

CHASE



375 RUSSELL STREET | HADLEY, MA

**OFFERED
FOR SALE
\$2,500,000
5.00% CAP**



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale a newly constructed Chase Bank located at 375 Russell Street in Hadley, Massachusetts. The Property consists of a 2,964 SF prototype branch operating under a new 15-year NNN Ground Lease with JPMorgan Chase Bank, N.A., providing durable cash flow backed by one of the world's premier financial institutions.

Strategically positioned at the signalized intersection of Russell Street and South Maple Street, the Property occupies a premier outparcel to Hampshire Mall, a regional shopping destination generating more than 4.1 million annual visits according to Placer.ai. The surrounding trade area features Target, Dick's Sporting Goods, Trader Joe's, Whole Foods, Walmart, Lowe's, Home Depot and numerous other national retailers, establishing one of Western Massachusetts' strongest retail corridors.

The Property is also located in the heart of the Pioneer Valley's higher education corridor, less than two miles from UMass Amherst (32,000+ students) and minutes from Amherst College, Smith College and Mount Holyoke College. These institutions provide a stable, year-round consumer base supporting long-term retail demand. Combined with 10% rent increases every five years and investment-grade corporate credit, the offering presents an exceptional long-term net lease investment.

RENT SCHEDULE	TERM	ANNUAL RENT
Years 1-5	12/3/2024 - 12/31/2029	\$125,000
Years 6-10	1/1/2030 - 12/31/2034	\$137,500
Years 11-15	1/1/2035 - 12/31/2039	\$151,250
Years 16-20 (Option 1)	1/1/2040 - 12/31/2044	\$166,375
Years 21-25 (Option 2)	1/1/2045 - 12/31/2049	\$183,012
Years 26-30 (Option 3)	1/1/2050 - 12/31/2054	\$201,313

NOI	\$125,000
CAP	5.00%
PRICE	\$2,500,000



ASSET SNAPSHOT

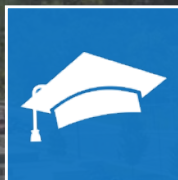
Tenant Name	Chase Bank
Address	375 Russell Street, Hadley, MA
Building Size (GLA)	2,964 SF
Land Size	1.01 Acres
Year Built/Renovated	2025
Signator/Guarantor	JPMorgan Chase Bank, N.A (Corporate)
Lease Type	NNN Ground Lease
Lease Expiration Date	12/31/2039
Remaining Term	13 Years, 5 Months
NOI	\$125,000




31,620
 PEOPLE IN 3 MILE
 RADIUS


\$114,546
 AHHI IN 3 MILE
 RADIUS


21,000
 VPD ON
 RUSSELL ST



PREMIER HIGHER EDUCATION CORRIDOR

Located less than 2 miles from UMass Amherst (32,000+ students) and minutes from Amherst College, Smith College, and Mount Holyoke College, creating a stable year-round consumer base supported by students, faculty, healthcare professionals, and area residents.



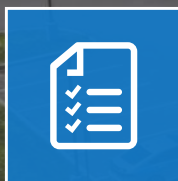
DOMINANT REGIONAL RETAIL LOCATION

Strategically positioned as an outparcel to Hampshire Mall (4.1M annual visits - Placer.ai) within Western Massachusetts' premier retail corridor, surrounded by Target, Dick's Sporting Goods, Trader Joe's, Whole Foods, Walmart, Lowe's, Home Depot, and numerous additional national retailers.



INVESTMENT GRADE CORPORATE CREDIT

Ground lease guaranteed by JPMorgan Chase Bank, N.A., a subsidiary of JPMorgan Chase & Co. (NYSE: JPM), one of the world's largest financial institutions with an AA- (S&P) credit rating.



NEW 15-YEAR NNN GROUND LEASE

Newly constructed modern prototype branch operating under a long-term NNN ground lease.



ATTRACTIVE RENT GROWTH

Lease features 10% rental increases every five years throughout the initial term and at the commencement of each five-year renewal option, providing built-in NOI growth and inflation protection.



2025 PROTOTYPE CONSTRUCTION

Newly constructed Chase prototype minimizes near-term capital expenditures while offering investors a modern, institutional-quality asset in one of New England's most established retail markets.



