

Ingleside Plaza of West Holyoke

Presented by
LECLERC REALTY, INC

250 WESTFIELD RD, Holyoke, MA 01040



Ingleside Plaza of West Holyoke

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Property Details

Well positioned professional and retail center with long term national and local tenants. 3150 square feet available and suitable for medical / dental, day care, fitness center, or other retail or office. Ground floor, street level, ADA compliant, full sprinkler coverage, with 18 foot ceilings. Additional lower level record or storage space also available!

Price: \$10 /SF/Year

- 3150 square feet available
- Easily accessible landmark location.
- Strong mix of long term regional and national tenants in place.
- Desirable Ingleside section of Holyoke
- Landlord / tenant improvement allowance available.
- Brokers Protected.

View the full listing here: <http://www.crelisting.net/JHe9csl4w/?StepID=107>

Total Space Available:	N/A
Rental Rate:	\$10 /SF/Year
Min. Divisible:	1,000 SF
Max. Contiguous:	8,150 SF
Property Type:	Office
Property Sub-type:	Office Building
Additional Sub-types:	Office Showroom, Institutional/Governmental, Office-R&D
Building Size:	20,000 SF
Building Class:	B
Year Built:	1964

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Listing spaces

Space 1

Space Available:	3,150 SF
Rental Rate:	\$10 /SF/Year
Space / Lot Type:	Office Building
Additional Space / Lot Types:	Community Center,Medical Office,Institutional/Governmental
Min. Divisible:	1,000 SF
Lease Type:	NNN
Date Available:	Feb 2016
No. Parking Spaces:	166

Nicely finished ground floor space, currently utilized as office space, in a busy and well located neighborhood center. Tenant / Landlord improvement allowance available.

Space 1

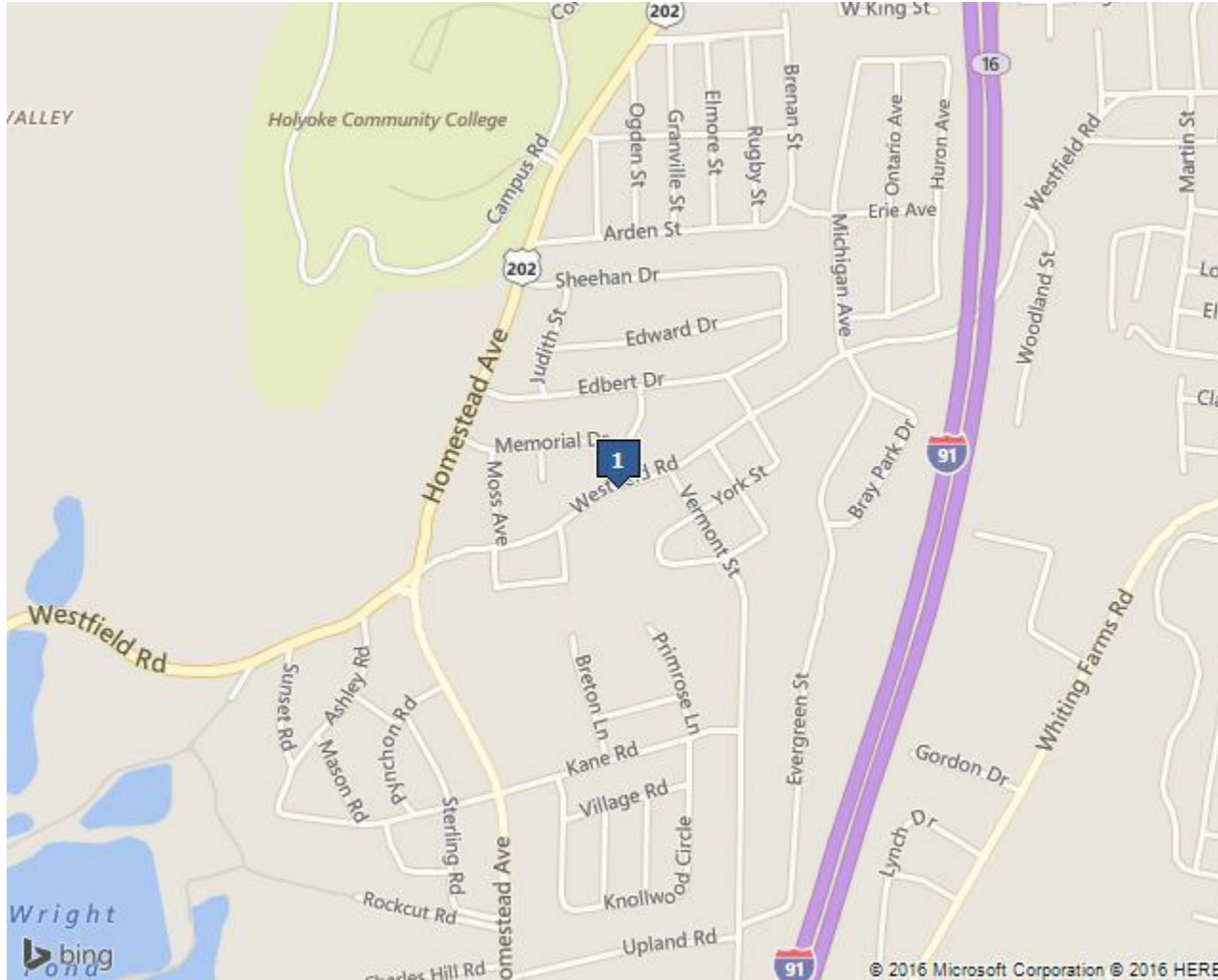
Space Available:	5,000 SF
Rental Rate:	Negotiable
Space / Lot Type:	Retail (Other)
Additional Space / Lot Types:	Street Retail,Office Building,Retail-Pad (land)
Min. Divisible:	1,000 SF
Max. Contiguous:	8,150 SF
No. Parking Spaces:	164

