



SIZE

327,303 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
7,854	77,995	193,312
Households		
3,024	28,854	73,043
Median HH Income (\$)		
74,652	71,909	61,629

MAJOR TENANT(S)

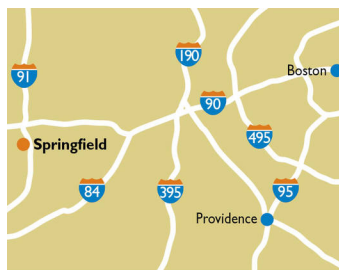
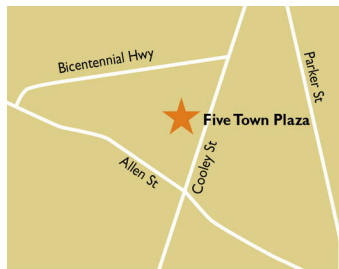
Burlington Coat Factory
Big Y
Big Lots
Dunkin'

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

300 Cooley Street | Springfield, MA 01128

PROPERTY HIGHLIGHTS

- Anchored by Big Y, the number one grocer by market share in the Springfield metro area
- Additional national and regional tenants include Best Fitness, Texas Roadhouse, Pet Supplies Plus, iHop, ATI Physical Therapy, Sports Clips and many more
- Population exceeding 77,900 in a three-mile radius
- The center is located at the intersection of Cooley Street and Bicentennial Highway which benefits from over 40,000 cars per day








FIVE TOWN PLAZA

300 Cooley Street | Springfield, MA 01128

SPACE	TENANT	SQ. FT.	10	ATI Physical Therapy	3,350 SF	22	Small Smiles Dental Clinic of Springfield	3,120 SF	30	Big Lots	35,100 SF
OUT1	Burger King	2,808 SF	12	H&R Block	2,000 SF				31	Springfield Liquor Mart	4,970 SF
OUT2	Auto Laser Car Wash	2,300 SF	13	Riverside Dental	2,000 SF	23	V Nails & Spa	978 SF	40	AVAILABLE	3,000 SF
OUT3	Texas Roadhouse	7,388 SF	14	COMING AVAILABLE	1,815 SF	24	The Threading Club & Spa	978 SF	43	IHOP	4,600 SF
OUT4	Dunkin'	2,050 SF	15	Pet Supplies Plus	7,318 SF	25	Weight Watchers	1,553 SF	60	Freedom Credit Union	2,400 SF
01	Big Y	64,863 SF	17	COMING AVAILABLE	2,700 SF	25A	The Barbers Loft	1,235 SF	62	AVAILABLE	2,650 SF
05	Peacock Chinese Restaurant	3,200 SF	17A	COMING AVAILABLE	1,515 SF	26	Subway	900 SF	63	Casa Vallarta Restaurant	7,500 SF
07	T & T Nail Bar and Spa	2,000 SF	18	Christopher's Sports Tavern	5,200 SF	27	Small Smiles Dental Clinic of Springfield	8,524 SF	TOTAL SQ. FT.		327,303
08	AVAILABLE	2,000 SF	21	Zombie Hideout	9,000 SF	28	Burlington Coat Factory	82,500 SF			
09	SNIPES	8,000 SF	21A	Sunrun	4,788 SF	28A	Best Fitness	33,000 SF			

SITE LEGEND

-  Available
 Occupied
 Leased (not occupied)
 Owned by Others
 Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



PHILLIPS EDISON & COMPANY®

FIVE TOWN PLAZA

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FIVE TOWN PLAZA

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.094417

Longitude: -72.50146

Five Town Plaza Springfield, MA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	7,854	77,995	193,312
	2028 Projected Population	7,696	76,767	189,854
	2010 Census Population	7,805	76,332	190,651
	2000 Census Population	7,977	75,123	186,993
	1990 Census Population	8,207	74,384	188,479
	Historical Annual Growth 1990 to 2000	-0.28%	0.10%	-0.08%
	Historical Annual Growth 2000 to 2010	-0.22%	0.16%	0.19%
	Estimated Annual Growth 2010 to 2023	0.05%	0.16%	0.10%
	Projected Annual Growth 2023 to 2028	-0.40%	-0.32%	-0.36%
	Median Age	40.8	39.4	38.7
Households	Q4 2023 Estimated Households	3,024	28,854	73,043
	2028 Projected Households	2,963	28,366	71,659
	2010 Census Households	2,971	28,151	70,513
	2000 Census Households	2,923	27,604	69,871
	1990 Census Households	2,861	26,480	68,708
	Historical Annual Growth 1990 to 2000	0.22%	0.42%	0.17%
	Historical Annual Growth 2000 to 2010	0.16%	0.20%	0.09%
	Estimated Annual Growth 2010 to 2023	0.13%	0.18%	0.26%
	Projected Annual Growth 2023 to 2028	-0.41%	-0.34%	-0.38%
	Population per Household	2.53	2.56	2.54
Population by Race	White	51.3%	51.0%	44.4%
	Black or African American	13.0%	15.3%	14.8%
	Asian & Pacific Islander	3.2%	4.3%	3.2%
	Other Races	4.7%	3.8%	3.6%
	Hispanic Population	27.7%	25.6%	34.0%
Income	Average Household Income	\$91,432	\$90,784	\$86,937
	Median Household Income	\$74,652	\$71,909	\$61,629
	Per Capita Income	\$35,925	\$34,526	\$33,612
Education (Age 25+)	Elementary	3.4%	4.0%	6.1%
	Some High School	5.1%	6.9%	9.1%
	High School Graduate	28.0%	29.2%	28.9%
	Some College	22.6%	19.3%	18.3%
	Associates Degree Only	10.0%	10.2%	9.2%
	Bachelors Degree Only	17.3%	17.5%	15.9%
	Graduate Degree	13.6%	12.9%	12.5%
Business	Number of Businesses	245	1,905	7,469
	Total Number of Employees	1,260	18,863	85,650
	Employees per Business	5.14	9.90	11.47
	Residential Population per Business	32.06	40.93	25.88

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.