



Exclusively listed by:

William Low, Jr.
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RETAIL PROPERTY FOR LEASE

904 SHAKER ROAD

904 Shaker Road Longmeadow, MA 01106

L&P Commercial
200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	6,316 SF
Available SF:	1,193 - 2,400 SF
Lot Size:	0.9 Acres
Year Built:	1976
Zoning:	B
Market:	Greater Springfield
Submarket:	South Suburbs

PROPERTY OVERVIEW

2,410 Square Foot former bank branch with drive-thru ATM. Very busy corner. Rt 192 is major connector to Enfield Ct. and Springfield through Longmeadow. .2 mile 2 minute drive to Mayfield Place apartments, 340 high end units. Armata's market shopping center across the street is approved for redevelopment and construction will begin soon.

PROPERTY HIGHLIGHTS

- Signalized Corner
- Drive-Thru ATM
- Across From Popular Restaurant
- High Traffic Location
- 2 Minutes from 340 High End Apartment Development
- Across From New Neighborhood Strip Center Coming Soon



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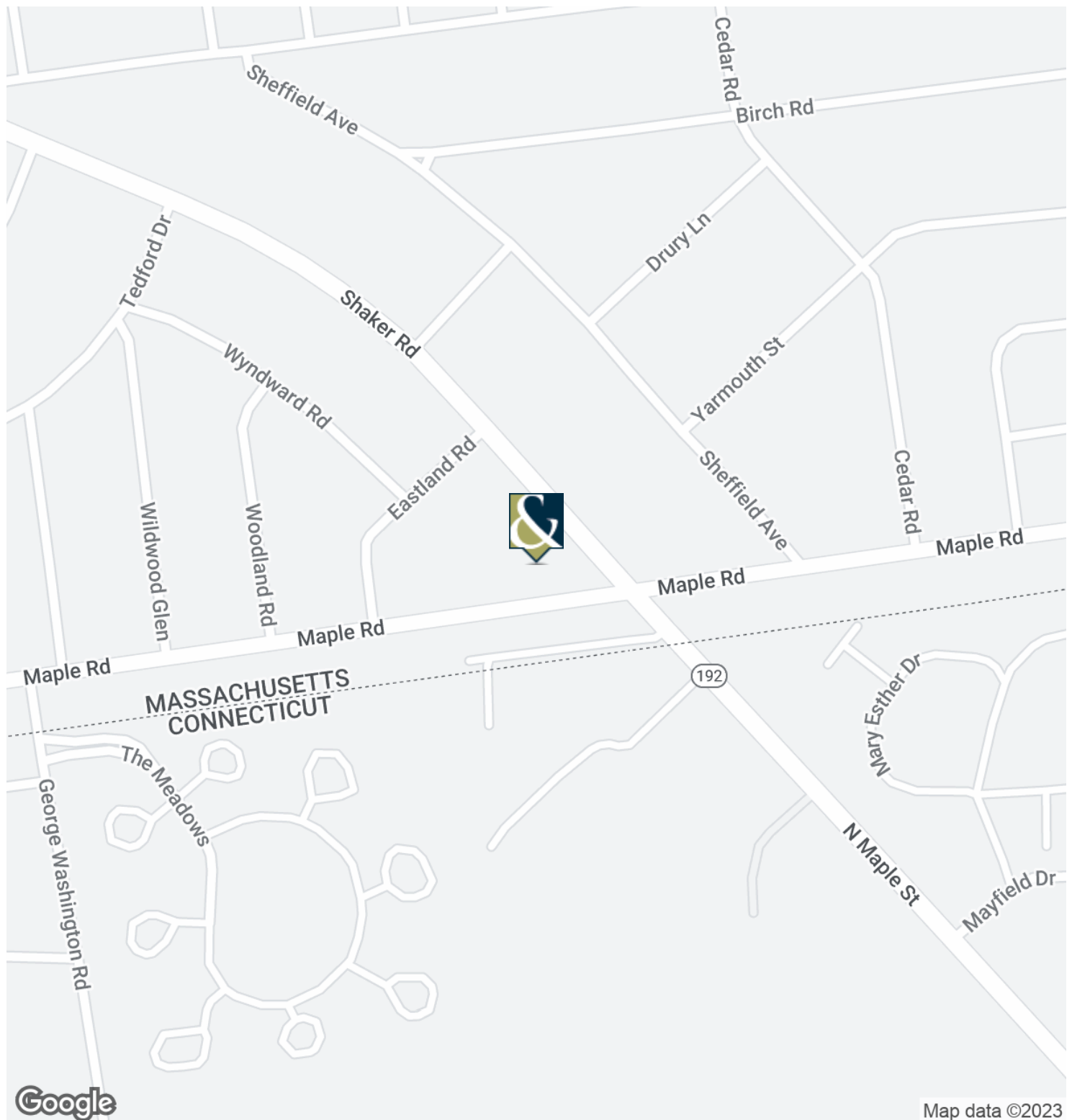
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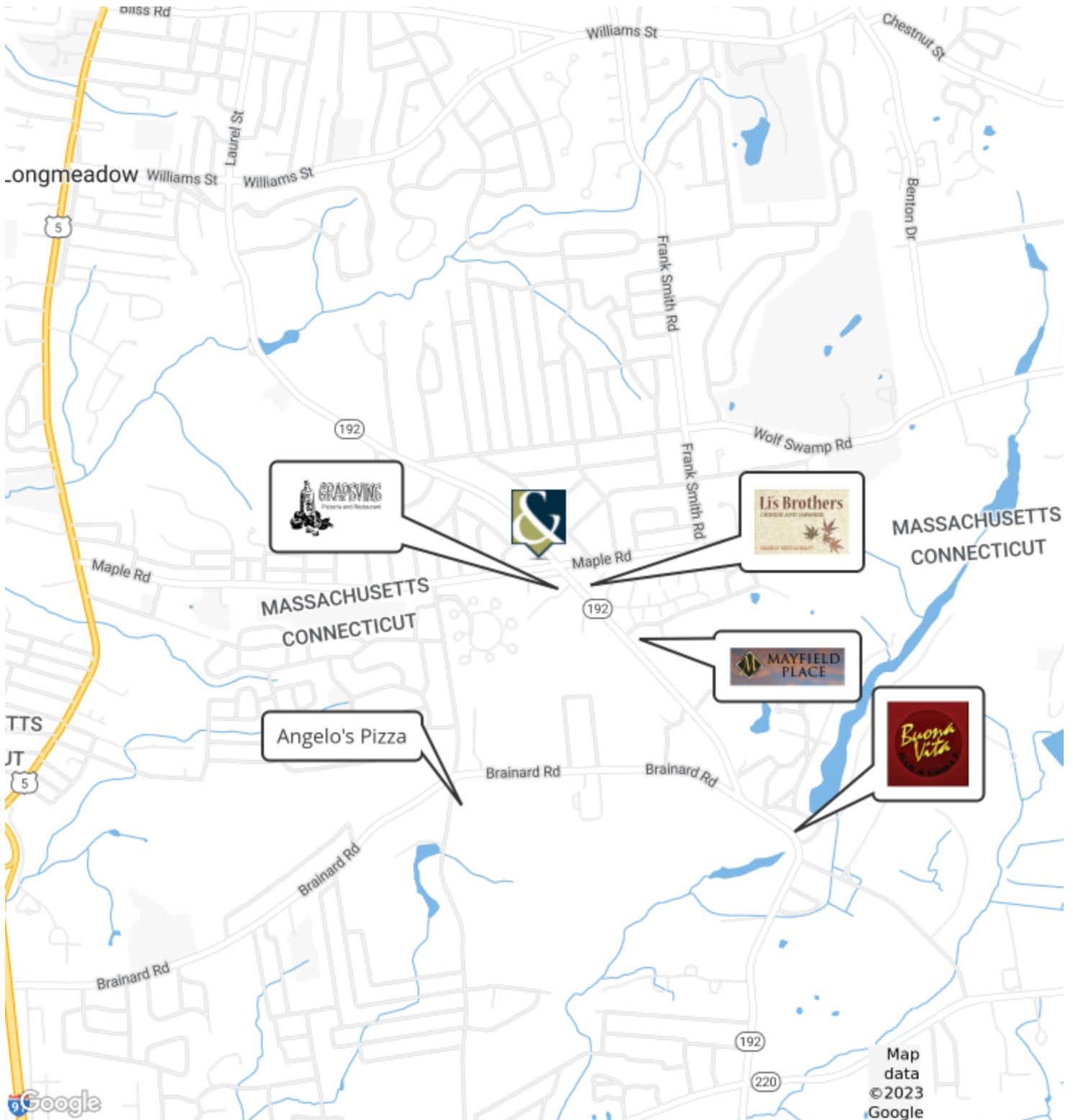
