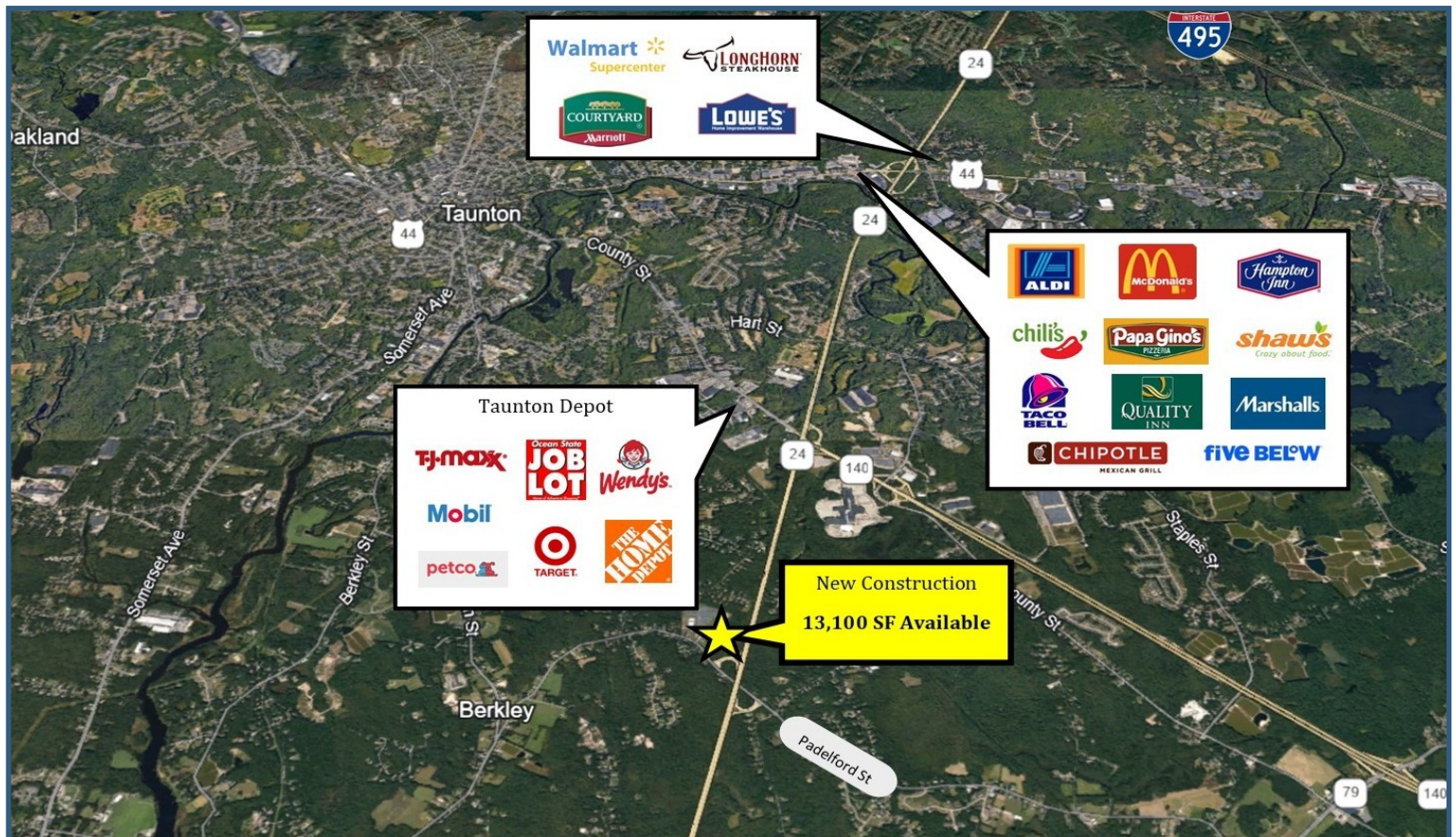


# New Construction Retail At Rt. 24, Exit 16

*Endcap and Drive-thru Opportunity*

*34-38 Padelford St., Berkley, MA*

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



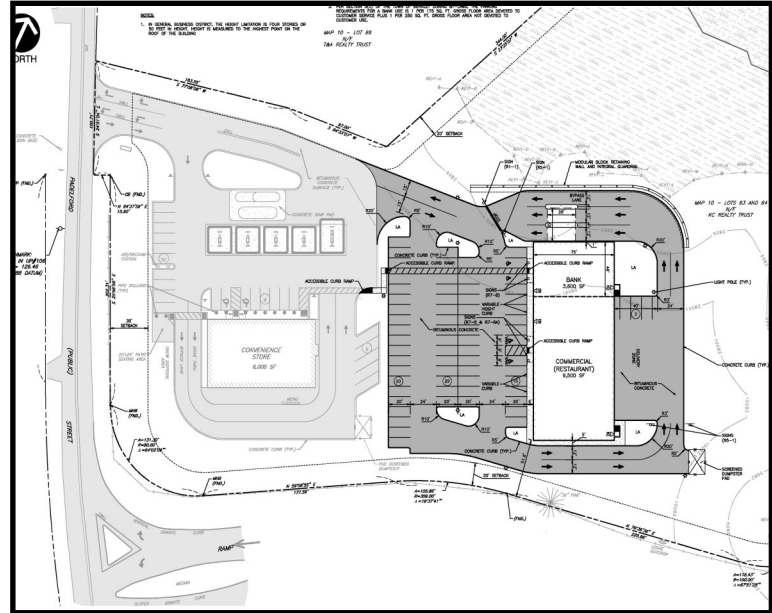
## Highlights

- Strategic retail location
- New construction
- Join Racing Mart Fuel and Dunkin Donuts
- Endcap, drive-thru opportunity for bank or QSR
- Under Construction
- Directly off Rt. 24, exit 16
- Visibility from off-ramp
- Ample parking
- Traffic: Padelford St. - 8,500+ ADT | Rt. 24 - 47,000+ ADT

## New Construction Retail

Padelford Street | Berkley, MA

American Commercial Real Estate is pleased to present a new construction retail and professional leasing opportunity at 34-38 Padelford Street in Berkley. This high-profile location will be serving as the Berkley region's new convenience center at Rt. 24 and Padelford Street.



### 2024 Demographics

	2 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	5,939	22,293	66,633	186,203
Estimated Households	2,127	8,265	25,770	70,931
Estimated Average Household Income	\$110,591	\$103,026	\$96,642	\$109,572

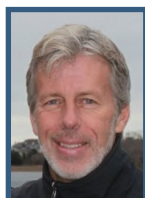
## Contact Us



**Joe Evans**

508-397-7937

[joe@acreco.com](mailto:joe@acreco.com)



**Dusty Burke**

508-735-6378

[dusty@acreco.com](mailto:dusty@acreco.com)

### American Commercial Real Estate

50 Ledgeview Way #2415, Wrentham, Massachusetts 02093

Tel: (508) 735-6378 | E-mail: [dusty@acreco.com](mailto:dusty@acreco.com) | [www.acreco.com](http://www.acreco.com)