UMassAmherst 32,229 STUDENTS ENROLLED | 2 MILES FROM ASSET

659K
ANNUAL VISITS
(PLACER.AI)

CAMPUS PLAZA
STOP SHOP
Citizens Bank
TJ-maxx

659K
ANNUAL VISITS
(PLACER.AI)



Staples

4.1M
ANNUAL VISITS
(PLACER.AI)

HAMPSHIRE MALL
TARGET
DICK'S SPORTING GOODS
PETSMART
CINEMARK

557.4K
ANNUAL VISITS
(PLACER.AI)



4 TENANT
OFFICE BUILDING
65,000 SF

Wendy's



verizon

S MAPLE ST 7,540 VPD

RUSSELL ST 21,000 VPD

883.3K
ANNUAL VISITS
(PLACER.AI)

TRADER JOE'S



Advance
Auto Parts



1.6M
ANNUAL VISITS
(PLACER.AI)

MOUNTAIN FARMS

Walmart

BED BATH & BEYOND

planet fitness

Marshalls

WHOLE FOODS MARKET

OLD NAVY

639.8K
ANNUAL VISITS
(PLACER.AI)

HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

368.8K
ANNUAL VISITS
(PLACER.AI)

LOWE'S

Orangetheory

L.L.Bean

110 Grill

Jockey

CHIPOTLE

MEXICAN GRILL

GNC

HOT TABLE

AspenDental

Visionworks

MEN'S WEARHOUSE

POPEYES



S MAPLE ST 7,540 VPD

RUSSELL ST 21,000 VPD

4.1M
ANNUAL VISITS
(PLACER.AI)

HAMPSHIRE MALL

TARGET

DICK'S SPORTING GOODS

PET SMART

CINEMARK

UMassAmherst

The **University of Massachusetts Amherst (UMass Amherst)** is the flagship campus of the UMass system and a leading public research university located in Amherst, Massachusetts. With over **32,000 students**, it offers a diverse academic environment across **10 schools and colleges**, including the highly regarded Isenberg School of Management and College of Engineering. UMass Amherst is classified as an **R1 research institution**, excelling in fields such as cybersecurity, renewable energy, AI, and health sciences. It is also part of the **Five College Consortium**, allowing students to take courses at nearby elite liberal arts schools. The **1,450-acre campus** blends modern and historic architecture and is known for its top-ranked dining services. Students can engage in over 400 clubs, NCAA Division I athletics, and vibrant campus activities.


32,000
STUDENTS


41%
LIVE OFF CAMPUS


1,450-ACRE
CAMPUS


LEADER
SUSTAINABILITY
INITIATIVE



MOUNTAIN FARMS
Walmart
BED BATH & BEYOND
planet fitness
Marshalls
OLD NAVY
WHOLE FOODS MARKET

