

SALE PACKAGE



1240 Sumner Avenue
Springfield, MA 01118

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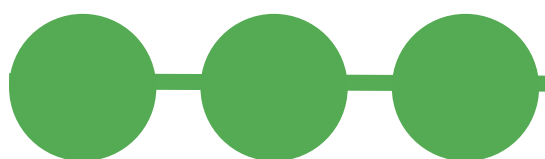
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SUMMARY

Region Commercial Real Estate is pleased to present on an exclusive basis this approximately 3,328 square foot former bank branch located on Sumner Avenue in Springfield.

The property sits on roughly 0.63 acres, at the Allen Street & Sumner Ave lighted intersection, and features ample surface parking spots out front with two drive-through lanes. Inside features perimeter offices with a large reception area, ideal for local retail businesses, or commercial office uses.

With a population of 164,000 people in a 3-mile radius, the area is demographically very strong, and regional/national retailers can be found in close proximity. A 2023 traffic study in front of the property estimated 1-way traffic at roughly 9,252 cars per day.



1240 Sumner Avenue



Total Acreage	.63
Building Size (SF)	3,328 SF
Year Built	2008
Stories	1
Foundation	Concrete
Heat Delivery	Hot Air
AC	Central
Sprinklers	No
Roof	Asphalt Shingle
Parking	Surface

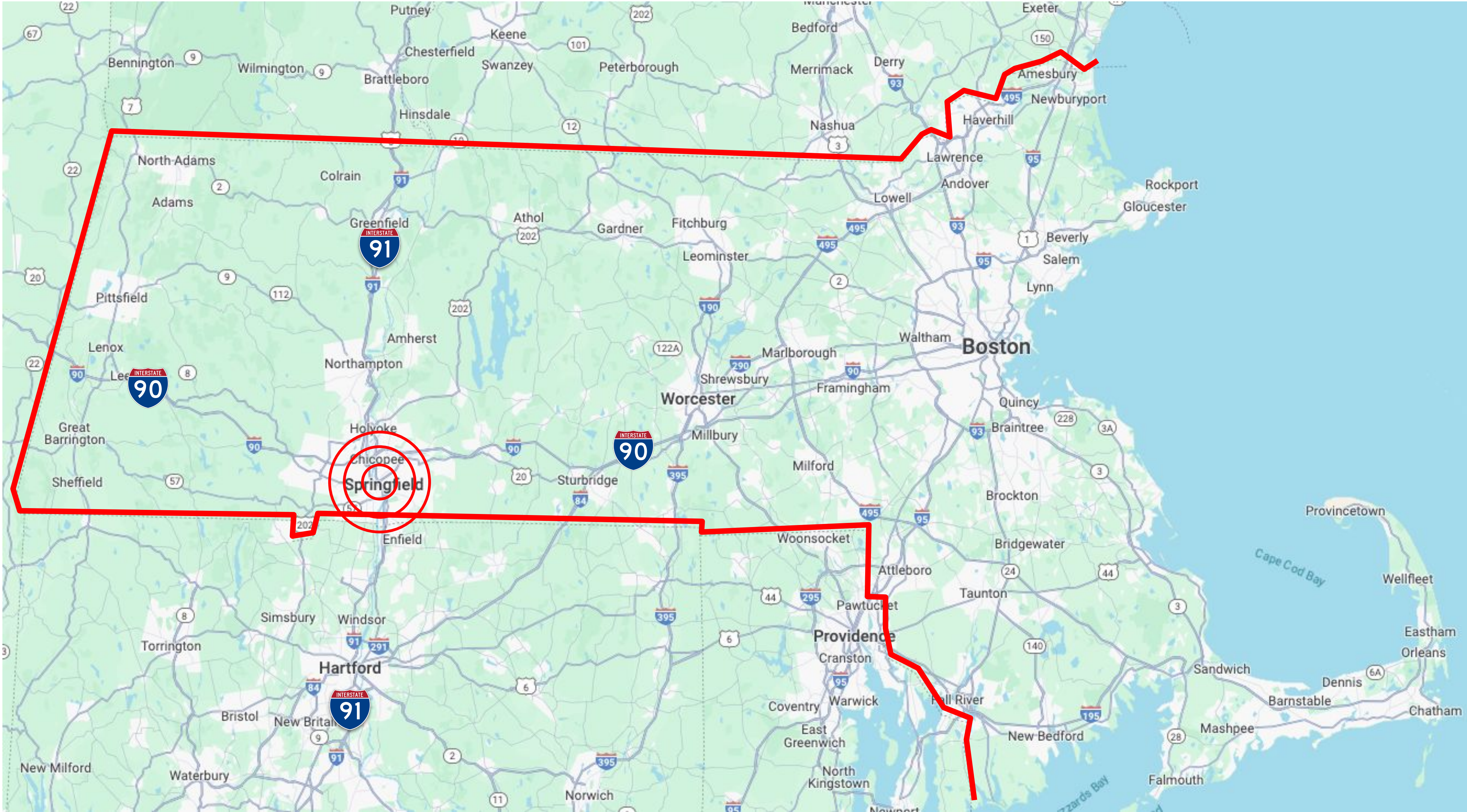
Water	Public
Sewer	Public
Gas	Eversource
Zoning	B1
Frontage	147'