Proposed end cap addition available. Will build to suite.

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Location



Location Description

Near Ingleside mall, Interstate 91 visible between exit 15 and 16 (only 8/10 of a mile to entrance ramp!). Strong, safe neighborhood retail / professional center, easily accessible by Routes 202, 141 and state route 5. Just one minute from Holyoke Hospital, Holyoke Medical and Holyoke Community College. Excellent average daily traffic counts at a landmark location.

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Property Photos



West Holyoke Plaza at Ingleside

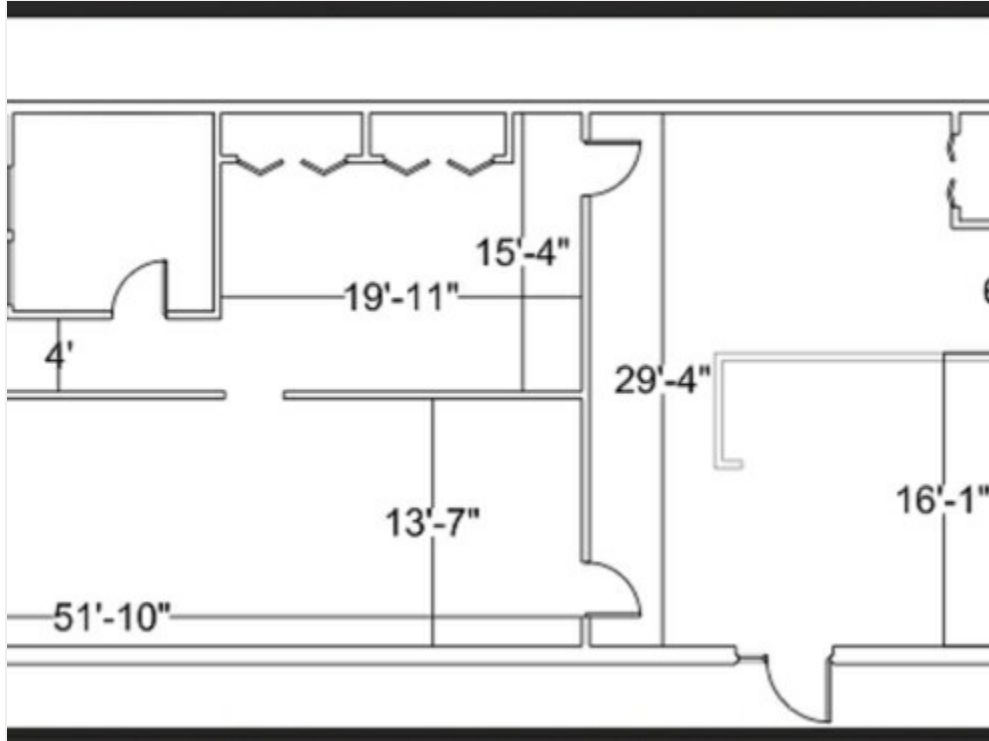


Subject front entrance.

