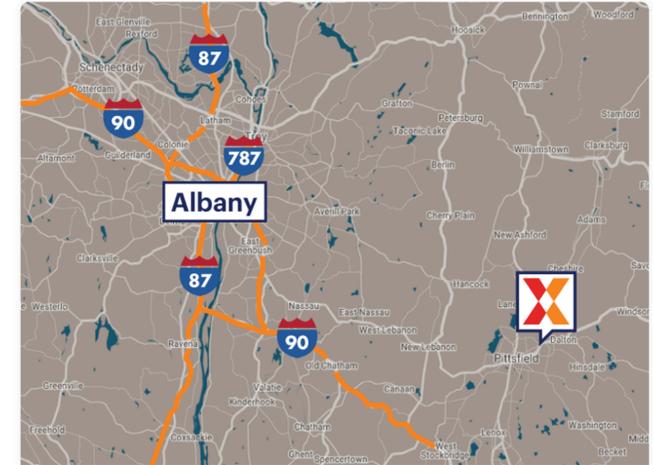


Berkshire Crossing

555 Hubbard Ave | Pittsfield, MA 01201

Berkshire County | Pittsfield, MA | 447,307 Sq Ft

42.4664, -73.1979



Demographics	1 Mile	3 Miles	5 Miles
Population	2,735	30,380	50,709
Daytime Pop.	3,402	33,912	56,089
Households	1,284	13,718	22,717
Income	\$81,461	\$102,795	\$105,944

Source: Synergos Technologies, Inc. 2024

Anchored by the strongest grocer in western Massachusetts, Market 32 by Price Chopper, the center draws an estimated 4.8M annual visits (Placer.ai 2025)

Strong lineup of national retailers including Walmart, The Home Depot, Barnes & Noble, Michaels, Ulta Beauty, Five Below, Burlington Stores, Starbucks and Kay Jewelers

Benefits from high seasonal tourism to the Berkshire Mountains with an estimated 2.6M tourists/year (Berkshire Visitors Bureau 2023)

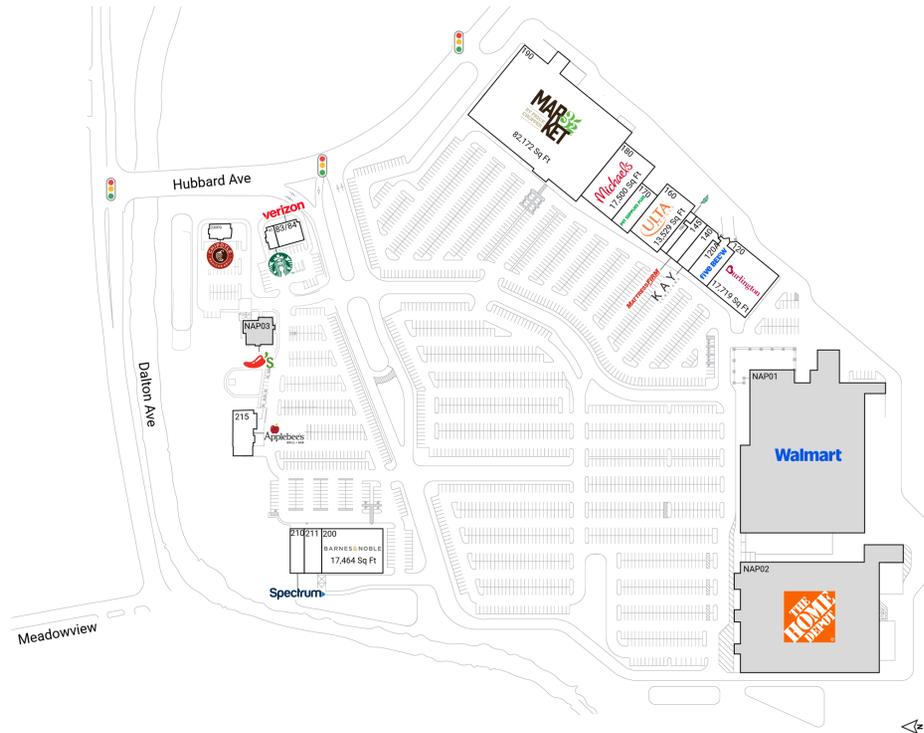


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Current Tenants Space size listed in square feet

82	Starbucks	1,592
83/84	Verizon Wireless	3,283
120	Burlington	17,719
120A	Five Below	7,240
140	Kay Jewelers	3,867
145	Mattress Firm	5,089
150	Wingstop	1,733
160	ULTA Beauty	13,529
170	Pet Supplies Plus	6,266
180	Michaels	17,500
190	Market 32	82,172
200	Barnes and Noble	17,464
210	Spectrum	4,000
211	Beauty Nail & Spa	5,050
215	Applebee's	10,539
230PD	Chipotle Mexican Grill	1,989
NAP01	Walmart	116,097
NAP02	The Home Depot	127,678
NAP03	Chili's Grill & Bar	4,500

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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