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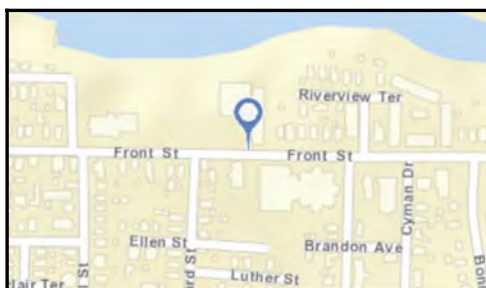
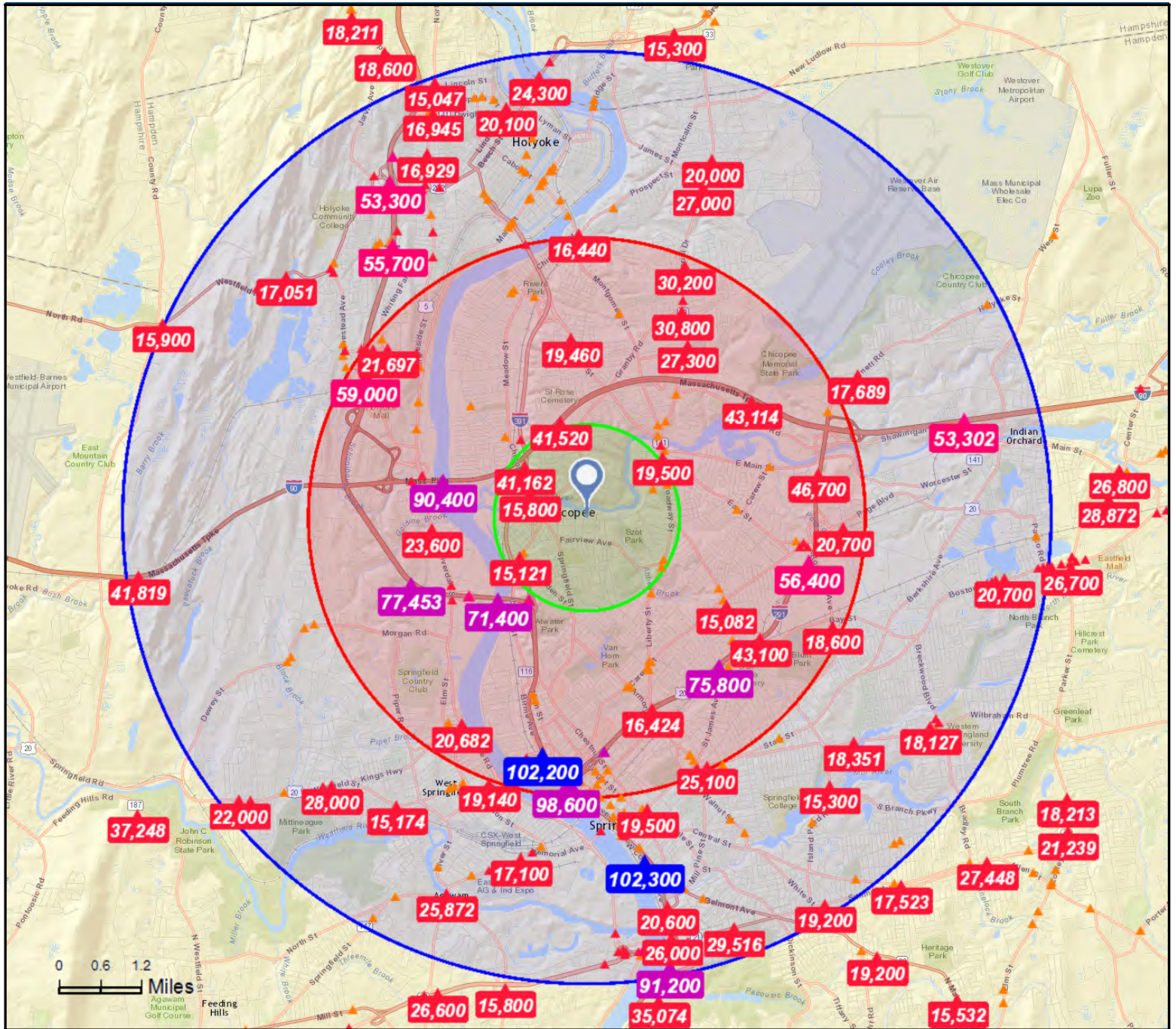
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<p><b><u>FOR SALE</u></b></p> <p>519 Front Street Chicopee, MA 01013</p> <p><b>\$449,000</b></p>	
<b>IMPROVEMENTS:</b>	11,764sf. commercial bldg (50' x 211'), 1-story masonry & steel frame. Designed for automotive use & generally open and can be divided into 2 units. Front display / office is about 1,400/sf There are two toilet facilities.
<b>TENANT:</b>	Back section± 5,000/sf is rented on a month to month basis for \$1,700 per month (gross) to ADR. They have express an interest in signing a lease.
<b>CEILING HEIGHT:</b>	12' – 14' clear (under steel beams)
<b>EXTERIOR:</b>	Brick / Concrete Block / Plate Glass
<b>ROOF:</b>	Flat – (newer roofs last 3 – 5 years ago)
<b>ELECTRICAL:</b>	400-amp service
<b>FLOORS:</b>	4" concrete slab
<b>YEAR BUILT:</b>	1925
<b>HVAC:</b>	Unit heaters gas-fired) / no central air conditioning
<b>LAND AREA:</b>	34,535/sf. (0.79 acres) 99.18' x 335'
<b>ENVIRONMENTAL:</b>	Yes (owner has 21-E report)
<b>FRONTAGE:</b>	99.18'
<b>CURB CUTS:</b>	One
<b>ACCESS / VISIBILITY:</b>	Good / Good
<b>PARKING:</b>	Parking for ±40 cars on the side and behind building (or 3.5 spaces per 1,000/sf). There is also on-street parking in front to the building.
<b>TRAFFIC LIGHT:</b>	Site is located between two signalized intersections.
<b>SPEED LIMIT:</b>	25 mph
<b>DEMOGRAPHICS:</b>	Population: 1 mile 12K; 3 miles 94K; 5 miles 245K Median HH: 1mile \$38K; 3 Miles \$37K; 3 miles \$39K
<b>AUTOMOTIVE EXPENDITURES:</b>	See Automotive Aftermarket Expenditures attached to Marketing Brochure 1 , 2, 3 Mile Radius.
<b>ZONE:</b>	Business A
<b>ENVIRONS:</b>	Mostly neighborhood retail, offices, and municipal uses on Front Street, and residential uses on side streets.
<b>WATER \ SEWER:</b>	Municipal / Municipal
<b>ELECTRIC / GAS:</b>	Chicopee Electric / Columbia Gas
<b>ASSESSMENT / RATE:</b>	\$408,600 (FY 17) / \$32.49 (FY 17)
<b>TAXES:</b>	\$13,191 (\$1.12/psf) (FY17)
<b>COMMENTS:</b>	Great location along busy traffic artery near city's CBD in Chicopee. Convenient to City Hall, Library, and a medical center (adjacent property). Easy access to/from I-91 & I-391.