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Property Photos



Interior Floorplan



Front office, current configuration.

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Property Photos



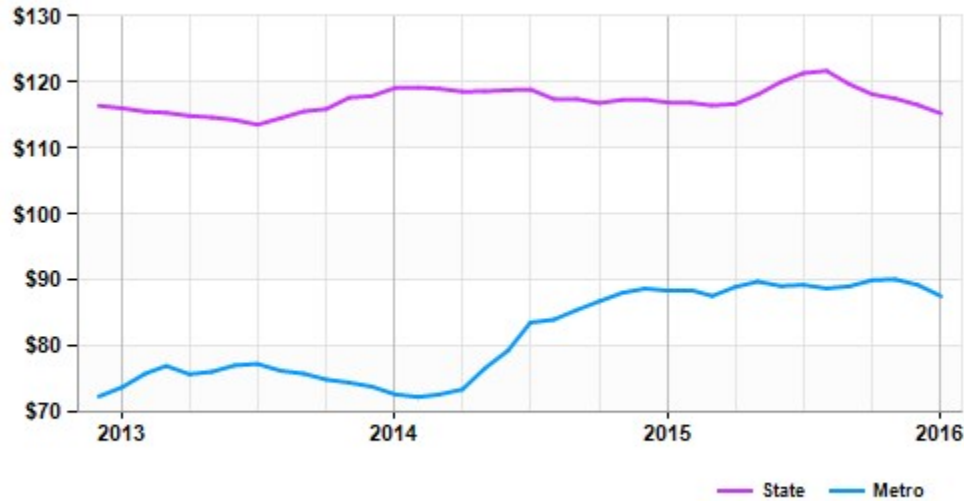
Conference room, (existing).

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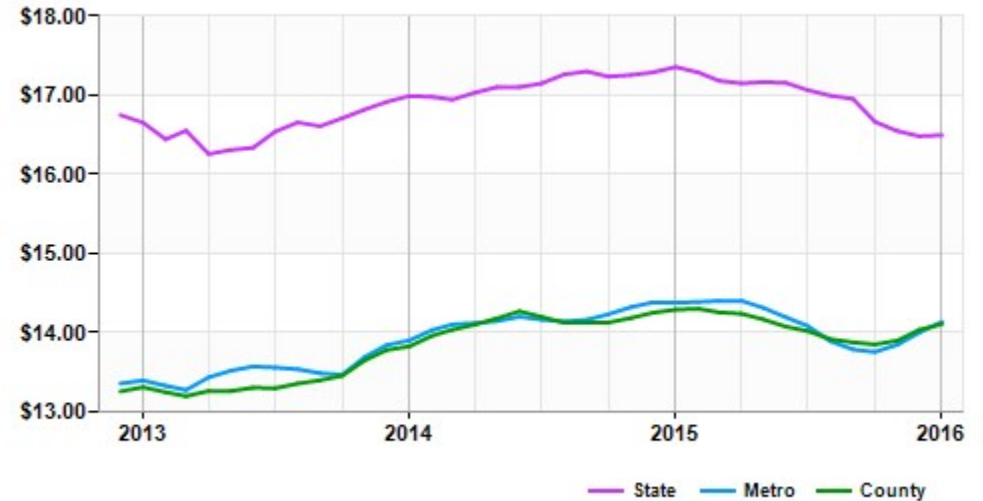
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Market Trends

Asking Prices Office for Sale Holyoke, MA (\$/SF)



Asking Rent Office for Lease Holyoke, MA (\$/SF/Year)



