

457 DALTON AVE

Pittsfield, MA 01201

FOR SALE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$9,590,000
Cap Rate:	6.5%
Available SF:	1,600 - 8,150 SF
Lot Size:	6.0 Acres
Building Size:	77,820 SF
MLS#:	201001479
Traffic Count:	18,575
Price / SF:	\$123.23

PROPERTY OVERVIEW

77,820 sf Regional Shopping Center
Anchored by 33,000 sf Big Lots
Add'l 30,000 sf of storage leased to local medical group

PROPERTY HIGHLIGHTS

- 6.5% Cap Rate
- Assumable Mortgage
- Prime Retail Location
- Spacious
- High Traffic Counts
- Ample Parking

Paul Bulmer

Licensed Associate Real Estate Broker
518.428.7178
518.862.0861 x203
pbulmer@vanguardfine.com

Kenneth Brownell

Principal Licensed Real Estate Broker
518.424.5094
518.862.0861 x201
kbrownell@vanguardfine.com



VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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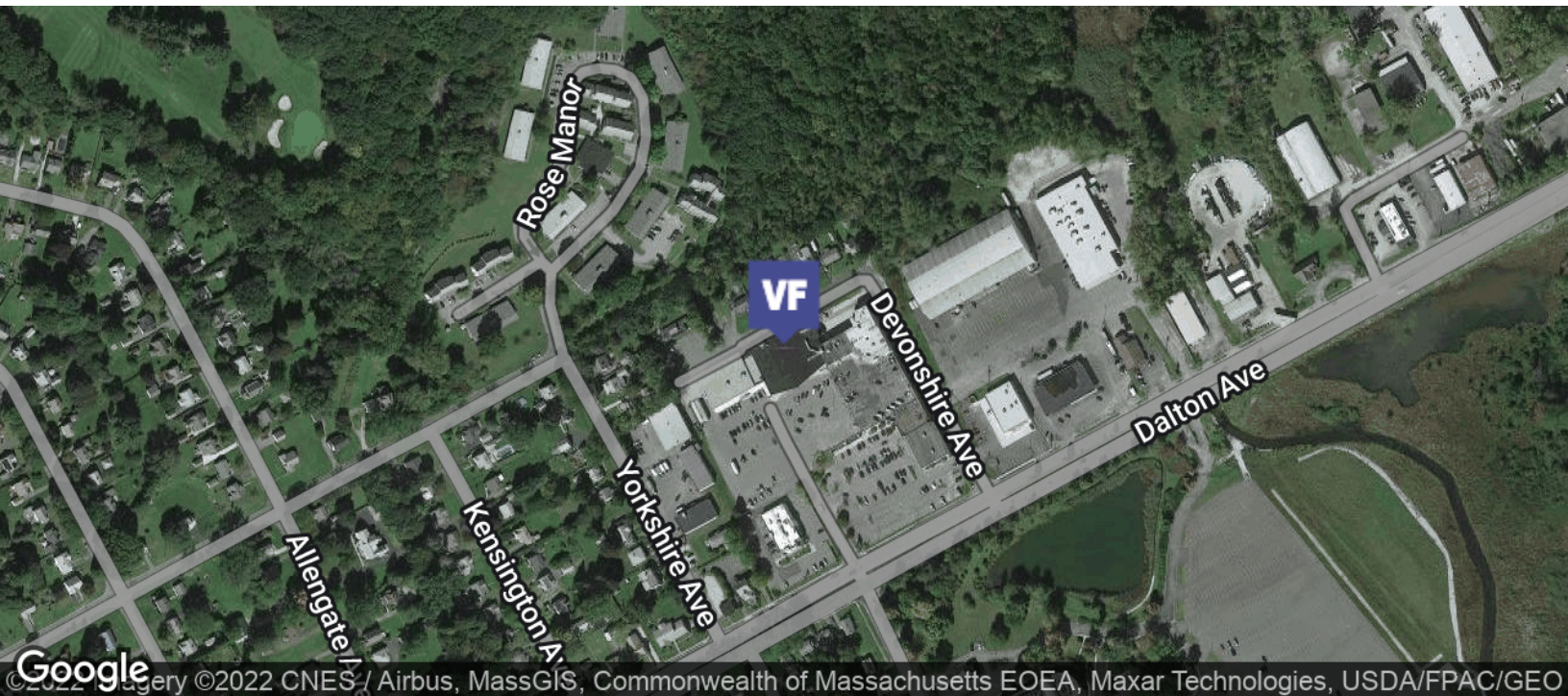
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LOCATION MAP