MAPLE PLACE **İ** 155 MAPLE STREET **İ** SUITE 306 **İ** 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.



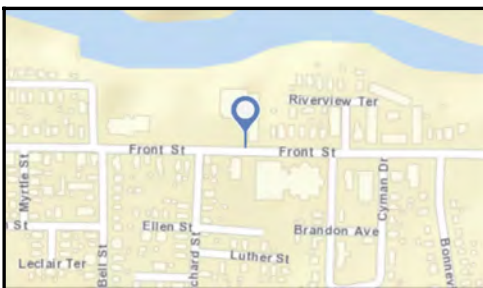


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



519 Front St, Chicopee, Massachusetts, 01013  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.14809  
Longitude: -72.59734



Source: ArcGIS Online World Imagery Basemap



# Executive Summary

519 Front St, Chicopee, Massachusetts, 01013  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.14809  
Longitude: -72.59734

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	12,864	95,350	244,152
2010 Population	13,046	96,929	246,867
2016 Population	13,278	98,025	249,228
2021 Population	13,470	99,197	252,032
2000-2010 Annual Rate	0.14%	0.16%	0.11%
2010-2016 Annual Rate	0.28%	0.18%	0.15%
2016-2021 Annual Rate	0.29%	0.24%	0.22%
2016 Male Population	46.7%	47.6%	47.8%
2016 Female Population	53.3%	52.4%	52.2%
2016 Median Age	37.8	36.6	35.3

In the identified area, the current year population is 249,228. In 2010, the Census count in the area was 246,867. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 252,032 representing a change of 0.22% annually from 2016 to 2021. Currently, the population is 47.8% male and 52.2% female.