		Jan 16	vs. 3 mo. prior	Y-O-Y
	State	\$115	-2.5%	-1.4%
	Metro	\$88	-2.7%	-1.0%

		Jan 16	vs. 3 mo. prior	Y-O-Y
	State	\$16.50	-1.0%	-5.0%
	Metro	\$14.14	+2.8%	-1.7%
	County	\$14.11	+1.9%	-1.3%

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	2,411	27,653	61,489
2015 Female Population	2,390	30,590	67,394
% 2015 Male Population	50.22%	47.48%	47.71%
% 2015 Female Population	49.78%	52.52%	52.29%
2015 Total Population: Adult	3,965	44,179	101,388
2015 Total Daytime Population	7,076	75,326	152,187
2015 Total Employees	4,459	38,594	78,206
2015 Total Population: Median Age	47	35	39
2015 Total Population: Adult Median Age	54	47	49
2015 Total population: Under 5 years	244	4,216	7,852
2015 Total population: 5 to 9 years	235	3,744	7,282
2015 Total population: 10 to 14 years	199	3,729	7,483
2015 Total population: 15 to 19 years	239	4,021	8,507
2015 Total population: 20 to 24 years	272	4,511	9,432
2015 Total population: 25 to 29 years	262	4,595	9,319
2015 Total population: 30 to 34 years	296	4,001	8,453
2015 Total population: 35 to 39 years	262	3,150	6,949
2015 Total population: 40 to 44 years	300	3,377	7,646
2015 Total population: 45 to 49 years	305	3,584	8,243
2015 Total population: 50 to 54 years	349	3,846	9,344
2015 Total population: 55 to 59 years	373	3,716	9,126

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	296	3,131	8,030
2015 Total population: 65 to 69 years	286	2,596	6,635
2015 Total population: 70 to 74 years	245	1,849	4,650
2015 Total population: 75 to 79 years	190	1,278	3,355
2015 Total population: 80 to 84 years	178	1,138	2,874
2015 Total population: 85 years and over	270	1,761	3,703
% 2015 Total population: Under 5 years	5.08%	7.24%	6.09%
% 2015 Total population: 5 to 9 years	4.89%	6.43%	5.65%
% 2015 Total population: 10 to 14 years	4.14%	6.40%	5.81%
% 2015 Total population: 15 to 19 years	4.98%	6.90%	6.60%
% 2015 Total population: 20 to 24 years	5.67%	7.75%	7.32%
% 2015 Total population: 25 to 29 years	5.46%	7.89%	7.23%
% 2015 Total population: 30 to 34 years	6.17%	6.87%	6.56%
% 2015 Total population: 35 to 39 years	5.46%	5.41%	5.39%
% 2015 Total population: 40 to 44 years	6.25%	5.80%	5.93%
% 2015 Total population: 45 to 49 years	6.35%	6.15%	6.40%
% 2015 Total population: 50 to 54 years	7.27%	6.60%	7.25%
% 2015 Total population: 55 to 59 years	7.77%	6.38%	7.08%
% 2015 Total population: 60 to 64 years	6.17%	5.38%	6.23%
% 2015 Total population: 65 to 69 years	5.96%	4.46%	5.15%
% 2015 Total population: 70 to 74 years	5.10%	3.17%	3.61%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	3.96%	2.19%	2.60%
% 2015 Total population: 80 to 84 years	3.71%	1.95%	2.23%
% 2015 Total population: 85 years and over	5.62%	3.02%	2.87%
2015 White alone	4,271	40,640	102,312
2015 Black or African American alone	105	2,595	4,962
2015 American Indian and Alaska Native alone	7	414	561
2015 Asian alone	72	821	2,303
2015 Native Hawaiian and OPI alone	n/a	44	84
2015 Some Other Race alone	250	11,531	14,831
2015 Two or More Races alone	96	2,198	3,830
2015 Hispanic	676	24,760	32,945
2015 Not Hispanic	4,125	33,483	95,938
% 2015 White alone	88.96%	69.78%	79.38%
% 2015 Black or African American alone	2.19%	4.46%	3.85%
% 2015 American Indian and Alaska Native alone	0.15%	0.71%	0.44%
% 2015 Asian alone	1.50%	1.41%	1.79%
% 2015 Native Hawaiian and OPI alone	0.00%	0.08%	0.07%
% 2015 Some Other Race alone	5.21%	19.80%	11.51%
% 2015 Two or More Races alone	2.00%	3.77%	2.97%
% 2015 Hispanic	14.08%	42.51%	25.56%
% 2015 Not Hispanic	85.92%	57.49%	74.44%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	4,269	36,141	97,893
2015 Not Hispanic: Black or African American alone	59	1,376	2,597
2015 Not Hispanic: American Indian and Alaska Native alone	3	91	188
2015 Not Hispanic: Asian alone	29	499	1,230
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	20	61
2015 Not Hispanic: Some Other Race alone	4	65	107
2015 Not Hispanic: Two or More Races	45	655	1,426
% 2015 Not Hispanic: White alone	88.44%	62.37%	77.62%
% 2015 Not Hispanic: Black or African American alone	1.22%	2.37%	2.06%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.06%	0.16%	0.15%
% 2015 Not Hispanic: Asian alone	0.60%	0.86%	0.98%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.03%	0.05%
% 2015 Not Hispanic: Some Other Race alone	0.08%	0.11%	0.08%
% 2015 Not Hispanic: Two or More Races	0.93%	1.13%	1.13%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	4,801	58,243	128,883
2015 Households	1,876	22,975	53,501
Population Change 2010-2015	10	278	1,049
Household Change 2010-2015	-1	138	441
% Population Change 2010-2015	0.21%	0.48%	0.82%
% Household Change 2010-2015	-0.05%	0.60%	0.83%
Population Change 2000-2015	-26	293	2,765
Household Change 2000-2015	44	620	2,362
% Population Change 2000 to 2015	-0.54%	0.51%	2.19%
% Household Change 2000 to 2015	2.40%	2.77%	4.62%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,888	23,985	54,093
2015 Occupied Housing Units	1,832	22,356	51,141
2015 Owner Occupied Housing Units	1,529	10,185	29,134
2015 Renter Occupied Housing Units	303	12,171	22,007
2015 Vacant Housings Units	56	1,629	2,952
% 2015 Occupied Housing Units	97.03%	93.21%	94.54%