LOWE'S

CAMPUS PLAZA
 **STOP & SHOP**
 Citizens Bank
 **TJ-maxx**
 Santitas



TRADER JOE'S

HAMPSHIRE MALL
 **TARGET**
 **DICK'S SPORTING GOODS**
 **PETSMART**
 **CINEMARK**

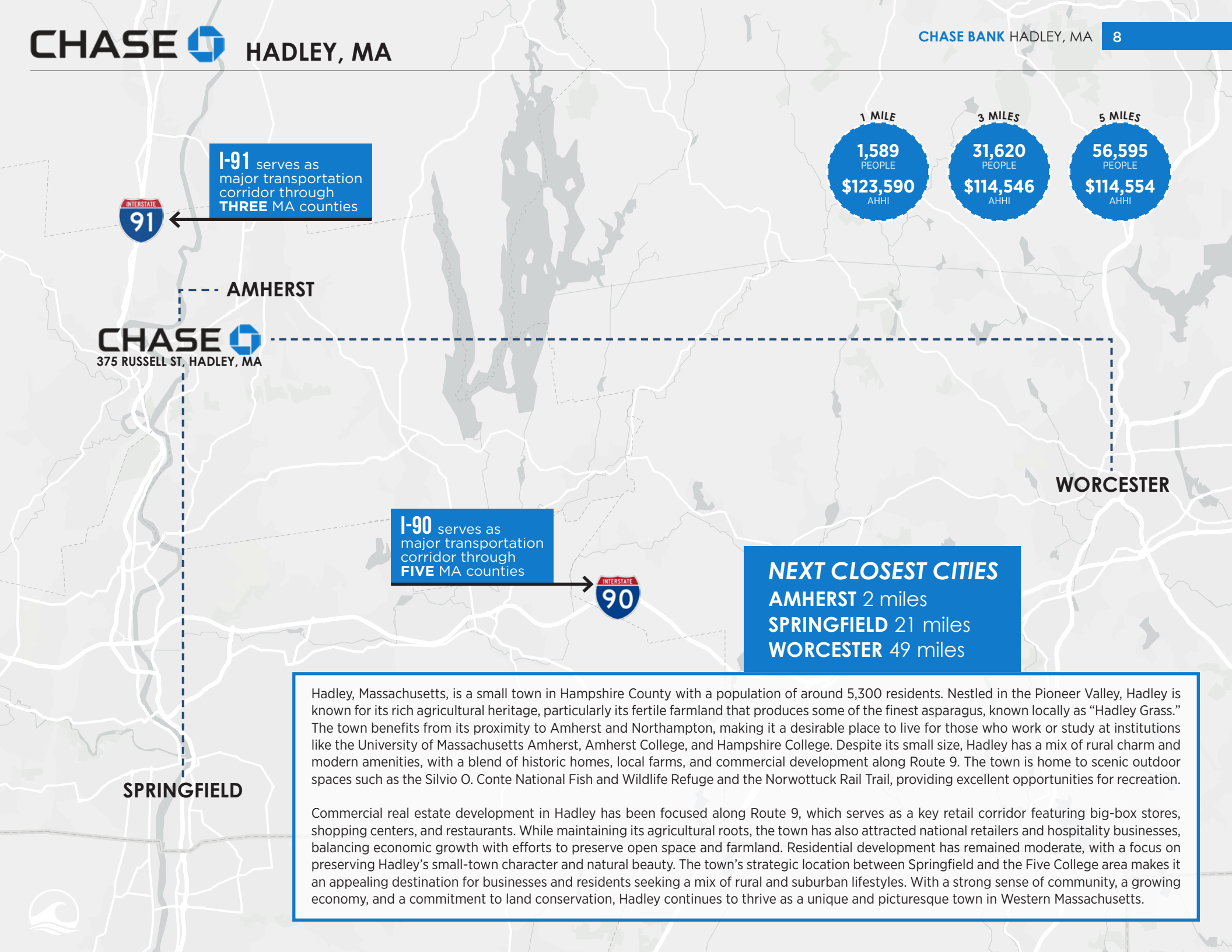


AMHERST REGIONAL MIDDLE SCHOOL

AMHERST-PELHAM REGIONAL HIGH SCHOOL

Amherst College

Amherst College is a prestigious private liberal arts college in Amherst, Massachusetts, with around **1,800 students**. Offering an intimate learning environment where students can craft their own academic paths across **40+ majors** without core course requirements. The college is part of the Five College Consortium, allowing students to take courses at UMass Amherst, Smith, Mount Holyoke, and Hampshire Colleges. The **1,000-acre campus** features historic buildings, modern facilities, and a scenic natural setting. Amherst is renowned for its close-knit community, faculty mentorship, and commitment to diversity and inclusion. It is one of the most selective and academically respected liberal arts colleges in the U.S.