### Median Age

The median age in this area is 37.8, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	79.5%	63.3%	60.6%
2016 Black Alone	4.6%	11.3%	13.7%
2016 American Indian/Alaska Native Alone	0.3%	0.6%	0.6%
2016 Asian Alone	1.0%	1.7%	2.4%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Other Race	11.2%	18.6%	18.3%
2016 Two or More Races	3.4%	4.3%	4.3%
2016 Hispanic Origin (Any Race)	24.3%	41.0%	39.0%

Persons of Hispanic origin represent 39.0% 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 79.7 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	5,697	38,385	95,204
2010 Households	5,624	38,840	96,289
2016 Total Households	5,702	39,072	96,629
2021 Total Households	5,781	39,466	97,505
2000-2010 Annual Rate	-0.13%	0.12%	0.11%
2010-2016 Annual Rate	0.22%	0.10%	0.06%
2016-2021 Annual Rate	0.28%	0.20%	0.18%
2016 Average Household Size	2.26	2.45	2.50

The household count in this area has changed from 96,289 in 2010 to 96,629 in the current year, a change of 0.06% annually. The five-year projection of households is 97,505, a change of 0.18% annually from the current year total. Average household size is currently 2.50, compared to 2.49 in the year 2010. The number of families in the current year is 58,261 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.



# Executive Summary

519 Front St, Chicopee, Massachusetts, 01013  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.14809  
Longitude: -72.59734

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$39,294	\$36,601	\$37,473
2021 Median Household Income	\$38,361	\$36,576	\$37,459
2016-2021 Annual Rate	-0.48%	-0.01%	-0.01%
<b>Average Household Income</b>			
2016 Average Household Income	\$50,203	\$50,434	\$52,546
2021 Average Household Income	\$52,057	\$52,727	\$55,174
2016-2021 Annual Rate	0.73%	0.89%	0.98%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$22,114	\$20,564	\$21,069
2021 Per Capita Income	\$22,888	\$21,428	\$22,041
2016-2021 Annual Rate	0.69%	0.83%	0.91%

Current median household income is \$37,473 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$37,459 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$52,546 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$55,174 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$21,069 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$22,041 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	6,048	40,759	101,830
2000 Owner Occupied Housing Units	2,748	18,178	46,305
2000 Renter Occupied Housing Units	2,949	20,207	48,899
2000 Vacant Housing Units	351	2,374	6,626
2010 Total Housing Units	6,077	41,758	103,722
2010 Owner Occupied Housing Units	2,659	18,019	46,575
2010 Renter Occupied Housing Units	2,965	20,821	49,714
2010 Vacant Housing Units	453	2,918	7,433
2016 Total Housing Units	6,175	42,437	105,308
2016 Owner Occupied Housing Units	2,563	17,257	44,626
2016 Renter Occupied Housing Units	3,139	21,816	52,003
2016 Vacant Housing Units	473	3,365	8,679
2021 Total Housing Units	6,252	42,980	106,639
2021 Owner Occupied Housing Units	2,585	17,382	44,869
2021 Renter Occupied Housing Units	3,196	22,084	52,636
2021 Vacant Housing Units	471	3,514	9,134

Currently, 42.4% of the 105,308 housing units in the area are owner occupied; 49.4%, renter occupied; and 8.2% 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 103,722 housing units in the area - 44.9% owner occupied, 47.9% renter occupied, and 7.2% vacant. The annual rate of change in housing units since 2010 is 0.68%. Median home value in the area is \$165,547, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.45% annually to \$169,281.

