



Exclusively listed by:

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RETAIL BUILDING FOR SALE OR LEASE

RETAIL/ OFFICE BUILDING

10 South Maple Street Hadley, MA 01035

L&P Commercial

200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

RETAIL/ OFFICE BUILDING

Deck overlooking pond and Rail Trail



OFFERING SUMMARY

Building Size:	17,125 SF
Lot Size:	3.89 Acres
Number of Units:	2
Year Built:	1995
Renovated:	2011
Zoning:	BH
Market:	Hartford
Assessed Value:	\$1,273,500
Taxes:	\$14,594.31
Lease Rate	\$10.00 SF/Year

PROPERTY OVERVIEW

L&P Commercial is pleased to offer for sale or lease 10 Maple Street in Hadley. This building can be used as a single tenant building with 12,000 square feet first floor retail and an additional 5,000 SF mezzanine for office if needed.

situated on 3.9 acres of land that could be further developed to accommodate a user in need of 40,000 square feet. South Maple Street runs perpendicular to Route 9 in Hadley. Given the retail demand on Route 9 in Hadley and the proximity of 10 South Maple Street to Route 9, this property is best used for a retail business.

The building is equipped with two loading docks and a drive-in door that allows the building to be rented by any warehouse or industrial user. Located a quarter mile from recent developments of LL Bean, 110 Grill, Trader Joes, and Five Guys Burgers the 3.89 acres abuts the Norwottuck RailTrail. There is three-phase service and 600 amps of power. This location is in the premier retail corridor connecting Northampton and Amherst. Known as the Five College Area, the property is 3 miles from the University of Massachusetts and 2.5 to Amherst College.

Starting Rate \$7.00/SF for the Right Tenant



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LOCATION INFORMATION

Street Address	10 South Maple Street Hadley, MA 01035
City, State, Zip	Hadley, MA 01035
County	Hampshire
Market	Hartford
Cross-Streets	Russell Street, Route 9
Market Type	Medium
Nearest Highway	Interstate 91
Nearest Airport	Bradley International Airport

BUILDING INFORMATION

Tenancy	Single
Ceiling Height	20 ft
Number of Floors	2
First Floor Size	12,000 SF
Year Built	1995
Year Last Renovated	2011
Gross Leasable Area	17,125 SF
Free Standing	Yes
Number of Parking Spaces	120

PROPERTY HIGHLIGHTS

- Heavy Traffic Volume on Route 9
- Close to UMass and Amherst College
- Located 1/4 Mile from Recent Developments of LL Bean, 110 Grill, Trader Joes, and Five Guys Burgers
- Build-To-Suit up to 10,000 Square Feet Office
- Potential Pickleball Club
- 2.9 Acres



