

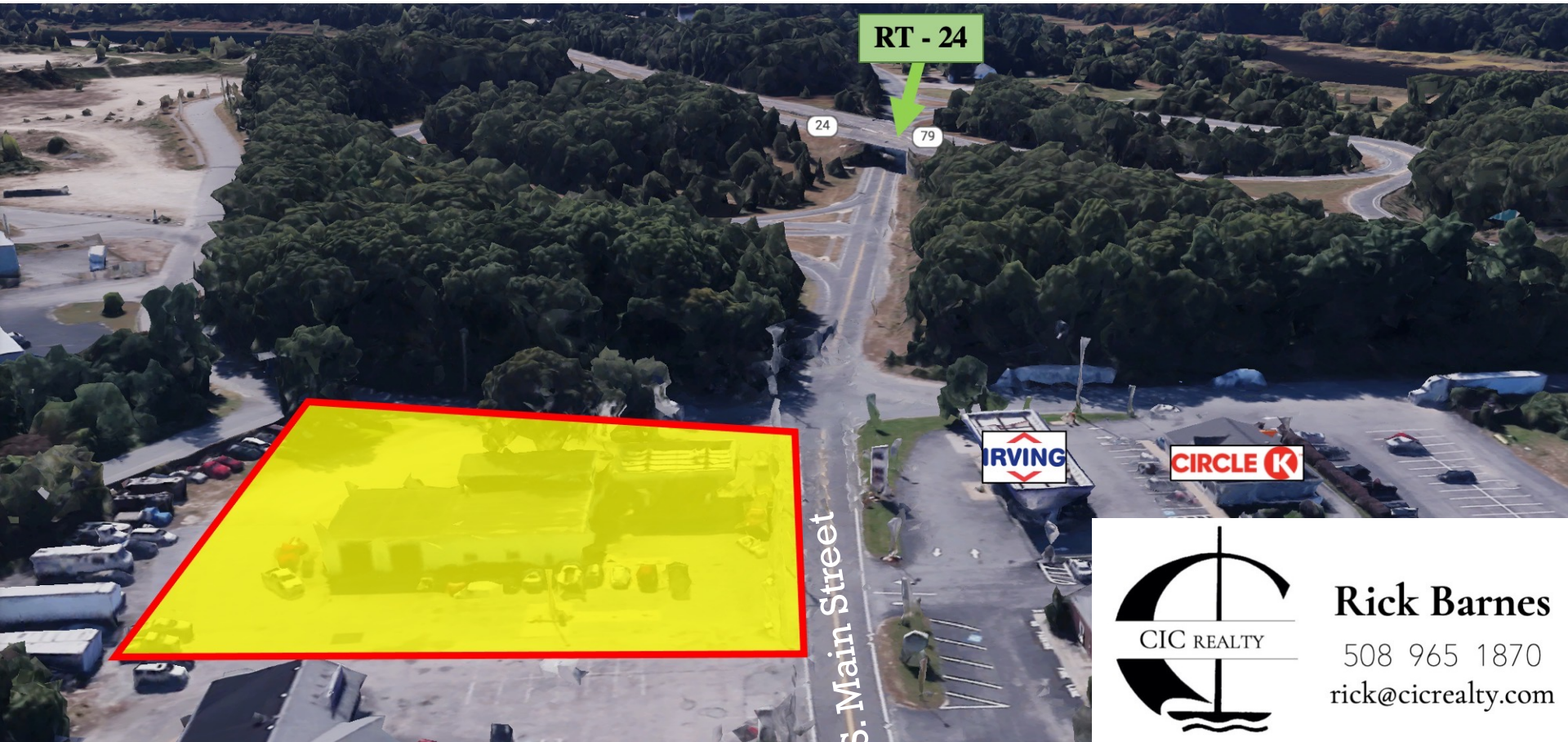
NEW TO MARKET

GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

RETAIL PAD SITE AVAILABLE

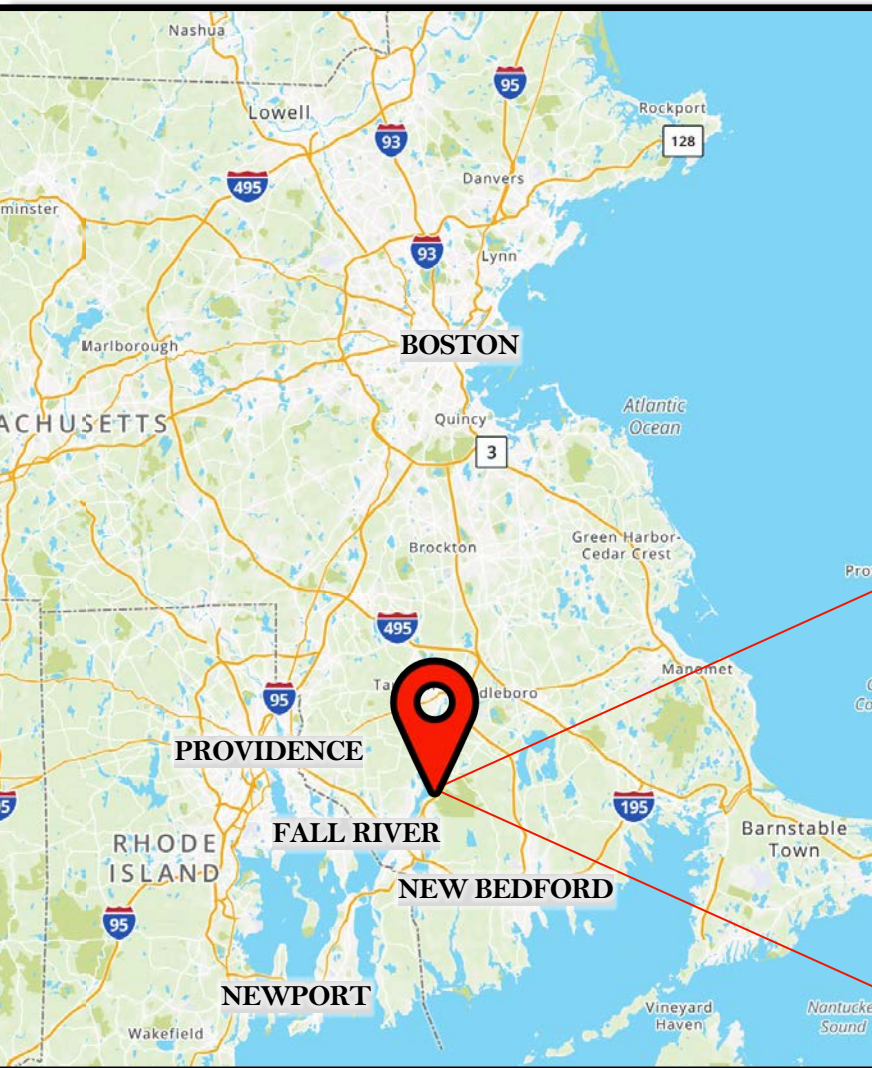
PRESENTING: 71 S. MAIN STREET, FREETOWN, MASSACHUSETTS

Ground lease or build to suit, commercially zoned retail pad site available on RT-79 (S. Main Street) in Freetown at the RT-24 Northbound ramp interchange. The site is located on the first immediate corner heading north on RT-79 with 205ft of frontage for 0.791 acres of commercial zoned land with the potential use of the additional lot to the rear.



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SUMMARY



- Immediately off Exit 11 along Route 24 between Newport, R.I., Fall River, and Boston.
- 1.3 miles from the new Freetown South Coast Rail Commuter Station.
- Directly across from Irving Gas Station and Circle K Convenience Store
- At the corner of RT-79/S. Main Street and the entrance to Campanelli Business Park



GROUND LEASE OFFERED AT \$90,000/YR

AREA LOCATION



Traffic Count
46,745



24

24

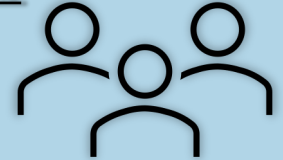
AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 Population	1,383	10,739	36,288
2026 Population	1,399	10,959	36,987
Pop Growth 2021-2026	1.16%	2.05%	1.93%
Average Age	42.00	41.20	42.00