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Housing (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	83.46%	45.56%	56.97%
% 2015 Renter occupied housing units	16.54%	54.44%	43.03%
% 2000 Vacant housing units	2.97%	6.79%	5.46%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$52,068	\$37,106	\$44,983
2015 Household Income: Average	\$69,284	\$52,967	\$60,388
2015 Per Capita Income	\$28,788	\$21,537	\$25,610
2015 Household income: Less than \$10,000	170	2,918	4,879
2015 Household income: \$10,000 to \$14,999	91	2,247	4,250
2015 Household income: \$15,000 to \$19,999	114	2,067	4,226
2015 Household income: \$20,000 to \$24,999	111	1,340	2,877
2015 Household income: \$25,000 to \$29,999	97	1,148	2,598
2015 Household income: \$30,000 to \$34,999	87	1,312	2,998
2015 Household income: \$35,000 to \$39,999	67	1,081	2,315
2015 Household income: \$40,000 to \$44,999	91	1,037	2,616
2015 Household income: \$45,000 to \$49,999	80	1,160	2,571
2015 Household income: \$50,000 to \$59,999	145	1,414	3,894
2015 Household income: \$60,000 to \$74,999	192	1,787	4,952
2015 Household income: \$75,000 to \$99,999	247	2,406	6,390
2015 Household income: \$100,000 to \$124,999	156	1,362	3,987
2015 Household income: \$125,000 to \$149,999	76	675	2,076
2015 Household income: \$150,000 to \$199,999	91	676	1,835