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INTERIOR PHOTOS

Retail Market Space



EXTERIOR PHOTOS

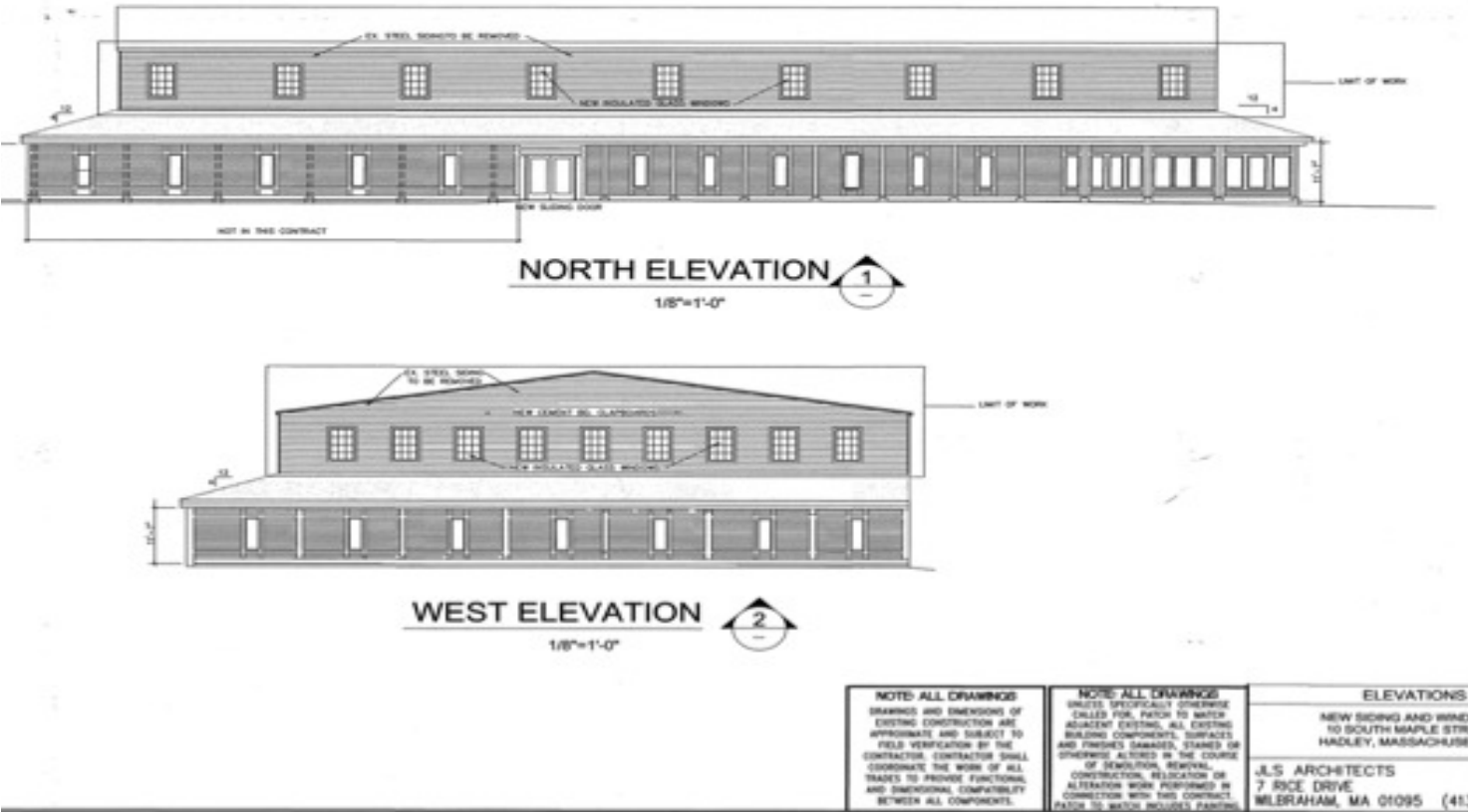
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SECOND FLOOR PLAN

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First Floor Plan



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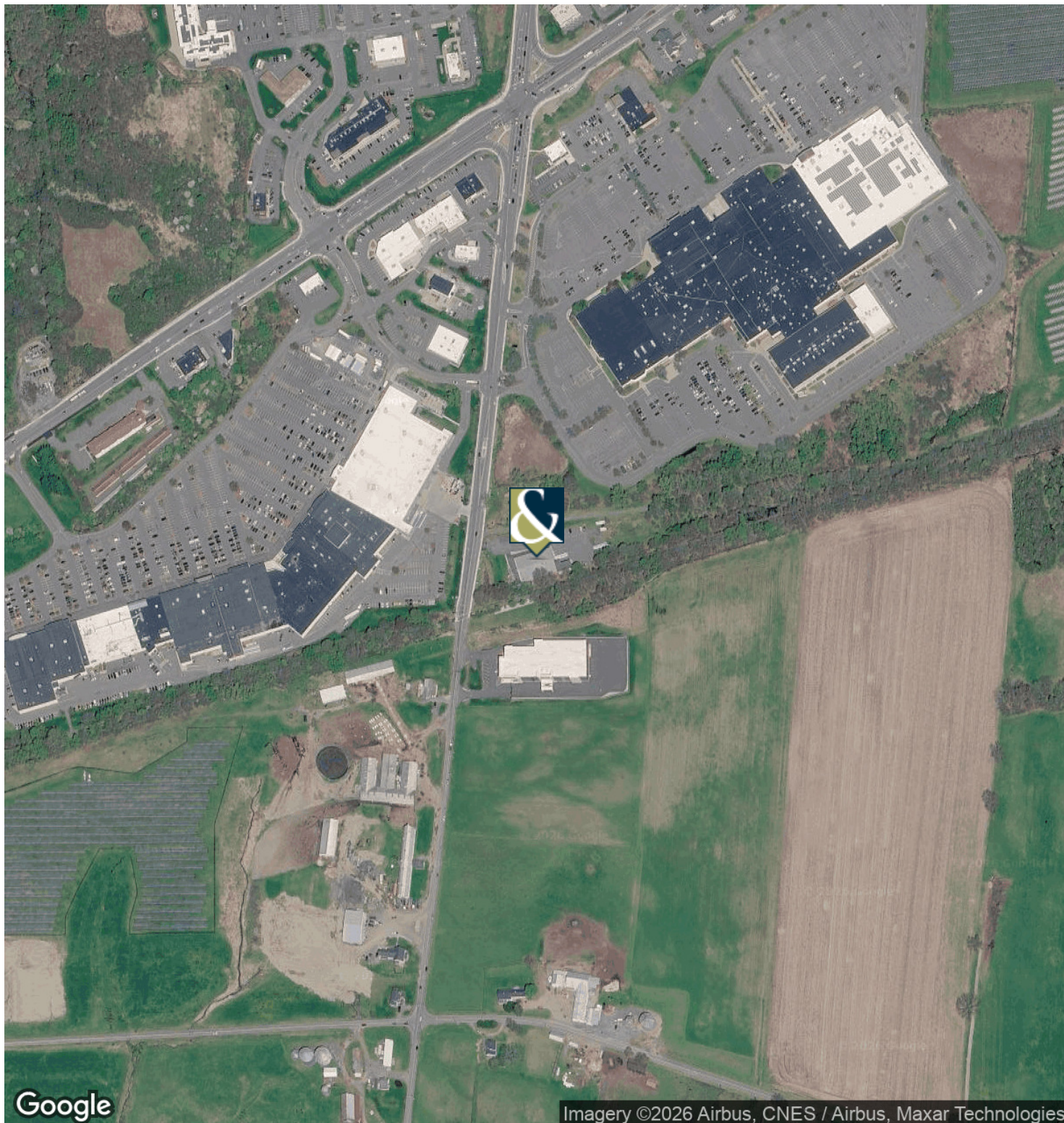
Retailers Nearby