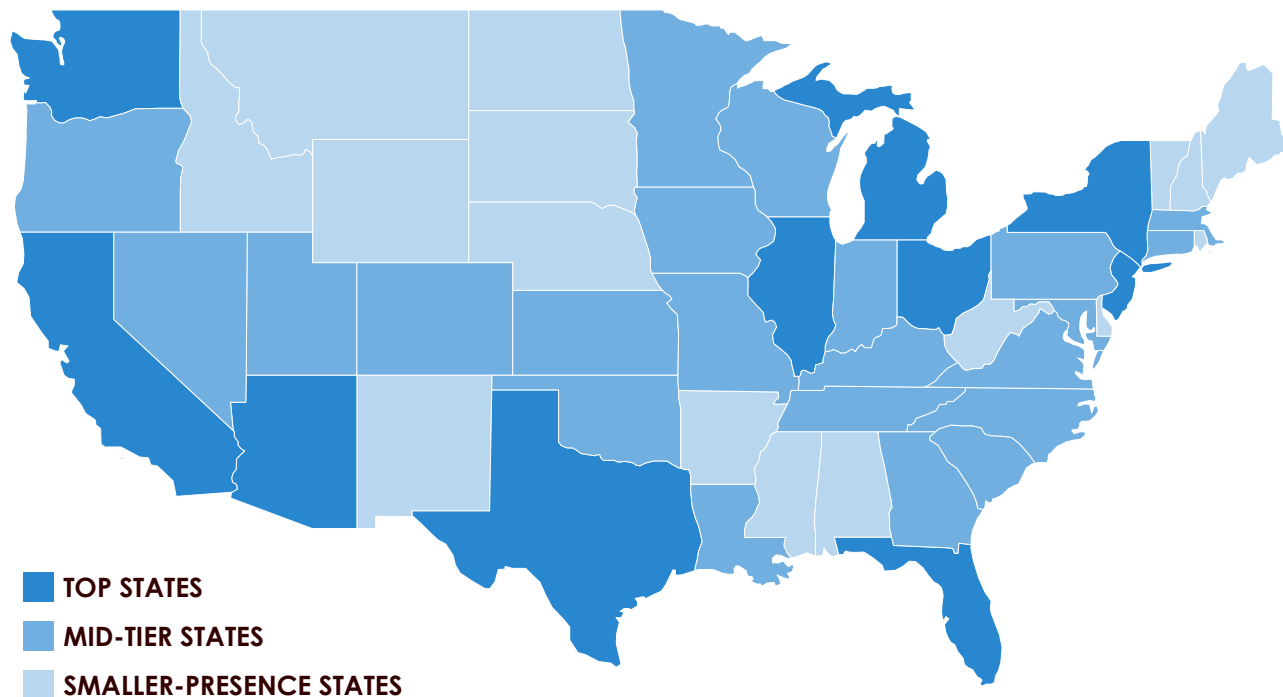
Hadley, Massachusetts, is a small town in Hampshire County with a population of around 5,300 residents. Nestled in the Pioneer Valley, Hadley is known for its rich agricultural heritage, particularly its fertile farmland that produces some of the finest asparagus, known locally as “Hadley Grass.” The town benefits from its proximity to Amherst and Northampton, making it a desirable place to live for those who work or study at institutions like the University of Massachusetts Amherst, Amherst College, and Hampshire College. Despite its small size, Hadley has a mix of rural charm and modern amenities, with a blend of historic homes, local farms, and commercial development along Route 9. The town is home to scenic outdoor spaces such as the Silvio O. Conte National Fish and Wildlife Refuge and the Norwottuck Rail Trail, providing excellent opportunities for recreation.

Commercial real estate development in Hadley has been focused along Route 9, which serves as a key retail corridor featuring big-box stores, shopping centers, and restaurants. While maintaining its agricultural roots, the town has also attracted national retailers and hospitality businesses, balancing economic growth with efforts to preserve open space and farmland. Residential development has remained moderate, with a focus on preserving Hadley’s small-town character and natural beauty. The town’s strategic location between Springfield and the Five College area makes it an appealing destination for businesses and residents seeking a mix of rural and suburban lifestyles. With a strong sense of community, a growing economy, and a commitment to land conservation, Hadley continues to thrive as a unique and picturesque town in Western Massachusetts.

CHASE BANK QUICK FACTS

Founded:	1799
Headquarters:	New York, NY
Locations:	5,000+
Moody's:	Aa2
S&P:	AA-

Chase Bank, officially known as JPMorgan Chase Bank, N.A., is a national bank headquartered in New York City. It is a subsidiary of JPMorgan Chase & Co., one of the largest financial institutions in the world. Founded in 1799 as The Manhattan Company, Chase Bank has grown to serve millions of customers across the United States with over 4,700 branches and 16,000 ATMs. The bank offers a wide range of financial services, including personal and business banking, credit cards, mortgages, and investment services. Chase is known for its digital banking innovations, providing customers with advanced mobile and online banking options. It plays a significant role in global finance, offering extensive wealth management and investment banking services. Chase Bank continues to expand its reach and services, focusing on customer experience and technological advancements.



\$182.4B
2025 REVENUE



5,000+
TOTAL BRANCHES



~\$963B
MARKET CAP



320,000+
TOTAL EMPLOYEES



S&P: AA-
CREDIT RATING

[READ MORE](#)





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Exclusively Offered By



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BROKER OF RECORD

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