**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.



# Automotive Aftermarket Expenditures

519 Front St, Chicopee, Massachusetts, 01013  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 42.14809  
 Longitude: -72.59734

<b>Demographic Summary</b>		<b>2016</b>	<b>2021</b>
Population		13,278	13,470
Households		5,702	5,781
Families		3,185	3,218
Median Age		37.8	38.5
Median Household Income		\$39,294	\$38,361

	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Transportation - Local</b>			
Payments on Vehicles excluding Leases	64	\$1,333.08	\$7,601,248
<b>Gasoline and Motor Oil</b>			
Gasoline	66	\$1,979.01	\$11,284,295
Diesel Fuel	59	\$33.03	\$188,348
Motor Oil	64	\$10.05	\$57,289
<b>Other Vehicle Expenses</b>			
Vehicle Maintenance & Repairs	65	\$677.39	\$3,862,470
Vehicle Coolant/Brake/Transmission Fluids	69	\$5.47	\$31,199
Tire Purchase/Replacement	64	\$103.39	\$589,544
Vehicle Parts/Equipment/Accessories	65	\$43.04	\$245,399
Vehicle Accessories including Labor	64	\$7.45	\$42,504
Vehicle Cleaning Services including Car Washes	65	\$13.41	\$76,469
Miscellaneous Auto Repair/Service	63	\$77.90	\$444,206
Vehicle Body Work & Painting	66	\$23.01	\$131,210
Vehicle or Engine Repairs	66	\$145.25	\$828,242
Vehicle Motor Tune-up	63	\$41.04	\$233,991
Lube/Oil Change & Oil Filters	66	\$69.16	\$394,369
Vehicle Front End Alignment/Wheel Balance & Rotation	69	\$22.95	\$130,882
Vehicle Shock Absorber Replacement	64	\$10.18	\$58,069
Tire Repair and Other Repair Work	68	\$97.76	\$557,413
Auto Repair Service Policy	66	\$17.36	\$98,974
Vehicle Insurance	66	\$742.48	\$4,233,610
Rental of Vehicles excluding Trips	65	\$22.97	\$130,984
Leased Vehicles	70	\$211.34	\$1,205,079
Basic Lease Charge for Cars/Trucks	70	\$190.79	\$1,087,863
Car/Truck Lease Fees & Down Payments	66	\$20.56	\$117,216
Vehicle Pers Property Taxes/State & Local Registr Fees	64	\$105.96	\$604,198
Driver`s License Fees	69	\$8.95	\$51,037
Vehicle Inspection Fees	70	\$9.91	\$56,512
Parking Fees & Tolls excluding Trips	71	\$63.08	\$359,681
Parking Fees excluding Residence (Not on Trips)	72	\$33.09	\$188,705
Tolls/Electronic Toll Passes excluding Trips	69	\$29.99	\$170,976
Towing Charges	68	\$3.79	\$21,639
Auto Service Clubs & GPS Services	67	\$18.16	\$103,561

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.  
**Source:** Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.



# Automotive Aftermarket Expenditures

519 Front St, Chicopee, Massachusetts, 01013  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 42.14809  
 Longitude: -72.59734

<b>Demographic Summary</b>		<b>2016</b>	<b>2021</b>
Population		98,025	99,197
Households		39,072	39,466
Families		23,071	23,248
Median Age		36.6	37.1
Median Household Income		\$36,601	\$36,576

	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Transportation - Local</b>			
Payments on Vehicles excluding Leases	60	\$1,259.34	\$49,205,013
<b>Gasoline and Motor Oil</b>			
Gasoline	64	\$1,918.62	\$74,964,309
Diesel Fuel	51	\$28.43	\$1,110,692
Motor Oil	60	\$9.50	\$371,180
<b>Other Vehicle Expenses</b>			
Vehicle Maintenance & Repairs	64	\$664.55	\$25,965,225
Vehicle Coolant/Brake/Transmission Fluids	67	\$5.32	\$207,906
Tire Purchase/Replacement	61	\$99.09	\$3,871,453
Vehicle Parts/Equipment/Accessories	62	\$41.03	\$1,603,088
Vehicle Accessories including Labor	62	\$7.27	\$283,975
Vehicle Cleaning Services including Car Washes	68	\$14.16	\$553,439
Miscellaneous Auto Repair/Service	63	\$77.75	\$3,037,760
Vehicle Body Work & Painting	66	\$23.07	\$901,208
Vehicle or Engine Repairs	66	\$143.97	\$5,625,273
Vehicle Motor Tune-up	65	\$42.35	\$1,654,601
Lube/Oil Change & Oil Filters	64	\$66.79	\$2,609,811
Vehicle Front End Alignment/Wheel Balance & Rotation	67	\$22.43	\$876,236
Vehicle Shock Absorber Replacement	65	\$10.25	\$400,488
Tire Repair and Other Repair Work	66	\$94.35	\$3,686,516
Auto Repair Service Policy	63	\$16.72	\$653,470
Vehicle Insurance	66	\$734.80	\$28,709,939
Rental of Vehicles excluding Trips	67	\$23.71	\$926,347
Leased Vehicles	75	\$226.44	\$8,847,288
Basic Lease Charge for Cars/Trucks	76	\$205.41	\$8,025,734
Car/Truck Lease Fees & Down Payments	67	\$21.03	\$821,555
Vehicle Pers Property Taxes/State & Local Registr Fees	61	\$99.87	\$3,902,268
Driver`s License Fees	74	\$9.62	\$375,757
Vehicle Inspection Fees	81	\$11.46	\$447,871
Parking Fees & Tolls excluding Trips	82	\$72.90	\$2,848,474
Parking Fees excluding Residence (Not on Trips)	83	\$38.26	\$1,494,870
Tolls/Electronic Toll Passes excluding Trips	80	\$34.64	\$1,353,604
Towing Charges	72	\$3.99	\$155,958
Auto Service Clubs & GPS Services	70	\$18.99	\$741,978