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	61	345	1,037
% 2015 Household income: Less than \$10,000	9.06%	12.70%	9.12%
% 2015 Household income: \$10,000 to \$14,999	4.85%	9.78%	7.94%
% 2015 Household income: \$15,000 to \$19,999	6.08%	9.00%	7.90%
% 2015 Household income: \$20,000 to \$24,999	5.92%	5.83%	5.38%
% 2015 Household income: \$25,000 to \$29,999	5.17%	5.00%	4.86%
% 2015 Household income: \$30,000 to \$34,999	4.64%	5.71%	5.60%
% 2015 Household income: \$35,000 to \$39,999	3.57%	4.71%	4.33%
% 2015 Household income: \$40,000 to \$44,999	4.85%	4.51%	4.89%
% 2015 Household income: \$45,000 to \$49,999	4.26%	5.05%	4.81%
% 2015 Household income: \$50,000 to \$59,999	7.73%	6.15%	7.28%
% 2015 Household income: \$60,000 to \$74,999	10.23%	7.78%	9.26%
% 2015 Household income: \$75,000 to \$99,999	13.17%	10.47%	11.94%
% 2015 Household income: \$100,000 to \$124,999	8.32%	5.93%	7.45%
% 2015 Household income: \$125,000 to \$149,999	4.05%	2.94%	3.88%
% 2015 Household income: \$150,000 to \$199,999	4.85%	2.94%	3.43%
% 2015 Household income: \$200,000 or more	3.25%	1.50%	1.94%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$492,646	\$5,923,599	\$13,883,664
2015 Jewelry stores	\$186,485	\$2,070,434	\$5,015,455
2015 Mens clothing stores	\$597,818	\$6,873,000	\$16,430,307
2015 Shoe stores	\$600,837	\$6,974,067	\$16,602,588

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$1,042,485	\$11,615,355	\$28,193,552
2015 Automobile dealers	\$8,165,881	\$87,666,879	\$216,824,681
2015 Automotive parts and accessories stores	\$1,602,739	\$17,469,826	\$42,886,839
2015 Other motor vehicle dealers	\$231,094	\$2,504,345	\$6,174,191
2015 Tire dealers	\$715,407	\$7,809,806	\$19,157,609
2015 Hardware stores	\$34,497	\$345,382	\$879,641
2015 Home centers	\$349,941	\$3,468,413	\$8,858,188
2015 Nursery and garden centers	\$430,341	\$4,185,576	\$10,751,898
2015 Outdoor power equipment stores	\$189,529	\$1,932,347	\$4,900,420
2015 Paint andwallpaper stores	\$40,039	\$408,697	\$1,025,730
2015 Appliance, television, and other electronics stores	\$1,111,378	\$11,779,684	\$29,215,305
2015 Camera andphotographic supplies stores	\$84,080	\$879,500	\$2,205,421
2015 Computer andsoftware stores	\$2,968,161	\$33,432,741	\$80,996,068
2015 Beer, wine, and liquor stores	\$516,344	\$5,756,581	\$13,957,400
2015 Convenience stores	\$2,241,287	\$26,282,505	\$62,349,519
2015 Restaurant Expenditures	\$2,150,948	\$23,726,168	\$57,801,927
2015 Supermarkets and other grocery (except convenience) stores	\$8,381,110	\$96,055,906	\$230,222,391
2015 Furniture stores	\$768,306	\$8,365,090	\$20,499,210
2015 Home furnishings stores	\$2,738,366	\$29,396,427	\$72,609,290
2015 General merchandise stores	\$14,291,404	\$153,451,714	\$377,992,491
2015 Gasoline stations with convenience stores	\$7,144,283	\$81,316,754	\$195,712,439

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$5,164,715	\$58,214,023	\$140,789,582
2015 Department stores (excl leased depts)	\$14,104,919	\$151,381,280	\$372,977,036
2015 General merchandise stores	\$14,291,404	\$153,451,714	\$377,992,491
2015 Other health and personal care stores	\$557,262	\$5,973,826	\$14,773,193
2015 Pharmacies and drug stores	\$2,244,156	\$24,335,538	\$59,853,209
2015 Pet and pet supplies stores	\$606,228	\$6,510,144	\$16,106,232
2015 Book, periodical, and music stores	\$93,869	\$969,863	\$2,444,642
2015 Hobby, toy, and game stores	\$256,433	\$2,840,530	\$6,919,347
2015 Musical instrument and supplies stores	\$25,945	\$275,052	\$685,827
2015 Sewing, needlework, and piece goods stores	\$49,494	\$522,278	\$1,312,419
2015 Sporting goods stores	\$251,150	\$2,672,437	\$6,630,814

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Broker Profile



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