

# New Construction Retail Opportunity at Route 24

*Endcap & Drive-thru Opportunity (QSR/Bank)*

*34—38 Padelford Street, Berkley, Massachusetts*

*13,100 SF Available / Divisible to 1,000 SF*



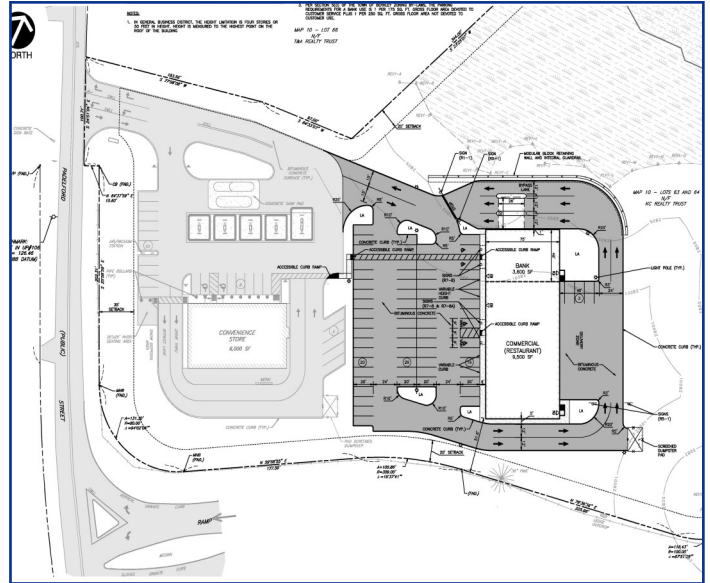
## Highlights

- High-visibility retail location directly off Route 24 (Exit 16)
- Prominent new pylon signage offering exceptional brand exposure
- Endcap with drive-thru capability ideal for QSR, bank, or service retail
- Join Racing Mart Fuel and Dunkin'
- New construction retail opportunity
- Ample on-site parking
- Traffic counts: 45,000+ ADT (Route 24)

## New Construction Retail Opportunity

Padelford Street | Berkley, MA

American Commercial Real Estate is pleased to present a new construction retail opportunity at 34–38 Padelford Street in Berkley, Massachusetts. This highly visible location at Route 24 (Exit 16) is positioned to serve as a premier convenience retail destination for the surrounding trade area.



| 2025 Demographics        | 3 Mile    | 5 Mile    | 10 Mile   |
|--------------------------|-----------|-----------|-----------|
| Population               | 21,174    | 66,403    | 191,419   |
| Households               | 7,822     | 25,662    | 72,992    |
| Average Household Income | \$117,452 | \$109,545 | \$121,934 |

## Contact Us



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