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.  
**Source:** Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.



# Automotive Aftermarket Expenditures

519 Front St, Chicopee, Massachusetts, 01013  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 42.14809  
 Longitude: -72.59734

<b>Demographic Summary</b>		<b>2016</b>	<b>2021</b>
Population		249,228	252,032
Households		96,629	97,505
Families		58,261	58,686
Median Age		35.3	36.0
Median Household Income		\$37,473	\$37,459

	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Transportation - Local</b>			
Payments on Vehicles excluding Leases	63	\$1,317.12	\$127,272,203
<b>Gasoline and Motor Oil</b>			
Gasoline	67	\$2,004.91	\$193,732,561
Diesel Fuel	53	\$29.60	\$2,860,106
Motor Oil	63	\$9.90	\$956,436
<b>Other Vehicle Expenses</b>			
Vehicle Maintenance & Repairs	67	\$692.98	\$66,961,955
Vehicle Coolant/Brake/Transmission Fluids	70	\$5.54	\$534,941
Tire Purchase/Replacement	64	\$103.10	\$9,962,698
Vehicle Parts/Equipment/Accessories	65	\$42.77	\$4,132,892
Vehicle Accessories including Labor	65	\$7.63	\$737,600
Vehicle Cleaning Services including Car Washes	71	\$14.76	\$1,426,011
Miscellaneous Auto Repair/Service	66	\$81.36	\$7,861,919
Vehicle Body Work & Painting	69	\$23.93	\$2,312,591
Vehicle or Engine Repairs	68	\$150.08	\$14,502,299
Vehicle Motor Tune-up	68	\$44.24	\$4,274,606
Lube/Oil Change & Oil Filters	66	\$69.75	\$6,739,474
Vehicle Front End Alignment/Wheel Balance & Rotation	70	\$23.26	\$2,247,289
Vehicle Shock Absorber Replacement	68	\$10.69	\$1,032,906
Tire Repair and Other Repair Work	69	\$98.26	\$9,494,798
Auto Repair Service Policy	66	\$17.61	\$1,701,932
Vehicle Insurance	68	\$766.56	\$74,071,698
Rental of Vehicles excluding Trips	70	\$24.77	\$2,393,618
Leased Vehicles	77	\$234.26	\$22,636,233
Basic Lease Charge for Cars/Trucks	78	\$212.34	\$20,518,488
Car/Truck Lease Fees & Down Payments	70	\$21.92	\$2,117,744
Vehicle Pers Property Taxes/State & Local Registr Fees	64	\$104.48	\$10,095,833
Driver`s License Fees	77	\$9.96	\$962,811
Vehicle Inspection Fees	83	\$11.78	\$1,138,590
Parking Fees & Tolls excluding Trips	84	\$75.08	\$7,254,810
Parking Fees excluding Residence (Not on Trips)	86	\$39.38	\$3,805,060
Tolls/Electronic Toll Passes excluding Trips	83	\$35.70	\$3,449,750
Towing Charges	75	\$4.16	\$401,528
Auto Service Clubs & GPS Services	73	\$19.66	\$1,899,251

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.  
**Source:** Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.