



FORMER FRIENDLY'S

1519 North Main Street (Route 20), Palmer, Massachusetts



ROCKVIEW ST.

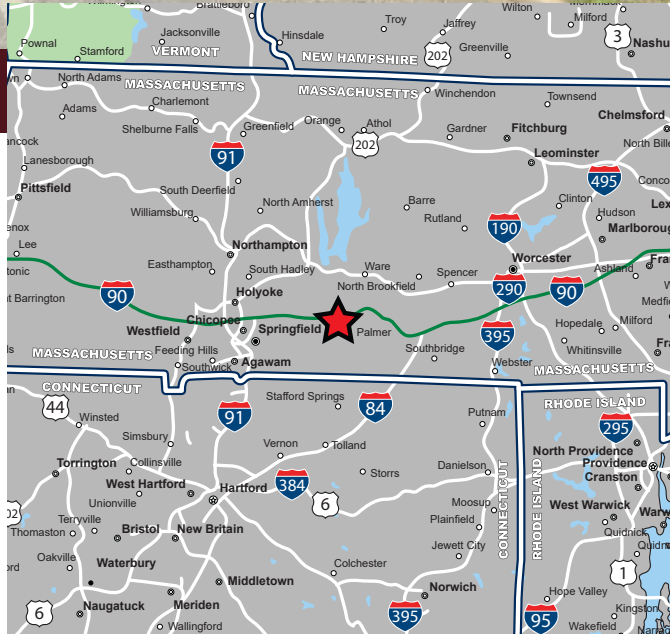
NORTH MAIN ST.
12,840 ADT (2019)



AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- » 3,034 SF Available
- » 0.551 Acre Site
- » Pylon Signage Available
- » Excellent Visibility & Access
- » Close Proximity to I-90