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AERIAL MAP

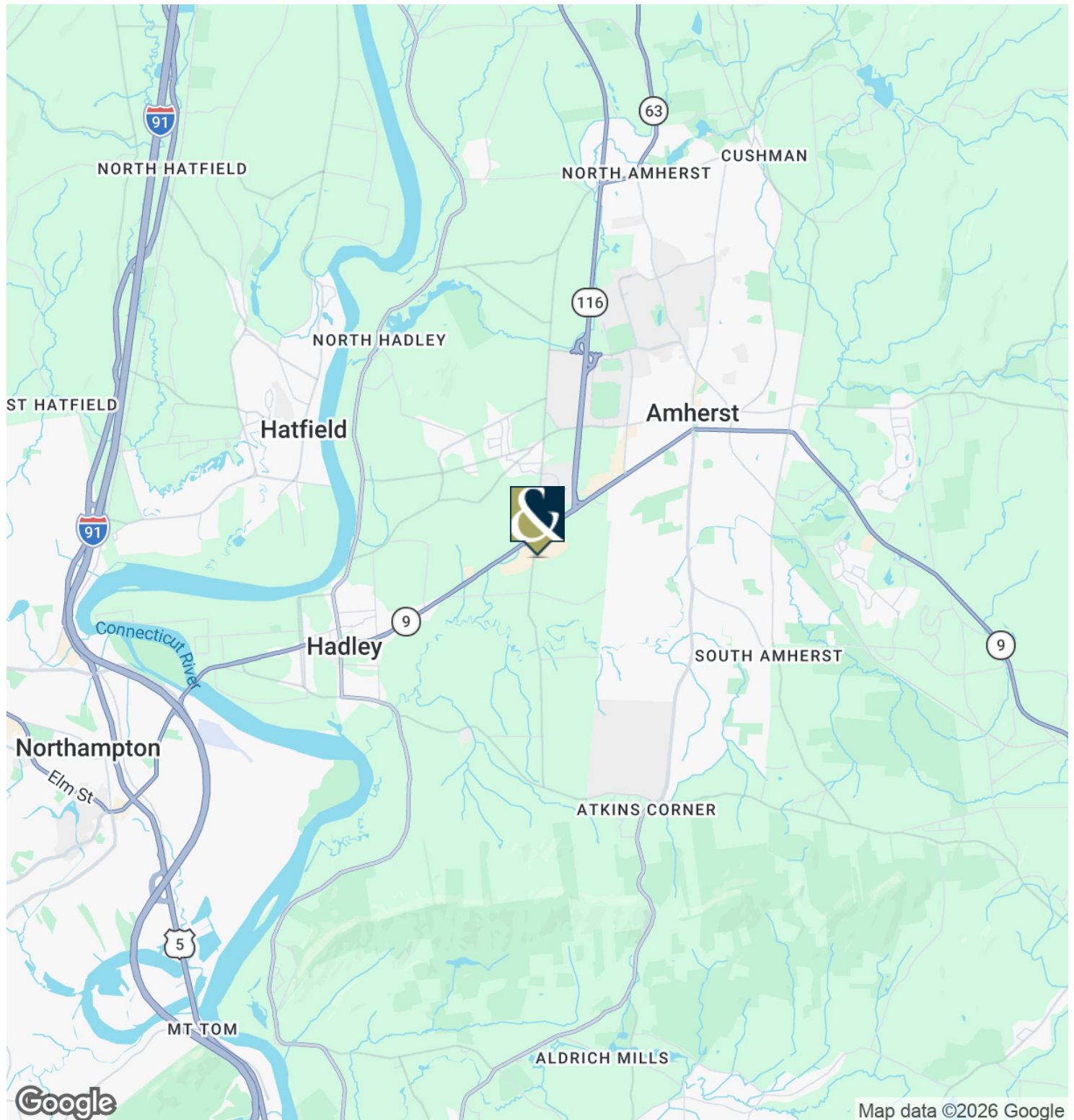
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LOCATION MAP

