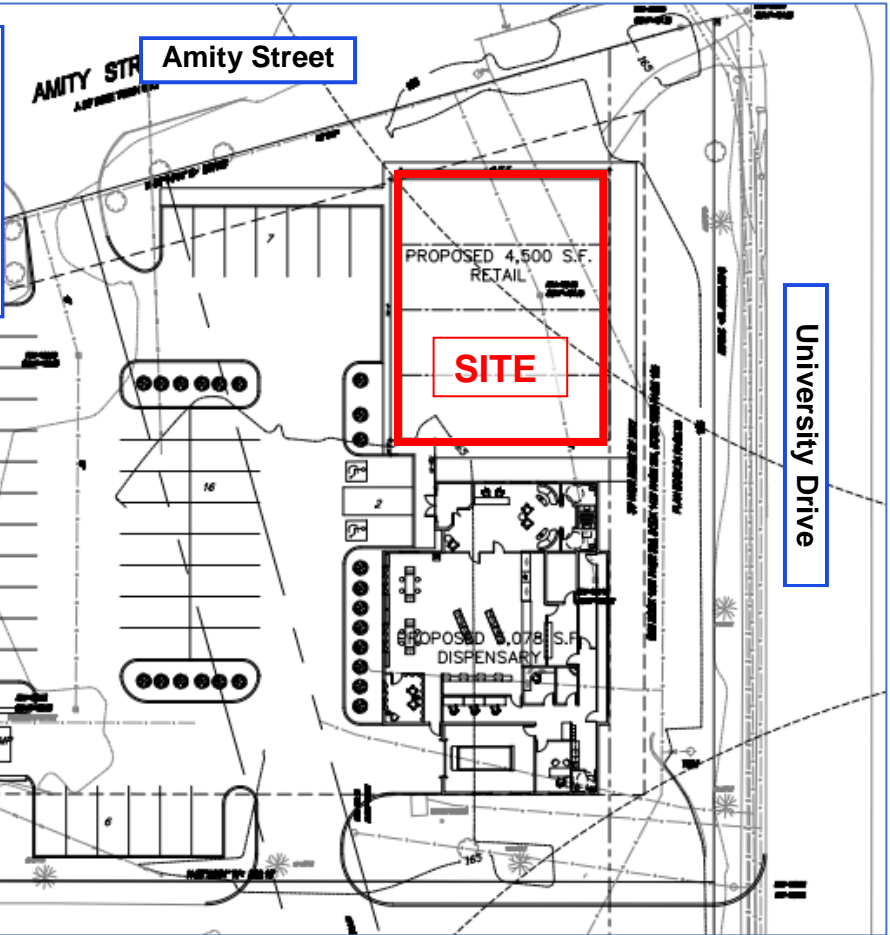


**AMHERST MA – FOR LEASE – 422 AMITY STREET  
NEW RETAIL DEVELOPMENT**

Up to 4500 SF sub-dividable; or restaurant/retail pad site; or build-to-suit corner location.

Signalized intersection in proximity to Route 9 Hadley regional retail strip, UMass campus, Amherst College, and Downtown Amherst.



36,600 Students & 2,400 Faculty Members in **Five College Consortium**: UMASS/Amherst, Amherst College, Hampshire College, Mount Holyoke College, and Smith College

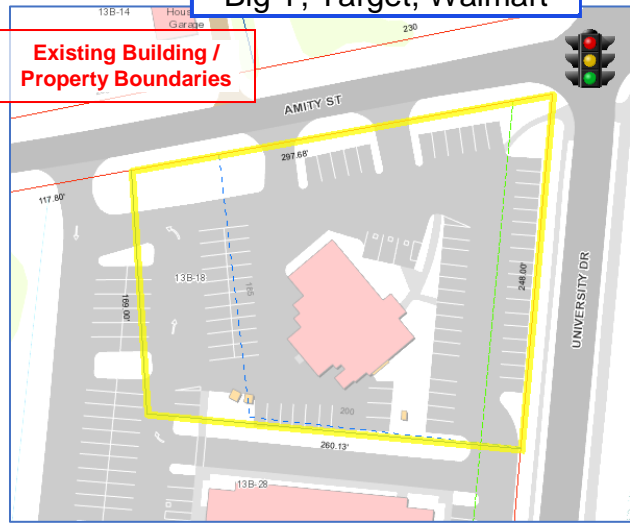
**400,000 SF Class A Office Space:** Hadley University Park, U.S. Fish & Wildlife, McKesson

**Area grocery stores:** Whole Foods, Trader Joe's, Aldi's, Stop & Shop, Big Y, Target, Walmart

**1.4 Million SF Retail** including: Target, Dick's, Barnes & Noble, Home Depot, Staples, Cinemark,

**550 Hotel Rooms:** Holiday Inn Express, Marriott Courtyard, Howard Johnson Express Inn, Hampton Inn & Suites, Comfort Inn, and Econo Lodge.

**Restaurants:** Chili's, Applebee's, Arizona Pizza, Chipotle, Panera, Hot Table, Starbucks, McDonald's, Taco Bell



| Demographics: | 1 Mile   | 2 Mile   | 3 Mile   | 5 Mile   |
|---------------|----------|----------|----------|----------|
| Population:   | 10,845   | 26,841   | 37,288   | 49,460   |
| Avg HH Inc:   | \$83,260 | \$76,354 | \$79,955 | \$85,062 |
| Employees:    | 10,995   | 16,113   | 21,274   | 25,964   |



**Contact:** John Benoit, 413.567.2900, John@VantagePointRetail.com  
666 Bliss Road, Suite 1, Longmeadow MA 01108

No representations, express or implied, are made as to the accuracy of the information contained herein. Property is offered subject to prior sale, lease, or withdrawal, without notice.

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