

# 2201 Boston Road & 2155 Boston Road

WILBRAHAM, MASSACHUSETTS

For Lease / Sale / BTS



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- Well located land on Rt-20 near two Mass Pike exits
- Readily configurable for retail, office, or mixed use
- Close proximity to large retail center of area

Location	2201 Boston Road & 2155 Boston Road, Wilbraham, MA			
Size	(1) 1.61 acres +/-, (2) 1.20 acres +/-			
Price	Call for details			
Area	Home Depot, Big Y, Petco, Harbor Freight, Staples, Town			
Retail	Fair Tire, Firestone, McDonald's, Lowels, Stop&Shop			
Traffic Counts	14,700 VPD on Rt-20			

Demographics	1 mile	3 miles	5 miles	7 miles
Population	6,155	46,605	92,750	225,781
Households	2,722	18,770	36,024	87,795
Avg. HH Income	\$77,245	\$79,818	\$84,026	\$73,406
Daytime Pop.	6,385	32,812	75,580	189,973