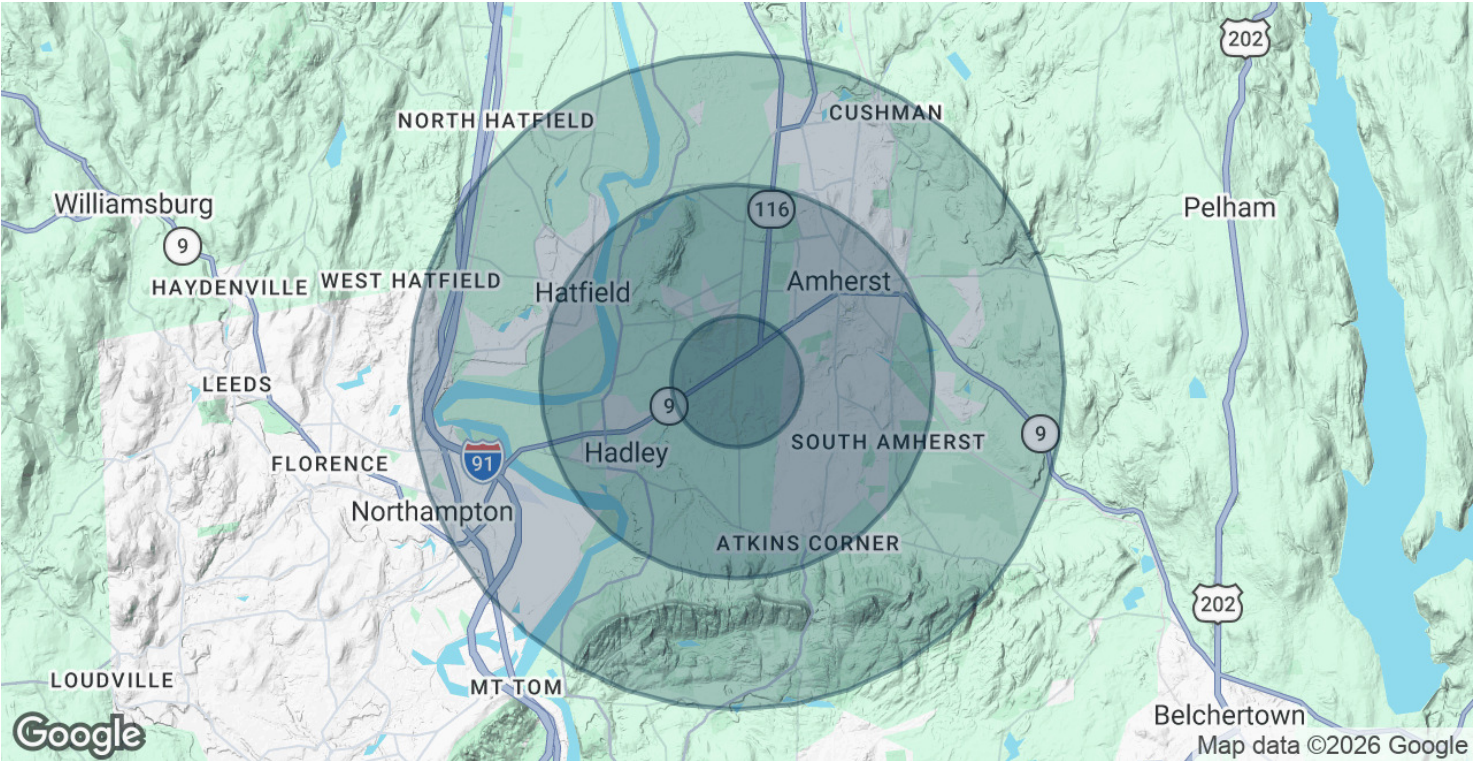
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DEMOGRAPHICS

10 South Maple Street Hadley, MA 01035



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	912	22,827	53,046
Average age	45.7	31.8	33.7
Average age (Male)	41.3	31.1	32.8
Average age (Female)	48.1	33.0	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	409	5,956	17,152
# of persons per HH	2.2	3.8	3.1
Average HH income	\$115,075	\$109,104	\$112,914
Average house value	\$395,603	\$462,950	\$460,009

* Demographic data derived from 2020 ACS - US Census



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