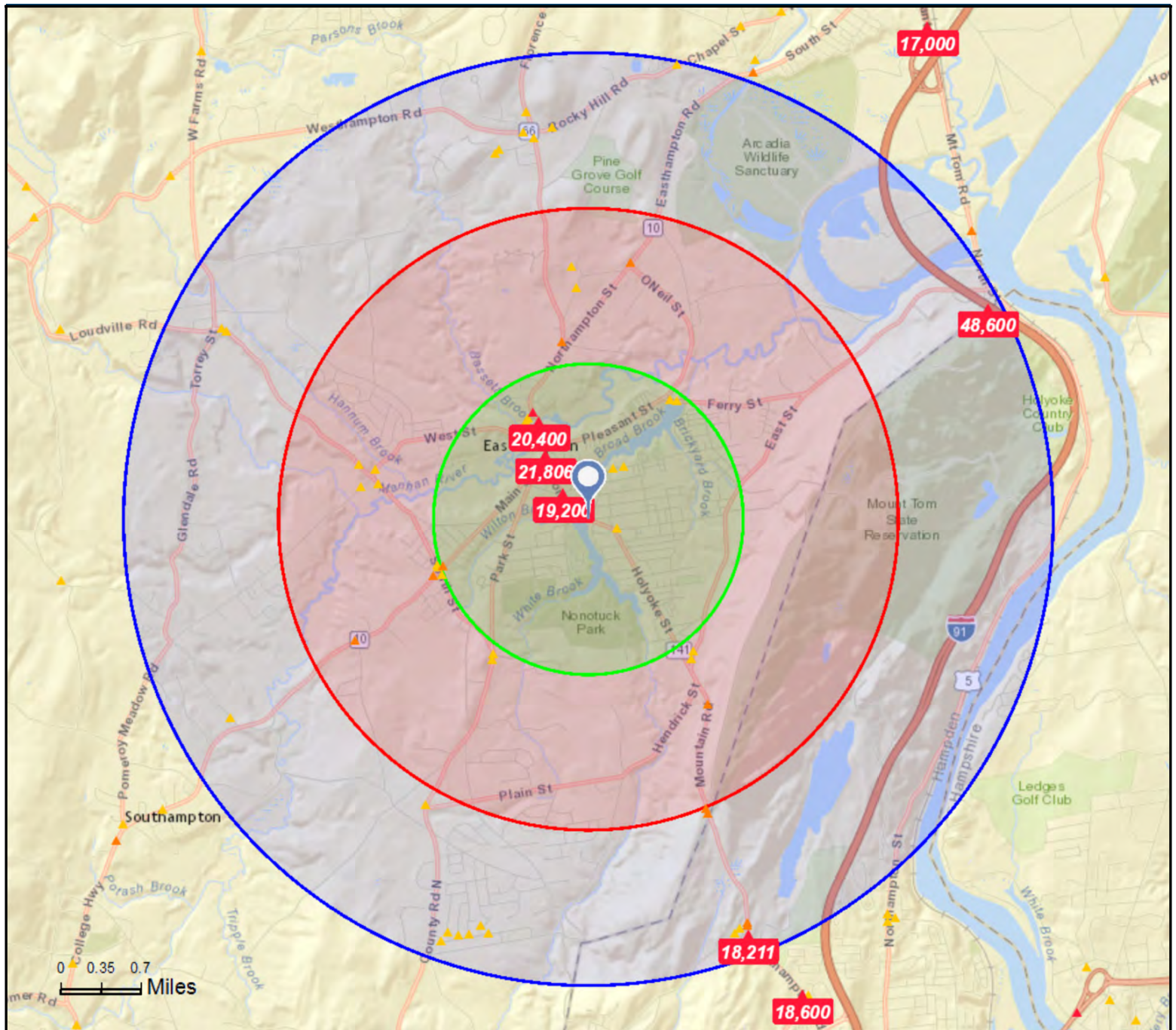
56 Cottage St, Easthampton, Massachusetts, 01027

Rings: 1, 2, 3 mile radii

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Latitude: 42.26478

Longitude: -72.66672



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

June 09, 2017



Executive Summary

56 Cottage St, Easthampton, Massachusetts, 01027
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 42.26478
Longitude: -72.66672