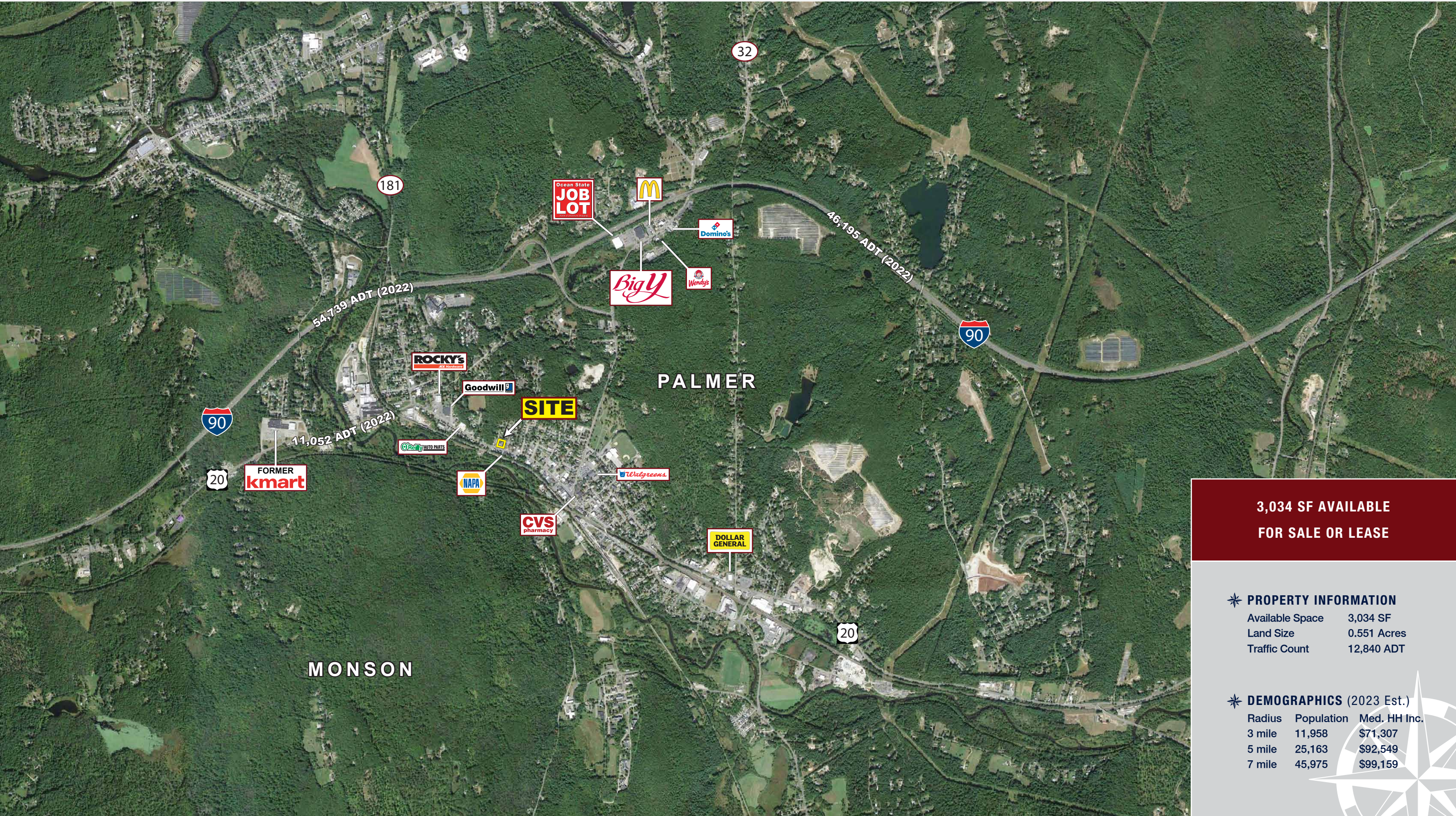


FORMER FRIENDLY'S

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EASTERN
RETAIL PROPERTIES



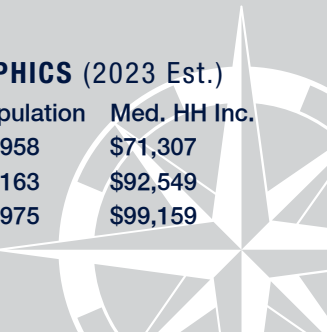
**3,034 SF AVAILABLE
FOR SALE OR LEASE**

*** PROPERTY INFORMATION**

Available Space	3,034 SF
Land Size	0.551 Acres
Traffic Count	12,840 ADT

*** DEMOGRAPHICS (2023 Est.)**

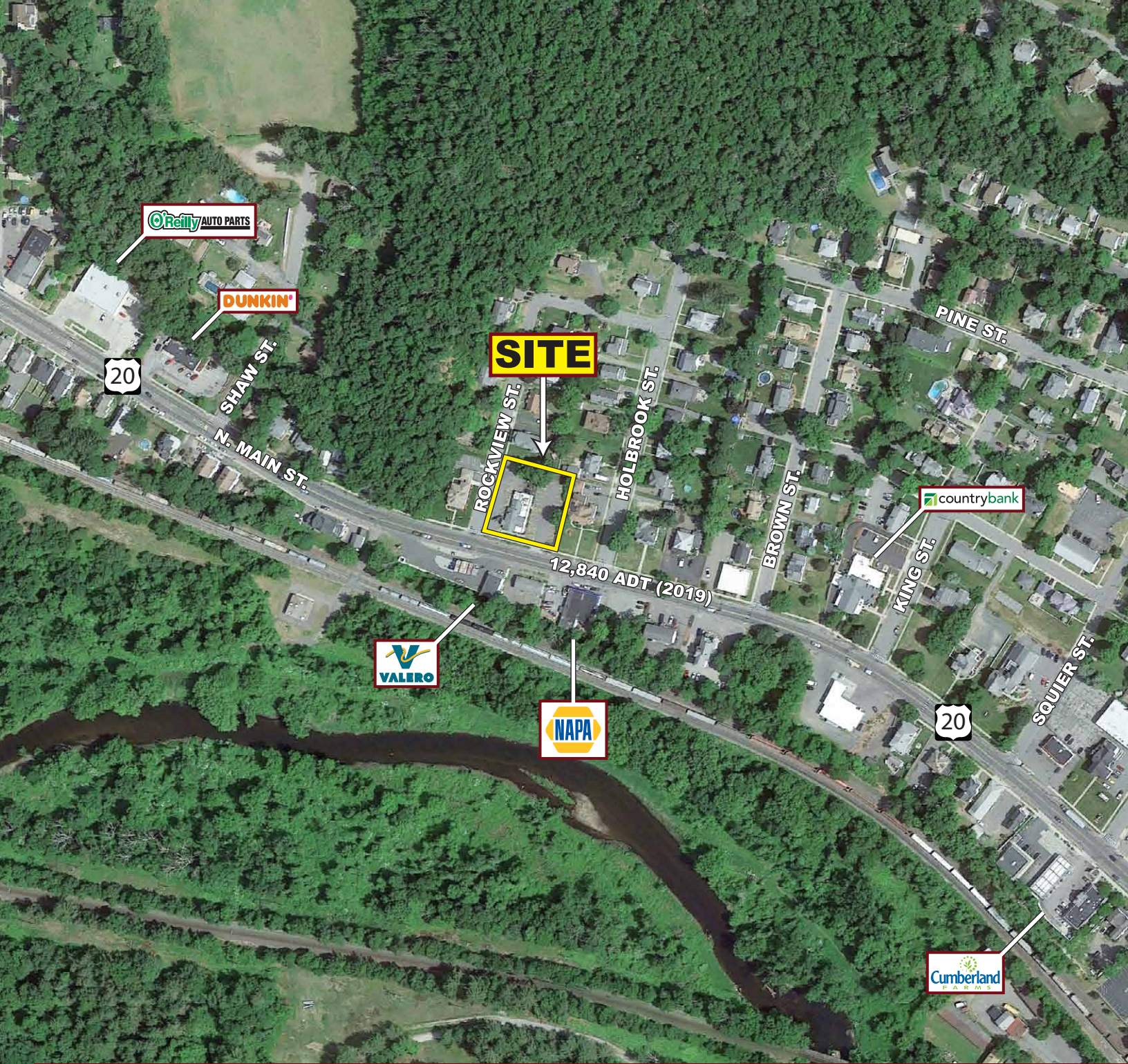
Radius	Population	Med. HH Inc.
3 mile	11,958	\$71,307
5 mile	25,163	\$92,549
7 mile	45,975	\$99,159



