

**SALE PACKAGE**



**707 State Street**  
Springfield, MA 01109



# Contact

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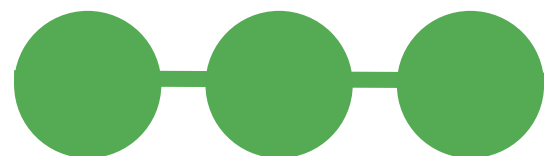
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# SUMMARY

Region Commercial is pleased to present this approximately 13,500 square foot prime retail/pharmacy building for sale and for lease. The property, presently leased to Walgreens on a short-term basis, is in an excellent location located at a lighted intersection and just outside of Springfield's downtown area.

The building is situated on an oversized lot, measuring close to 2.02 acres, with ample parking at the front/side of the building, and 360 degree access around the property with a drive-thru. The property features access on three streets - State, Hancock, and a rear entrance/exit on Monroe Street. With close to 207,000 people in a 3-mile radius, and over 20,690 daily vehicles, the property is a strategically important retail site in the greater Springfield-Metro area.





# 707 State Street



<b>Total Acreage</b>	2.02
<b>Building Size (SF)</b>	13,378
<b>Year Built</b>	1995
<b>Stories</b>	1
<b>Foundation</b>	Concrete
<b>Heat Delivery</b>	Hot Air
<b>AC</b>	Central
<b>Sprinklers</b>	Yes
<b>Roof</b>	Asphalt/Rubber
<b>Parking</b>	Ample On-Site

<b>Water</b>	Municipal
<b>Sewer</b>	Municipal
<b>Zoning</b>	Business A
<b>Frontage</b>	State, Hancock, Monroe

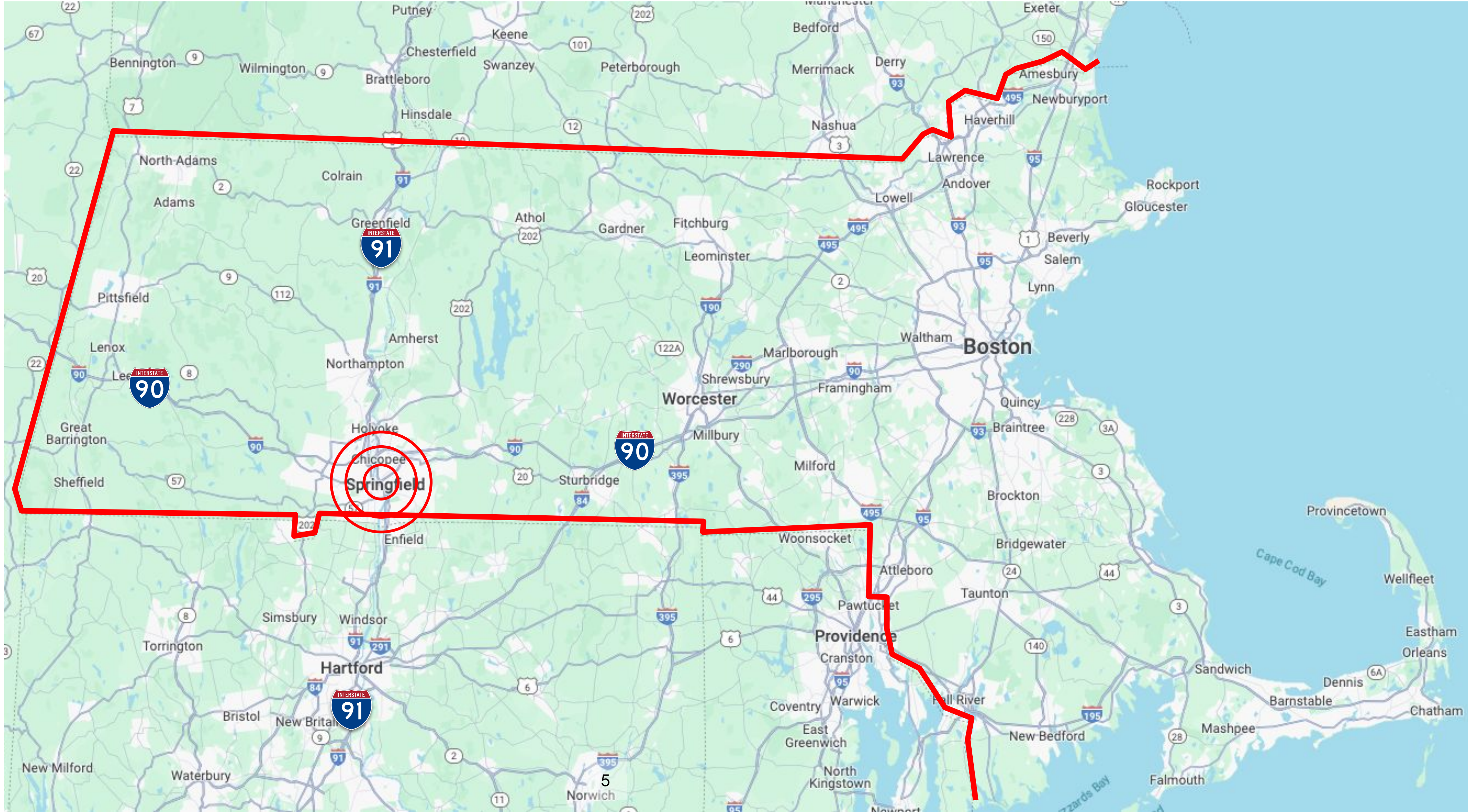
**PLEASE NOTE:**  
Information provided here is based on records maintained by the city & town. All prospective buyers must conduct their own analysis to determine the subject property's suitability for their needs.



