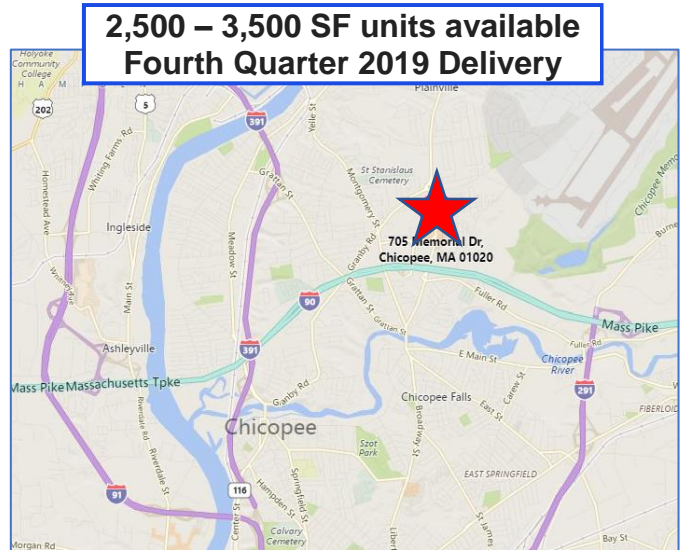
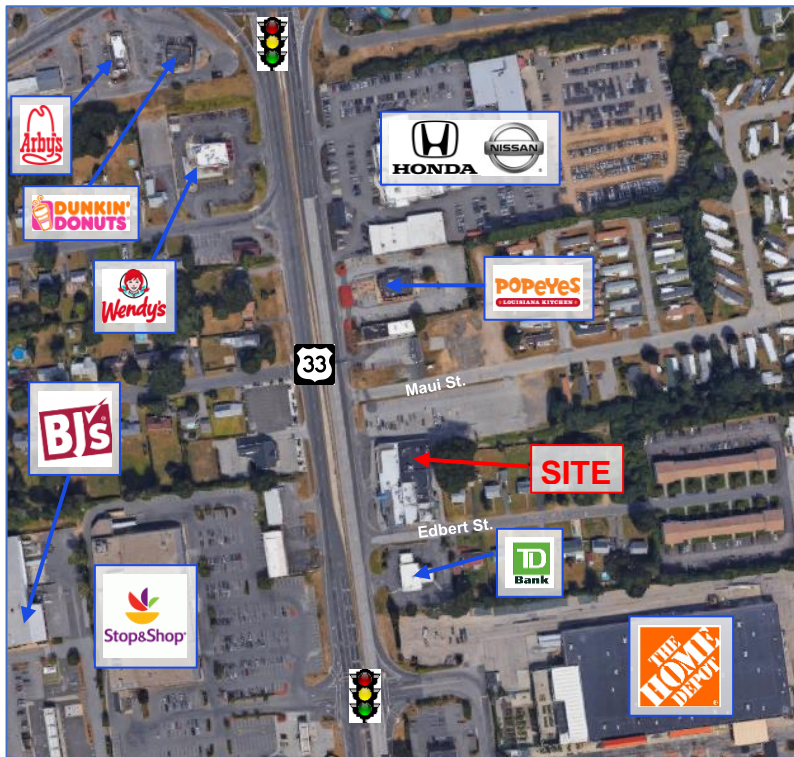


CHICOPEE MA – NEW 15,000 SF RETAIL REDEVELOPMENT 705 MEMORIAL DRIVE, CHICOPEE MA



Average Daily Traffic:
 Memorial Drive (Route 33): 26,348 (2016)
 I-90 Mass Pike at Exit 5: 56,574 (2016)

Demographics:	3 Miles	5 Miles	7 Miles
Population:	80,843	204,839	324,923
Avg HH Inc:	\$54,812	\$54,581	\$58,083
Employees:	39,940	86,648	130,523

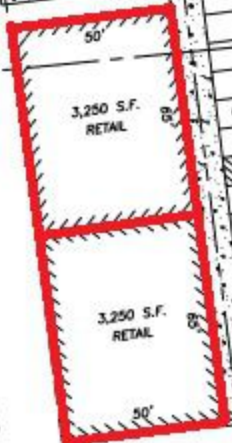


Contact:
 John Benoit, 413.567.2900, john@VantagePointRetail.com
 734 Bliss Road, Suite 1, Longmeadow MA

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.

MEMORIAL DRIVE

MAUI DRIVE
(NOT A PUBLIC WAY)



OVERFLOW PARKING

#20 EDBERT ST.
ASSESSORS PCL
0397-00005
LAND N/F
LORRAINE
ANDERSON
BK. 7135 PG. 443

#26 EDBERT ST.
ASSESSORS PCL
0398-00001
LAND N/F
LAI BET, LLC
BK. 17580 PG. 143

#34 EDBERT ST.
ASSESSORS PCL
0398-00002
LAND N/F
ROSE K.
STACHOWICZ
BK. 17301 PG. 487

#42 EDBERT ST.
ASSESSORS PCL
0398-00003
LAND N/F
JEAN REAL
ESTATE, INC.
BK. 10435 PG. 180

EDBERT ST.
ASSESSORS PCL
0398-00004
LAND N/F
EDBERT STREET REALTY
NOMINEE TRUST
BK. 8507 PG. 465

EDBERT STREET

EXTENT OF PUBLIC WAY

BUILDING SETBACK

BUILDING SETBACK

ZONE LINE

RESIDENCE A
BUSINESS A

BUSINESS A
RESIDENCE A

RESIDENCE C
RESIDENCE A

RESIDENCE D
BUSINESS A

RESIDENCE C
BUSINESS A

RESIDENCE D
RESIDENCE C

8

13

15

6

11

7

7

10

10

9

10

15

13

8

8

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10