

# ST. BARTHOLOMEW'S CHURCH

1 State Street Bondsville, MA 01009



Sale Price	<b>\$399,900</b>
Lease Rate	<b>\$10.00 SF/YR</b>

## OFFERING SUMMARY

Building Size:	9,384 SF
Lot Size:	1.11 Acres
Number of Units:	2
Year Built:	1879
Renovated:	2020
Zoning:	VC3

## PROPERTY OVERVIEW

L&P Commercial is pleased to offer space available for sale or lease in the Village Center of Bondsville, Massachusetts. The property is situated on the corner of State St and Route 181. Formerly St. Bartholomew's Church, this is one of the oldest churches in Palmer. The building has two floors, both at grade-level. The floors can be rented separately or together. Each floor is 4,692 square feet. The landlord will buildout spaces to meet the tenant's needs. The lot next door will be developed into parking. The zoning allows for a variety of uses.

## LOCATION OVERVIEW

Located in the Village Center of Bondsville, Massachusetts. Situated on the corner of State St and Route 181 (S. Main St).

## PROPERTY HIGHLIGHTS

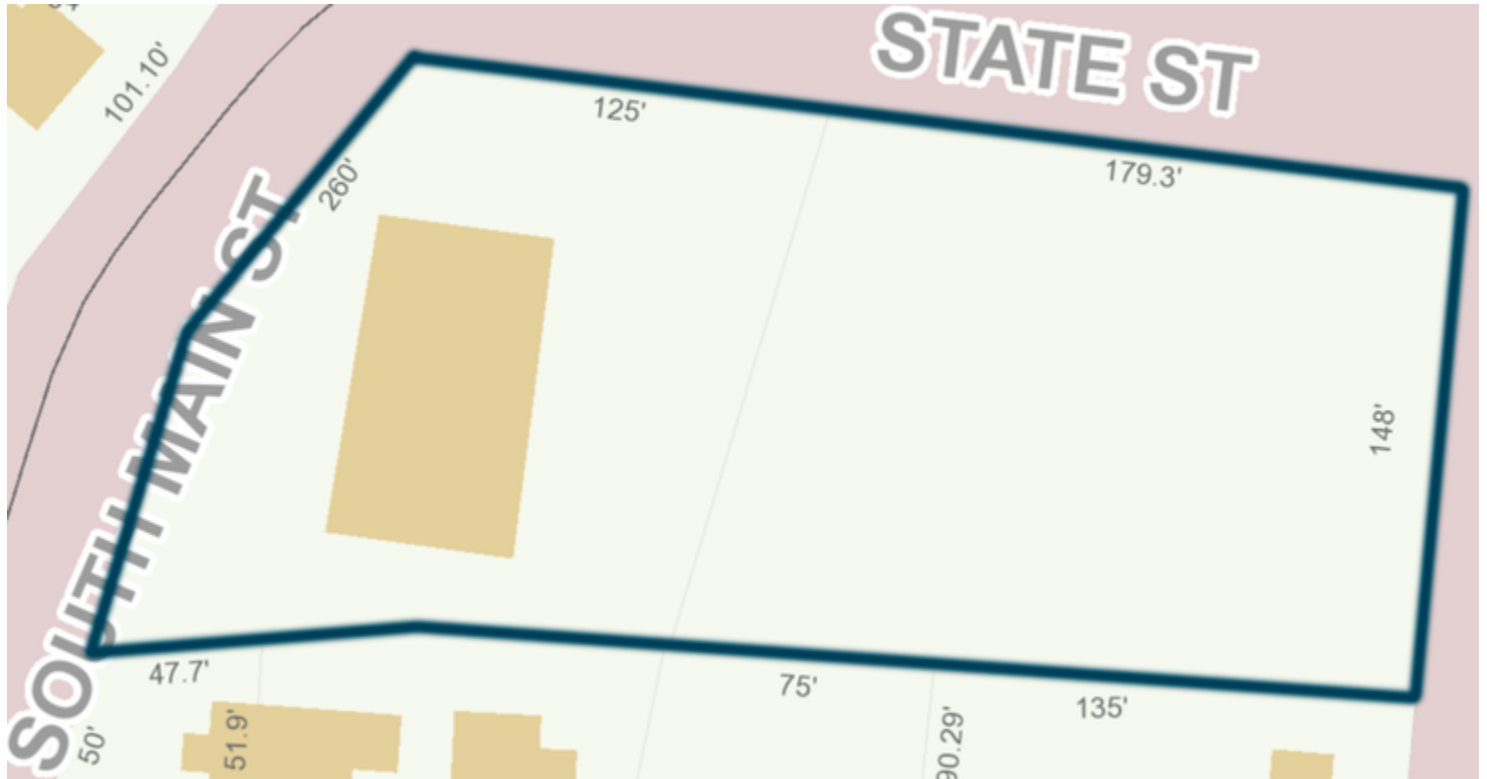
- Located in the Village Center of Bondsville
- Landlord will Develop New Parking Lot
- Both Floors at Grade Level
- Great for Office or Retail
- Historic Church with High Ceilings
- Beautiful Architectural Features
- Located in the Village Center of Bondsville