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# LOCATION



**CHICOPEE**  
13 Minutes



**HARTFORD**  
32 Minutes



**BOSTON**  
95 Minutes

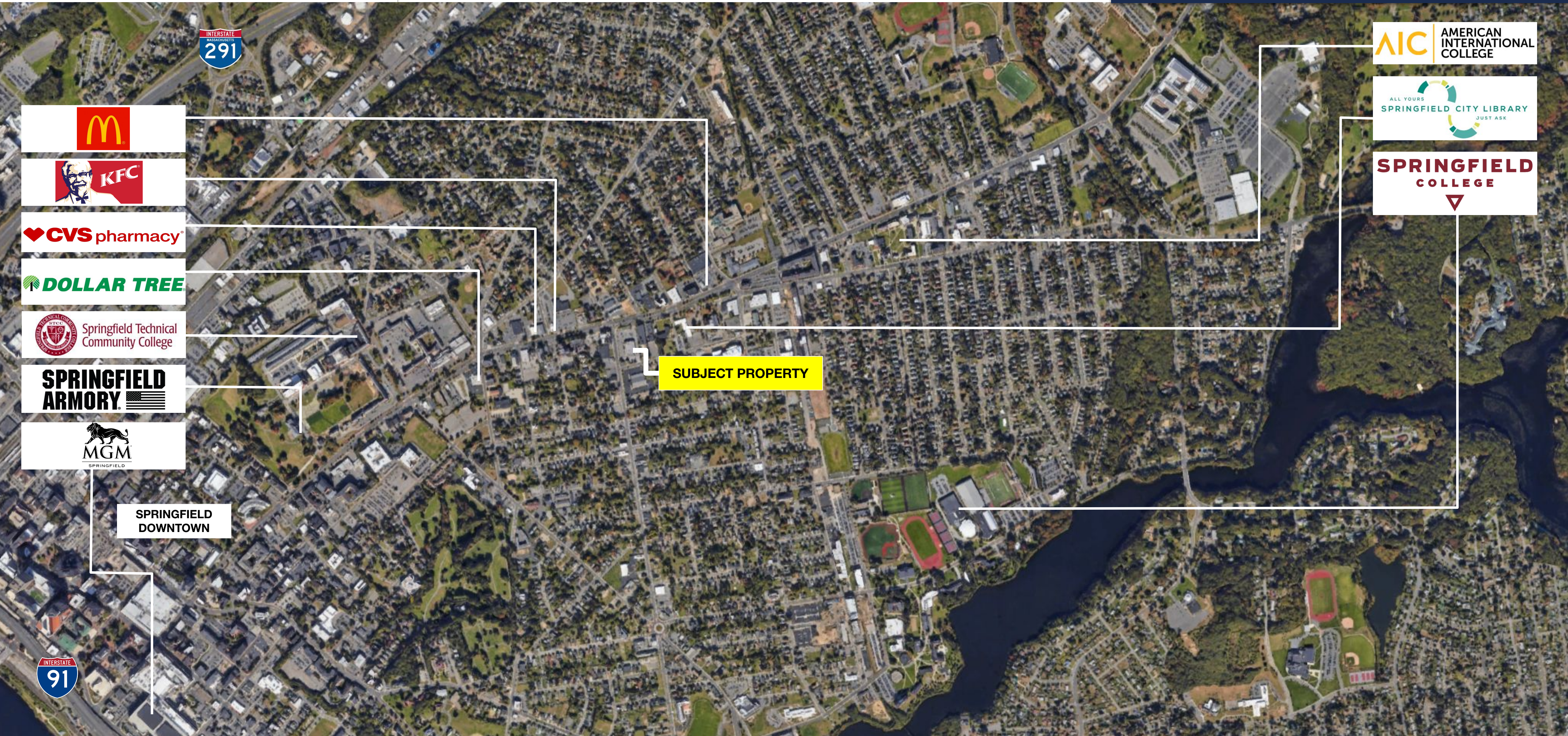


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707 State Street is situated in the heart of downtown Springfield, adjacent to both I-91 and the Springfield Metro Center.