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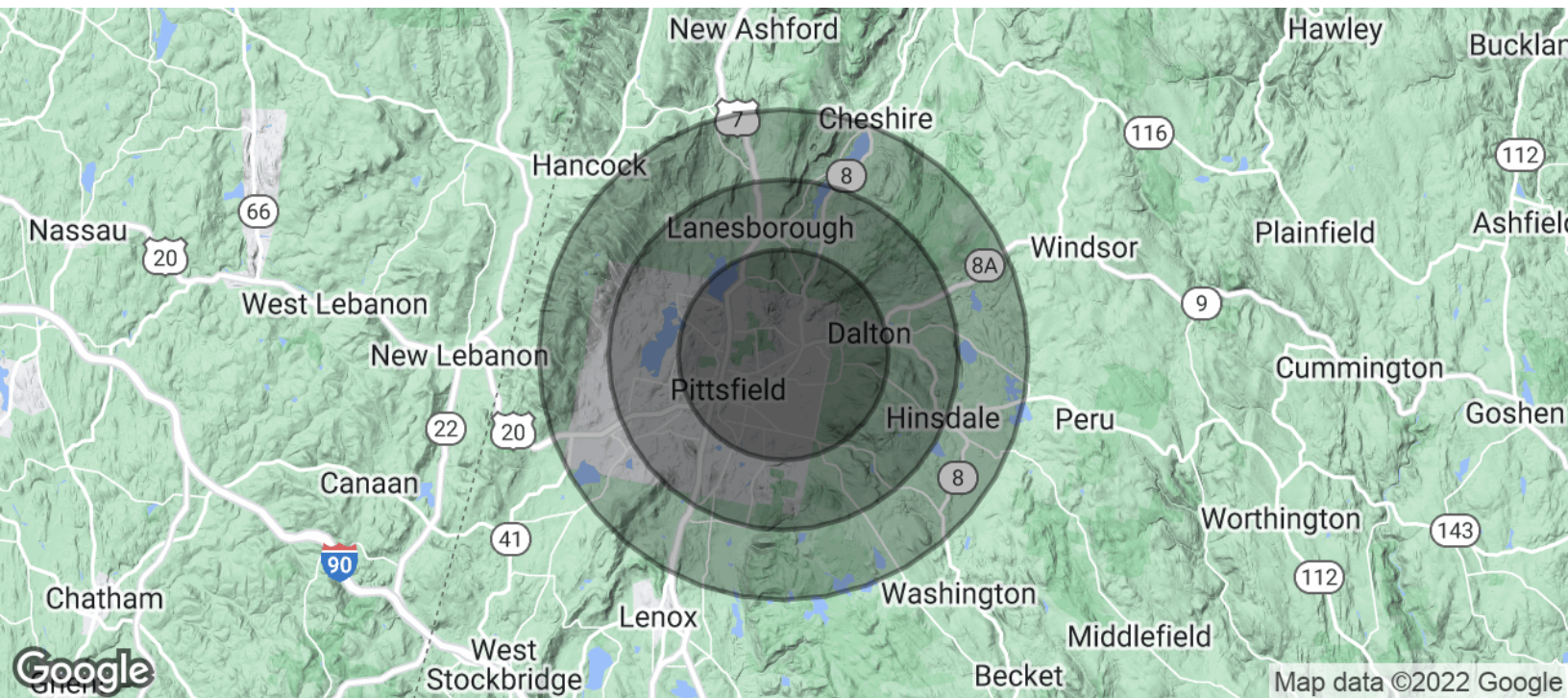
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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	33,613	49,568	51,725
Average Age	43.9	45.0	45.0
Average Age (Male)	42.1	43.3	43.5
Average Age (Female)	45.2	46.4	46.1

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	17,572	25,103	26,657
# of Persons per HH	1.9	2.0	1.9
Average HH Income	\$60,464	\$68,865	\$67,262
Average House Value	\$199,563	\$191,245	\$210,738

* Demographic data derived from 2020 ACS - US Census

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