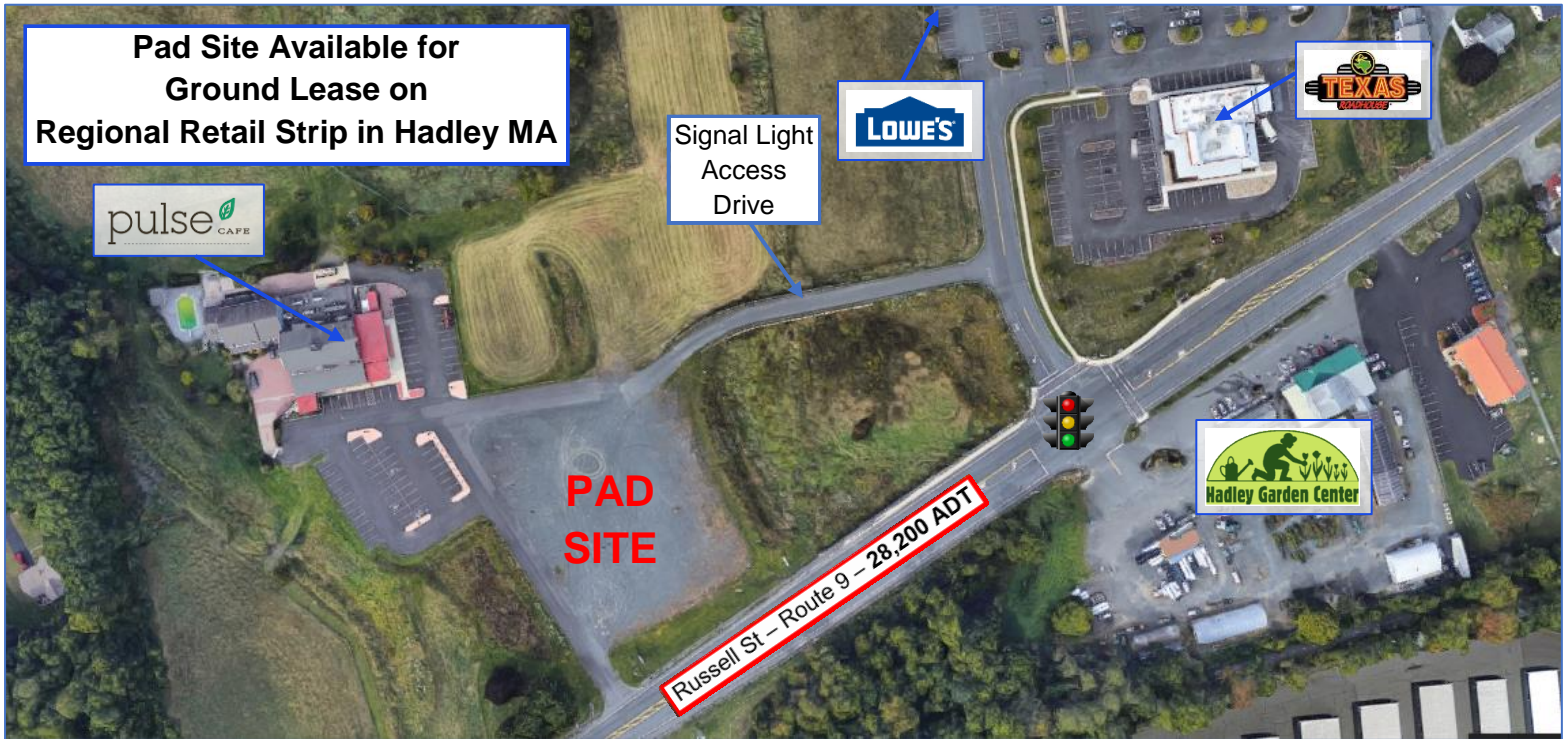


**HADLEY MA - ROUTE 9 RETAIL**  
**272 RUSSELL ST – PAD SITE FOR GROUND LEASE**

**Pad Site Available for Ground Lease on Regional Retail Strip in Hadley MA**



**Signal Light Access**  
via Lowe's Easement.

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

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

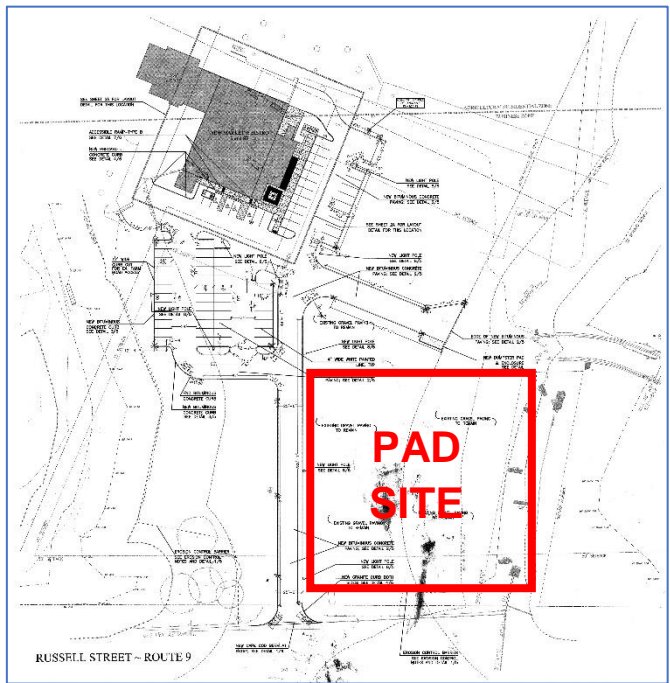
**Restaurants:**  
Chili's, Applebee's, Arizona  
Pizza, Chipotle, Panera,  
Hot Table, Starbucks,  
McDonald's, Taco Bell

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

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

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

Demographics:	1 Mile	2 Mile	3 Mile	5 Mile
Population:	1,316	8,002	28,737	63,789
Avg HH Inc:	\$88,343	\$84,144	\$85,861	\$82,865
Employees:	1,574	8,417	20,927	39,233



**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.

**HADLEY MA - ROUTE 9 RETAIL**  
**272 RUSSELL ST – PAD SITE FOR GROUND LEASE**



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