FORMER FRIENDLY'S

1519 North Main Street (Route 20), Palmer, Massachusetts

1519 N Main St Palmer, MA 01069	3 mi radius	5 mi radius	7 mi radius
Population			
2023 Estimated Population	11,958	25,163	45,975
2028 Projected Population	11,912	24,973	45,514
2020 Census Population	12,059	25,394	46,216
2010 Census Population	12,060	25,046	45,598
Projected Annual Growth 2023 to 2028	-	-0.2%	-0.2%
Historical Annual Growth 2010 to 2023	-	-	-
2023 Median Age	41.5	42.5	43.8
Households			
2023 Estimated Households	5,319	10,512	18,969
2028 Projected Households	5,374	10,586	19,029
2020 Census Households	5,292	10,472	18,832
2010 Census Households	5,042	9,886	17,854
Projected Annual Growth 2023 to 2028	0.2%	0.1%	-
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.5%
Race and Ethnicity			
2023 Estimated White	84.6%	85.7%	86.2%
2023 Estimated Black or African American	4.4%	3.6%	3.5%
2023 Estimated Asian or Pacific Islander	1.6%	1.9%	1.8%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.2%
2023 Estimated Other Races	9.0%	8.5%	8.2%
2023 Estimated Hispanic	11.3%	10.0%	9.6%
Income			
2023 Estimated Average Household Income	\$96,836	\$119,236	\$126,083
2023 Estimated Median Household Income	\$71,307	\$92,549	\$99,159
2023 Estimated Per Capita Income	\$43,123	\$49,886	\$52,091
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	5.8%	4.5%	4.2%
2023 Estimated Some High School (Grade Level 9 to 11)	6.3%	5.5%	4.7%
2023 Estimated High School Graduate	35.4%	32.4%	30.5%
2023 Estimated Some College	18.9%	18.6%	17.3%
2023 Estimated Associates Degree Only	8.5%	9.0%	9.8%
2023 Estimated Bachelors Degree Only	17.3%	20.1%	20.6%
2023 Estimated Graduate Degree	7.8%	9.9%	12.9%
Business			
2023 Estimated Total Businesses	525	864	1,571
2023 Estimated Total Employees	5,674	11,329	16,597
2023 Estimated Employee Population per Business	10.8	13.1	10.6
2023 Estimated Residential Population per Business	22.8	29.1	29.3



Former Friendly's - 1519 North Main Street (Route 20), Palmer, Massachusetts



EASTERN
RETAIL PROPERTIES

FOR MORE INFORMATION CONTACT:

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