Trophy 2nd Generation QSR with Drive-Thru

For Sale or Lease

1535 Memorial Drive | Chicopee, MA

1,714 SF | 0.46 AC

cpg

Executive Summary

QSR with Drive-thru
For Sale or Lease

Conviser Property Group is pleased to present **1535 Memorial Drive, Chicopee, Massachusetts, a 1,714 SF, freestanding second-generation QSR with drive-thru, located on the high-traffic Memorial Drive (Route 33) corridor**. Formerly a long-standing, profitable Dairy Queen, the property is now vacant and positioned for immediate reuse by a QSR or fast-casual operator.

The site benefits from **visibility to over 25,000 vehicles per day**, strong national retail adjacency, and excellent access to I-90, I-391, and US-202. The **0.46-acre double lot** includes on-site parking, an efficient drive-thru, outdoor patio area, and existing restaurant infrastructure, offering a compelling opportunity.

Property Stats

Property Address	1535 Memorial Drive, Chicopee, MA
Building Size (SF)	1,714 SF
Lot Size (AC)	0.46 AC
Parking Spaces	20
Sale Price	**$1,000,000**
Lease Rate	Negotiable
TI Package	Available

Demographics

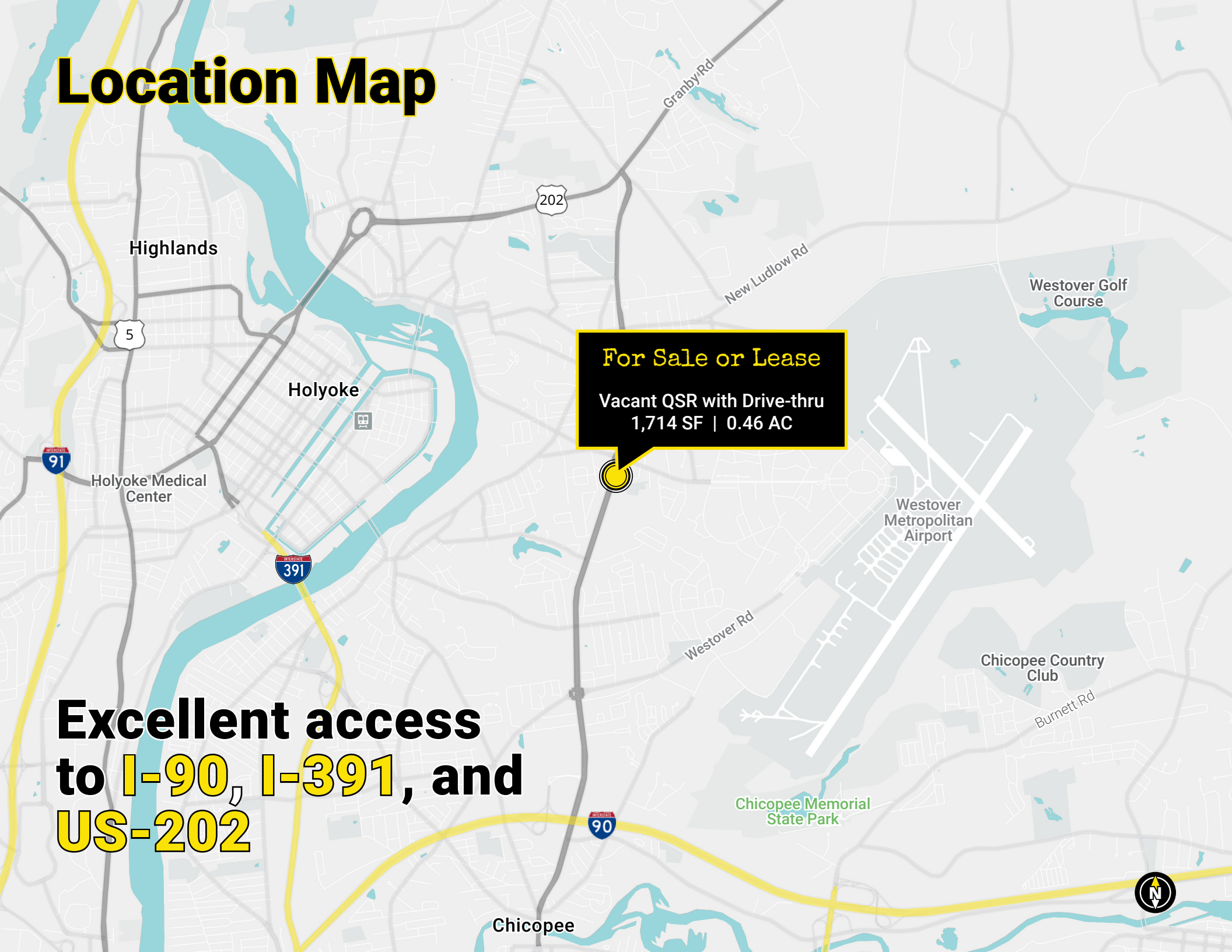
	1 Mi	3 Mi	5 Mi
Population	9,369	64,232	144,482
Total Households	4,317	27,669	59,753
Average HH Income	$92,980	$90,688	$93,090
Median Age	42	40	39
Total Businesses	265	2,342	5,151
Total Daytime Employees	2,360	27,668	63,017