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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Church	Available	4,692 SF	Modified Gross	\$10.00 SF/yr
Lower Level	Available	4,692 SF	Modified Gross	\$10.00 SF/yr



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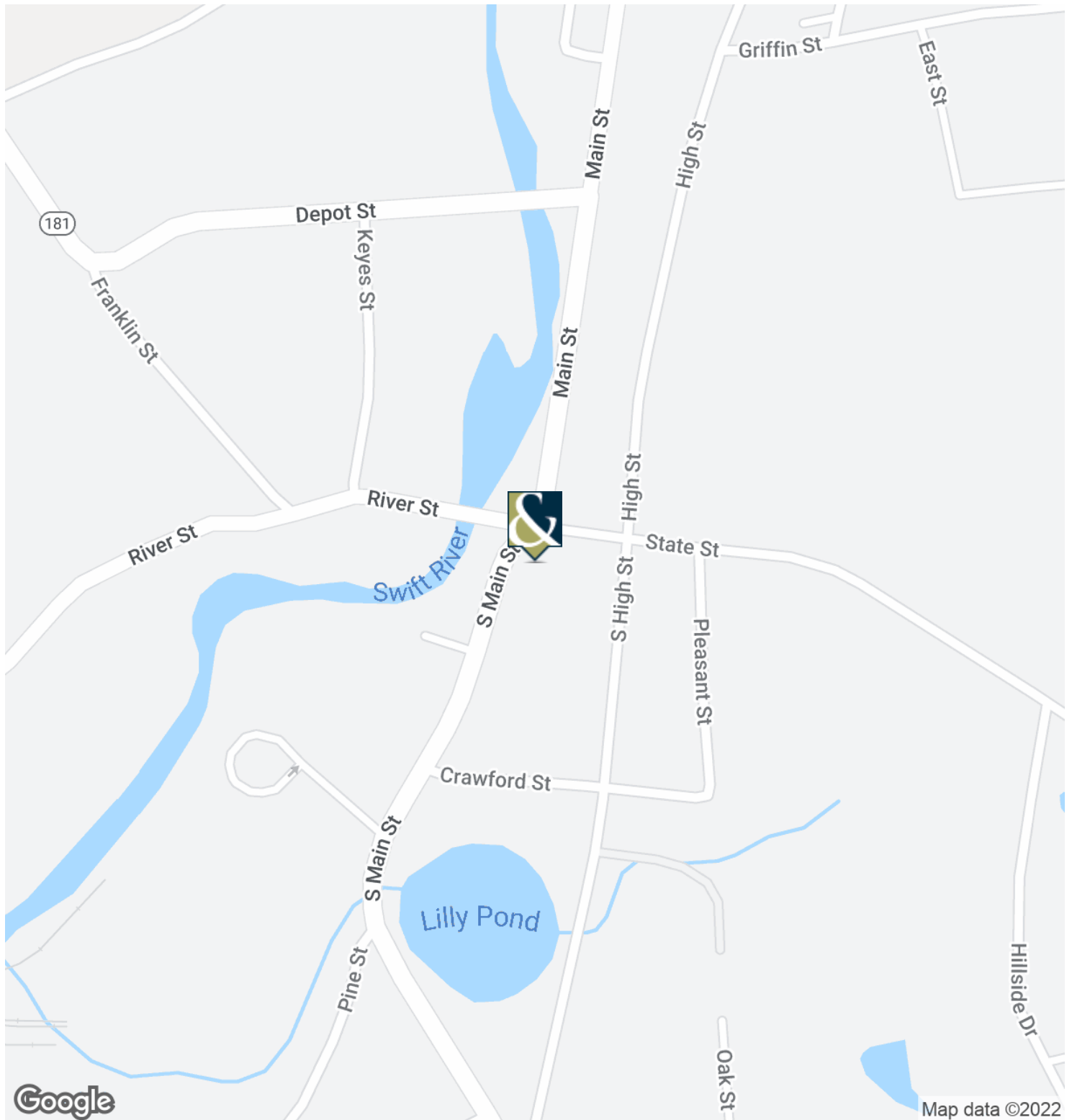