	1 mile	2 miles	3 miles
Population			
2000 Population	7,783	13,193	18,458
2010 Population	7,482	13,335	18,564
2016 Population	7,327	13,170	18,513
2021 Population	7,279	13,152	18,610
2000-2010 Annual Rate	-0.39%	0.11%	0.06%
2010-2016 Annual Rate	-0.33%	-0.20%	-0.04%
2016-2021 Annual Rate	-0.13%	-0.03%	0.10%
2016 Male Population	47.7%	47.7%	47.9%
2016 Female Population	52.3%	52.3%	52.1%
2016 Median Age	42.1	44.0	44.8

In the identified area, the current year population is 18,513. In 2010, the Census count in the area was 18,564. The rate of change since 2010 was -0.04% annually. The five-year projection for the population in the area is 18,610 representing a change of 0.10% annually from 2016 to 2021. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 42.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	91.2%	91.8%	92.5%
2016 Black Alone	1.5%	1.4%	1.3%
2016 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2016 Asian Alone	3.2%	3.1%	2.8%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	1.8%	1.5%	1.4%
2016 Two or More Races	2.0%	2.0%	1.9%
2016 Hispanic Origin (Any Race)	5.5%	4.9%	4.6%

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 22.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	3,645	5,887	7,788
2010 Households	3,645	6,197	8,253
2016 Total Households	3,580	6,128	8,234
2021 Total Households	3,562	6,120	8,276
2000-2010 Annual Rate	0.00%	0.51%	0.58%
2010-2016 Annual Rate	-0.29%	-0.18%	-0.04%
2016-2021 Annual Rate	-0.10%	-0.03%	0.10%
2016 Average Household Size	2.04	2.14	2.24

The household count in this area has changed from 8,253 in 2010 to 8,234 in the current year, a change of -0.04% annually. The five-year projection of households is 8,276, a change of 0.10% annually from the current year total. Average household size is currently 2.24, compared to 2.24 in the year 2010. The number of families in the current year is 4,774 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

June 09, 2017



Executive Summary

56 Cottage St, Easthampton, Massachusetts, 01027
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	1 mile	2 miles	3 miles
Median Household Income			
2016 Median Household Income	\$45,264	\$52,146	\$57,891
2021 Median Household Income	\$43,609	\$51,039	\$61,451
2016-2021 Annual Rate	-0.74%	-0.43%	1.20%
Average Household Income			
2016 Average Household Income	\$61,712	\$66,967	\$73,864
2021 Average Household Income	\$65,295	\$71,626	\$79,612
2016-2021 Annual Rate	1.14%	1.35%	1.51%
Per Capita Income			
2016 Per Capita Income	\$30,317	\$31,090	\$32,795
2021 Per Capita Income	\$32,119	\$33,245	\$35,330
2016-2021 Annual Rate	1.16%	1.35%	1.50%

Households by Income

Current median household income is \$57,891 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$61,451 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$73,864 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$79,612 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$32,795 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$35,330 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	3,790	6,096	8,046
2000 Owner Occupied Housing Units	1,680	3,255	4,953
2000 Renter Occupied Housing Units	1,965	2,632	2,835
2000 Vacant Housing Units	145	209	258
2010 Total Housing Units	3,900	6,562	8,684
2010 Owner Occupied Housing Units	1,721	3,524	5,354
2010 Renter Occupied Housing Units	1,924	2,673	2,899
2010 Vacant Housing Units	255	365	431
2016 Total Housing Units	3,925	6,616	8,759
2016 Owner Occupied Housing Units	1,585	3,349	5,199
2016 Renter Occupied Housing Units	1,995	2,778	3,035
2016 Vacant Housing Units	345	488	525
2021 Total Housing Units	3,946	6,664	8,853
2021 Owner Occupied Housing Units	1,548	3,328	5,218
2021 Renter Occupied Housing Units	2,015	2,793	3,058
2021 Vacant Housing Units	384	544	577

Currently, 59.4% of the 8,759 housing units in the area are owner occupied; 34.7%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 8,684 housing units in the area - 61.7% owner occupied, 33.4% renter occupied, and 5.0% vacant. The annual rate of change in housing units since 2010 is 0.38%. Median home value in the area is \$244,341, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.31% annually to \$260,776.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

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