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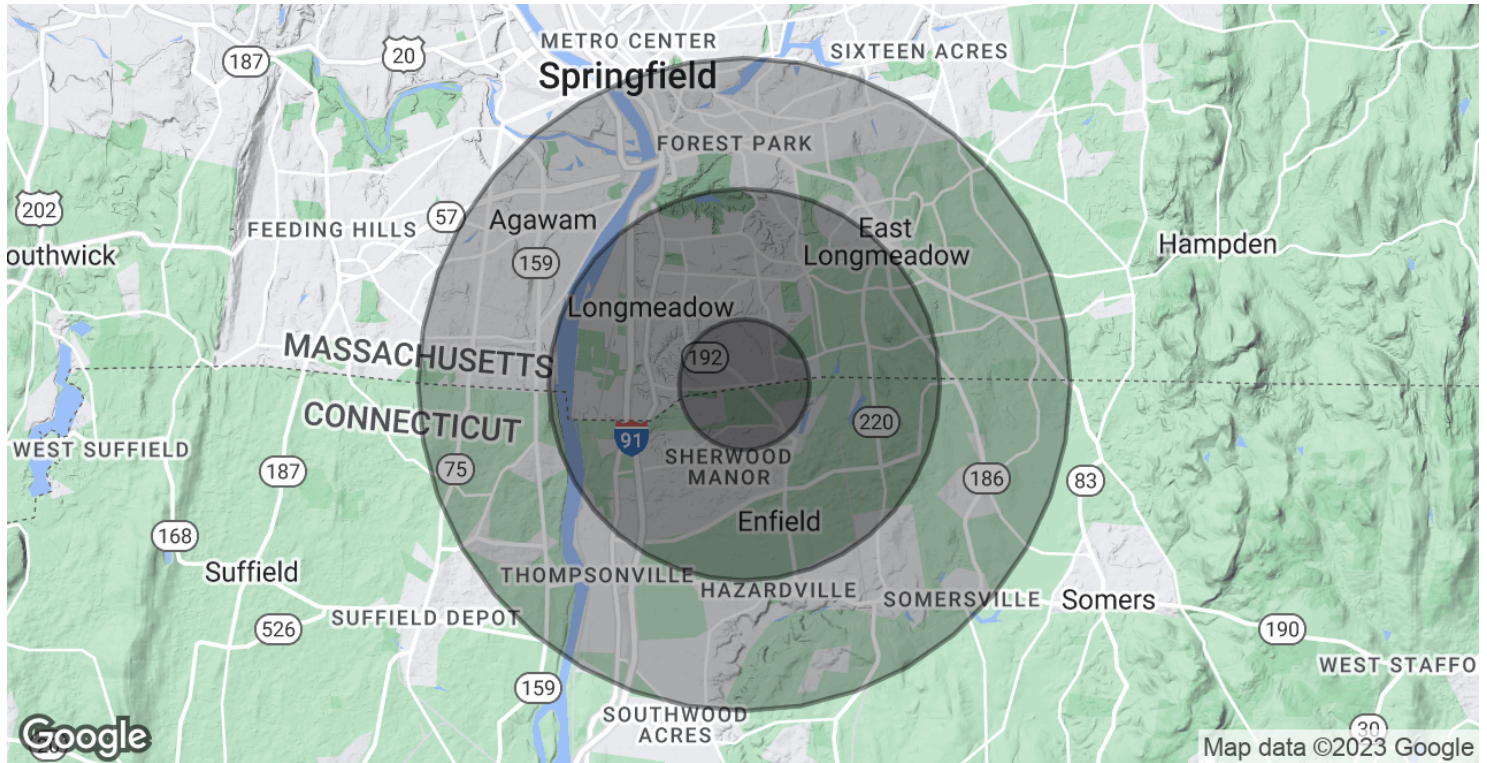
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,108	43,655	136,010
Average Age	48.2	43.0	39.9
Average Age (Male)	43.7	39.9	36.7
Average Age (Female)	50.8	45.2	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,099	16,400	53,646
# of Persons per HH	2.4	2.7	2.5
Average HH Income	\$141,119	\$115,103	\$87,479
Average House Value	\$324,605	\$269,898	\$220,891

* Demographic data derived from 2020 ACS - US Census



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