Source: AGS

Investment Highlights

- Proven Second-Generation QSR Location
- Exceptional Traffic & Visibility – 25K VPD along Memorial Drive (Route 33)
- Prime Corner, Double-Lot
- Turnkey Restaurant Infrastructure
- High-Efficiency Drive-Thru & Outdoor Patio
- Strong Retail Adjacency
- Excellent Regional Access

Location Map



Excellent access to I-90, I-391, and US-202

Retail Map

For Sale or Lease
Vacant QSR with Drive-thru
1,714 SF | 0.46 AC
CVS
O'Reilly AUTO PARTS
d'angelo GRILLED SANDWICHES
Price Rite MARKETPLACE
McDonald's
OLD FASHIONED STYLE PrimoHoagies ITALIAN SPECIALTY SANDWICHES
Hibachi Express Sushi & Hibachi
AutoZone
BURGER KING
FRONTERA GRILL FRESH MEX
DUNKIN'
SUBWAY
TACO BELL
POWERHOUSE GYM
ASHLEY
Advance Auto Parts
Washville
MASSE'S AMERICAN BISTRO BREWS • OYSTERS • SPIRITS
Prospect St
James St
Memorial Dr | AADT: ±25,000
N

Property Photos

QSR with Drive-thru
For Sale or Lease

Property Photos

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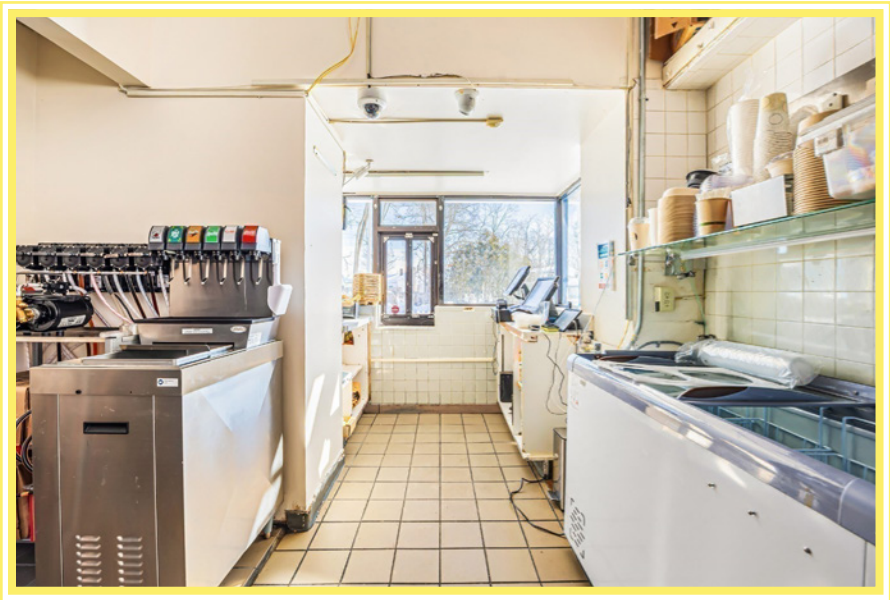

Find Your Place.

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