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



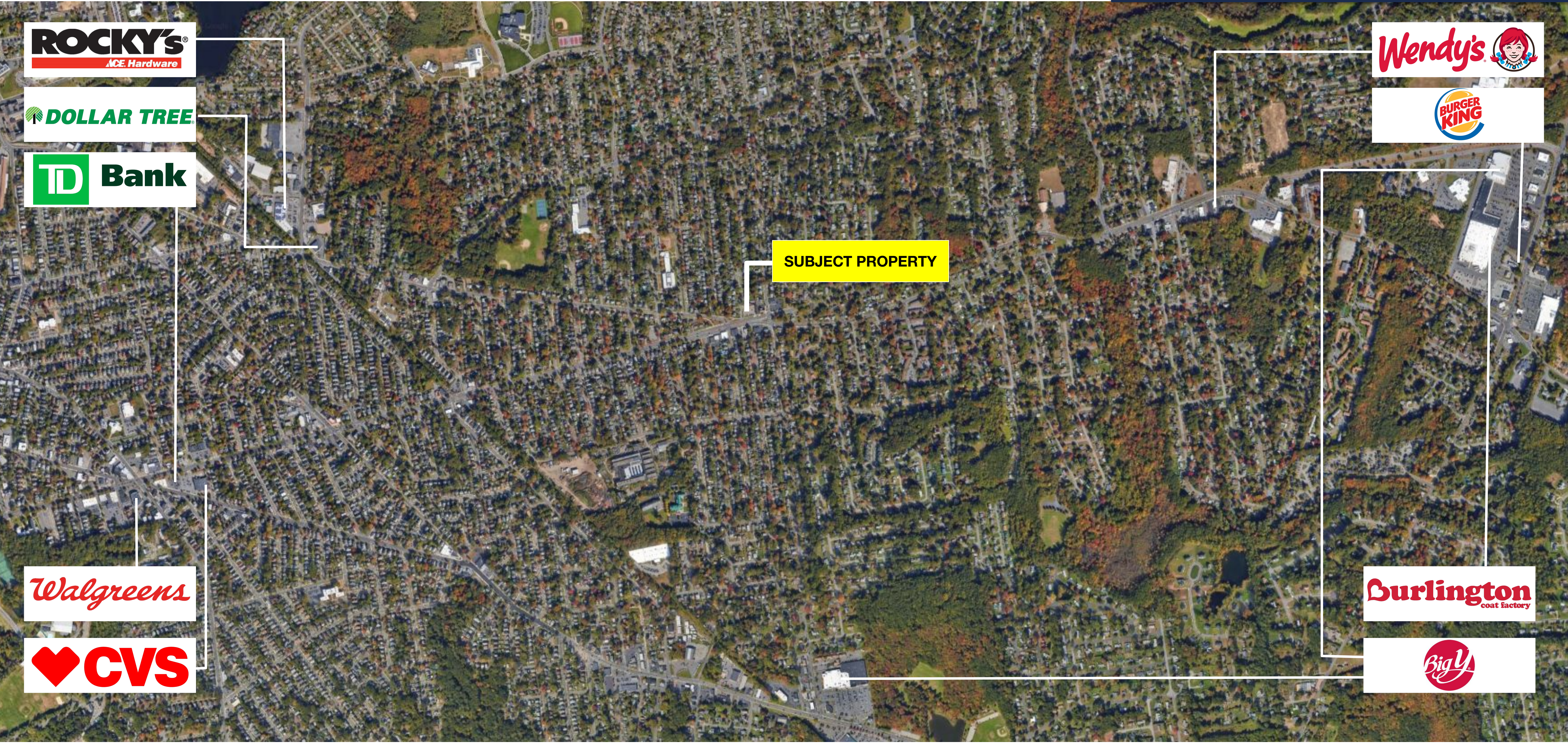
BOSTON
95 Minutes

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1240 Sumner Avenue is nestled in a prominent Springfield location, offering convenient access to major routes including Interstate 91 and Route 5, and is situated near key local amenities and commercial centers.

LOCATION



SUBJECT PROPERTY





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