

# Westgate Plaza

261 East Main Street | Westfield, MA 01085

Hampden County Springfield, MA 125,403 Sq Ft

42.1135, -72.7299



Demographics	1 Mile	3 Miles	5 Miles
Population	5,493	33,758	71,293
Daytime Pop.	5,797	28,445	64,626
Households	2,312	13,858	28,273
Income	\$103,108	\$114,165	\$121,231

Source: Synergos Technologies, Inc. 2024

Benefit from traffic draw of strong national retailers, including the second most visited T.J. Maxx in the state (Placer.ai 2025), and Aldi, PetSmart, Ocean State Job Lot, Five Below & Popeyes

High visibility from 21,000 vehicles daily on US/Rte 20 (Kalibrate 2022)

Close proximity to both the 100-bed Western Massachusetts Hospital and the 85-bed Noble Hospital (Dept of Homeland Security) and within 4 miles of Westfield State University with 5,400+ students (NCES 2023)

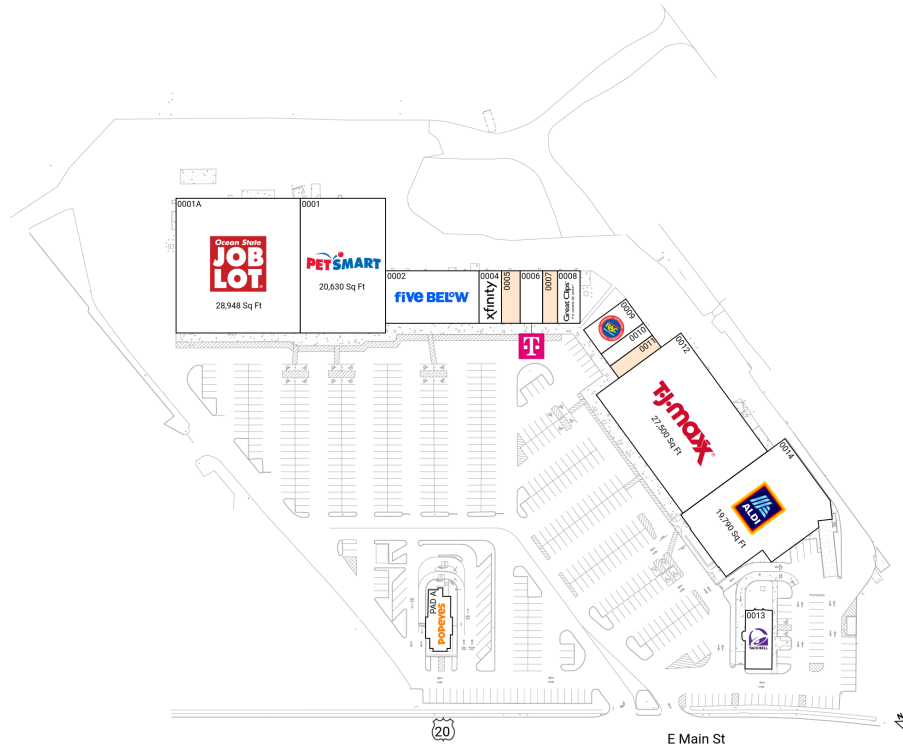


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## Available Spaces

0005	1,750 Sq Ft	360°	0011	1,400 Sq Ft	360°
0007	1,400 Sq Ft	360°			

## Current Tenants

Space size listed in square feet

0001	PetSmart	20,630
0001A	Ocean State Job Lot	28,948
0002	Five Below	8,750
0004	XFINITY by Comcast	2,100
0006	T-Mobile	2,100
0008	Great Clips	1,485
0009	Rent-A-Center	2,800
0010	Bee-Shine Spa	1,400
0012	T.J. Maxx	27,500
0013	Taco Bell	2,950
0014	ALDI	19,790
PAD A	Popeyes Louisiana Kitchen	2,400

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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