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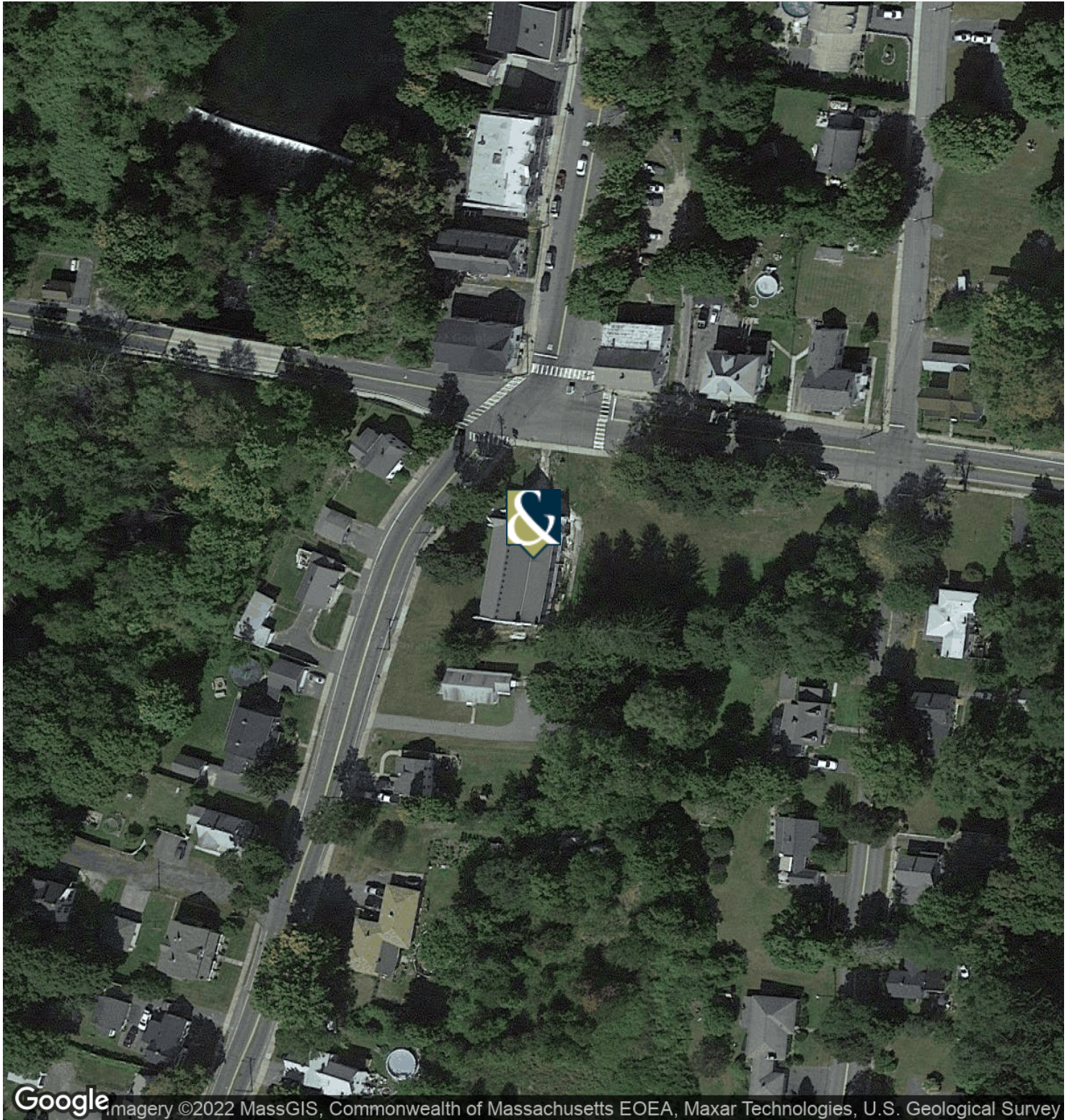
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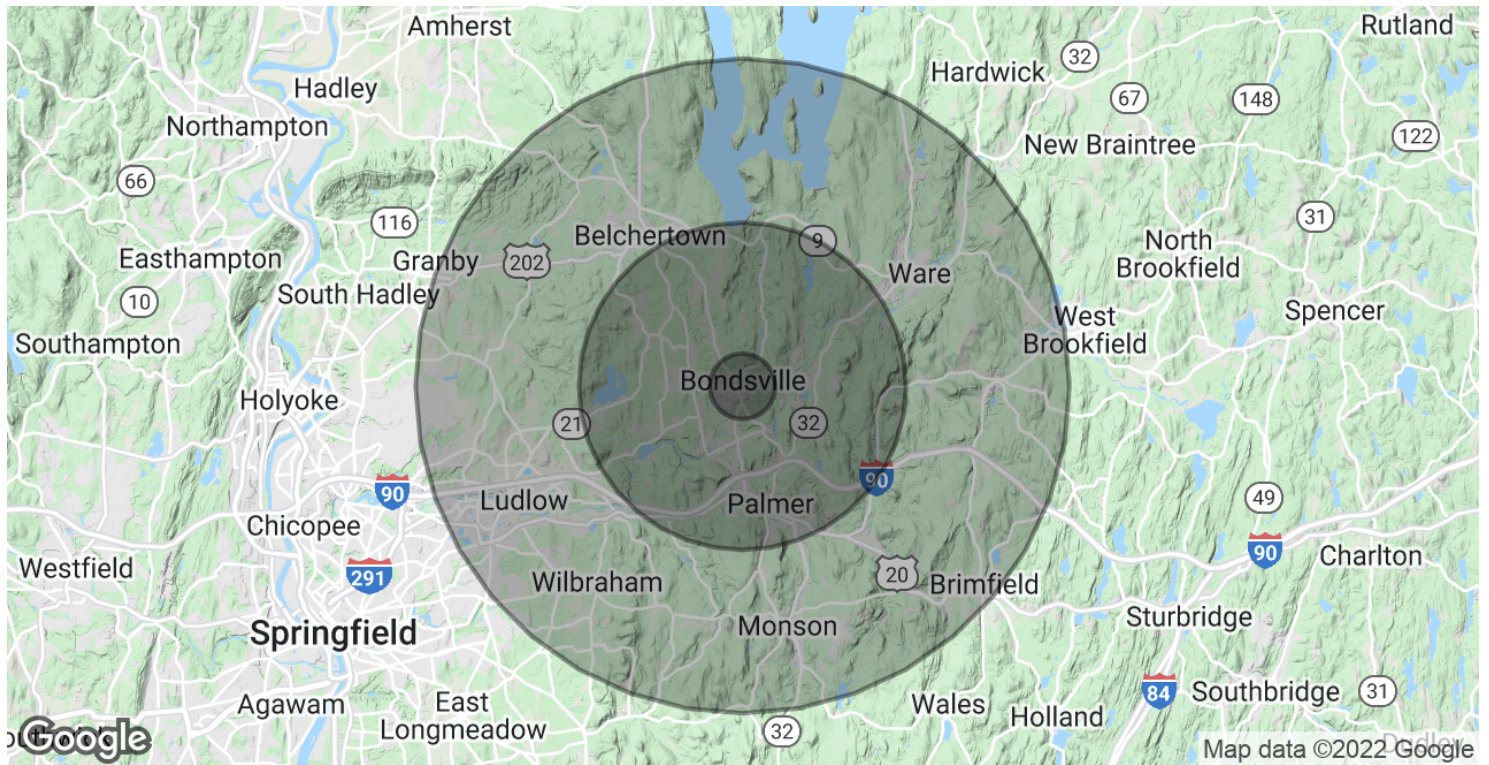


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	936	23,462	97,224
Average age	40.7	41.8	42.4
Average age (Male)	39.3	40.7	41.0
Average age (Female)	45.3	43.4	44.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	395	9,349	37,559
# of persons per HH	2.4	2.5	2.6
Average HH income	\$72,189	\$72,701	\$76,441
Average house value	\$307,922	\$298,786	\$300,132

\* Demographic data derived from 2010 US Census



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