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 Households	496	4,056	13,429
HH Growth 2021-2026	1.21%	2.07%	1.94%
Median Household Income	\$106,000	\$90,396	\$89,688
Avg Household Size	2.80	2.60	2.70

DAY TIME EMPLOYEES

1 Mile: 645
 3 Miles: 2,150
 5 Miles: 11,105

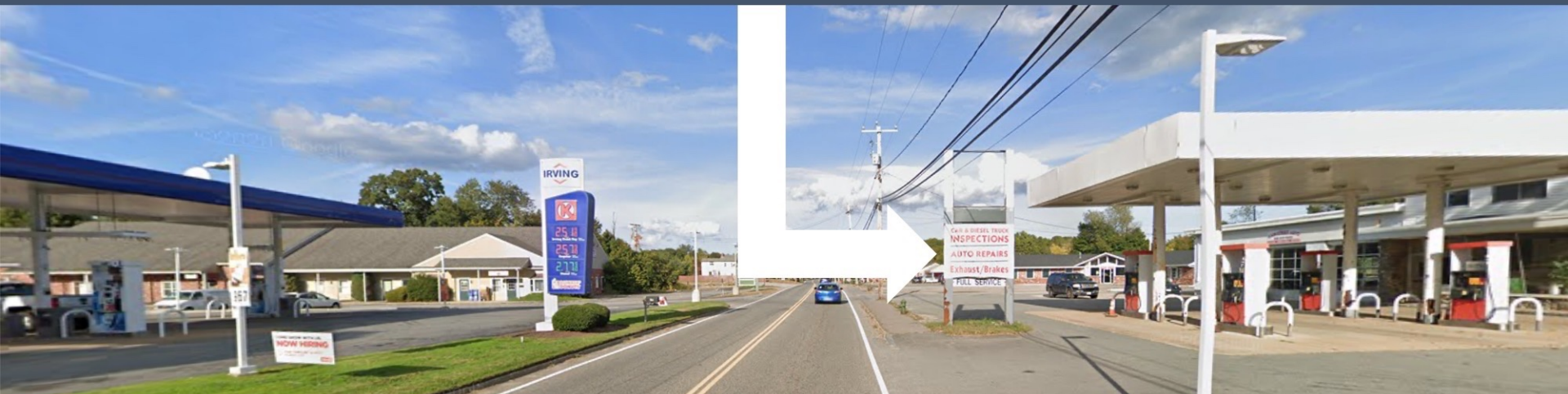


NOTABLE EMPLOYERS WITHIN 3 MILES

Amazon Warehouse 2.1 miles
 Stop & Shop Distribution 1 mile



SUBJECT PROPERTY: 71 S. MAIN STREET, FREETOWN



The pad site at 71 S. Main Street is situated just off Exit 11 on Route 24, which is the most direct commuter track between Newport, R.I. at its southern point and Boston to the north, with Fall River and the I-495 junction along the way. Exit 11 is at an ideal stop over distance along Route 24 and the pad site at 71 S. Main Street represents an opportunity to fill a distinct gap in commuter services in the immediate area.



UNIQUE OPPORTUNITY IN THE AREA

The MBTA is currently working on the *South Coast Rail* project, which brings service to Fall River and New Bedford by the end of 2023 under its \$1B fully funded Phase 1. A new Freetown Station located just 1.3 miles along RT-79 from the Subject Property is currently under construction for completion in Phase 1. This will likely bring a substantial amount of new daily traffic on and off the RT-24 Exit 11 ramp from commuters.



FREETOWN



- ✓ Contract Awarded: May 11, 2020
- ★ Project Completion: Summer 2023
- ★ Budget: \$159 million
- ★ Status: In progress



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SUBJECT PROPERTY: 71 S. MAIN STREET, FREETOWN



SUBJECT
(FORMER GAS STATION)

**MA RT-24
ON/OFF RAMP**