# LOCATION



SPRINGFIELD DOWNTOWN



SUBJECT PROPERTY



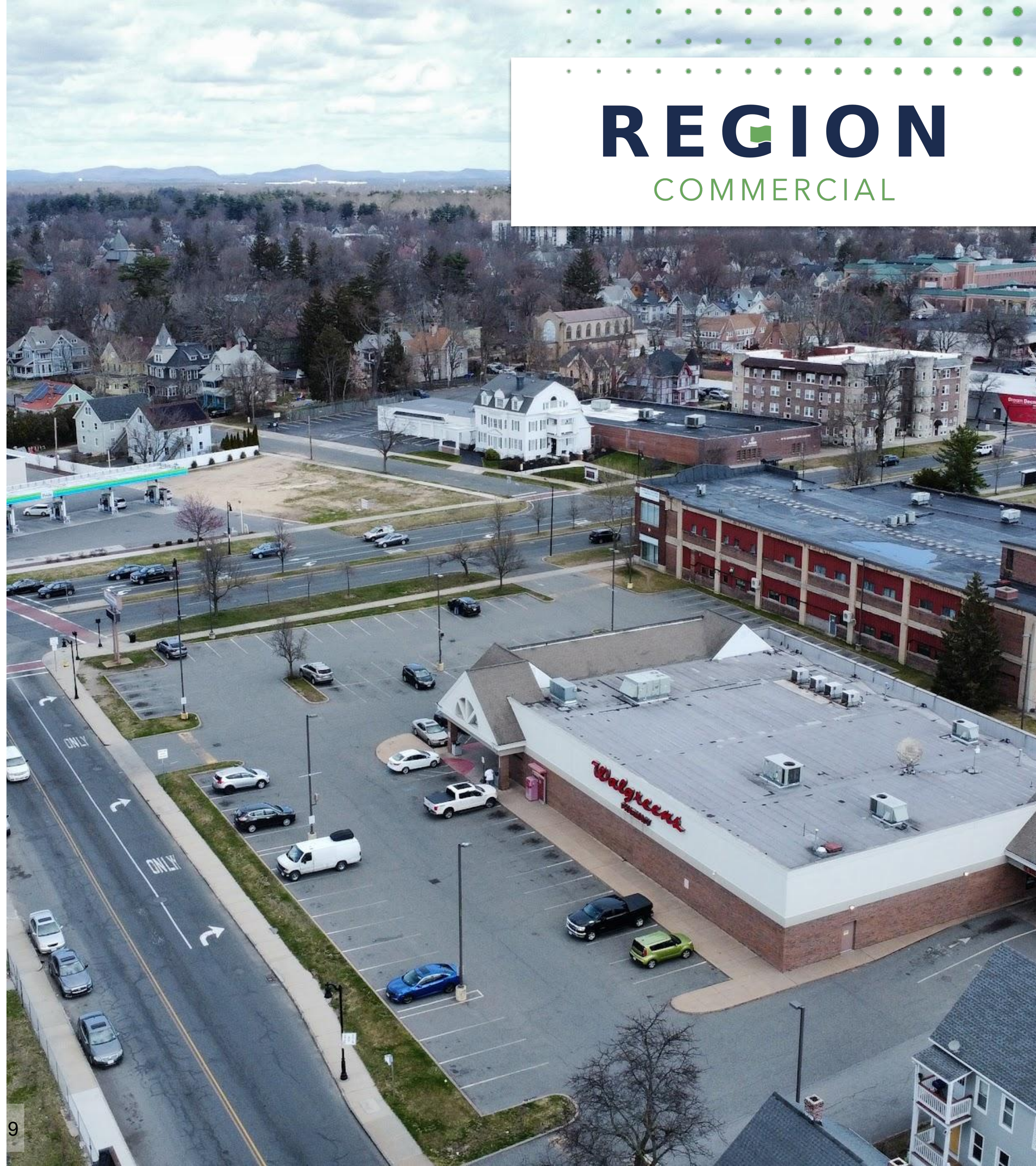












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