

PASKAMANSETT PROFESSIONAL PARK

at 461 Faunce Corner Road | Dartmouth, MA

2,000 sf OFFICE BUILDING FOR LEASE

UNDER CONSTRUCTION:

NEW BUILDING ON LOT #3 OF
PASKAMANSETT PROFESSIONAL
PARK DEVELOPMENT

This 8,000sf building is directly adjacent to Dunkin Donuts with frontage on Faunce Corner Road. Space #3 has just come available and represents a rare opportunity for brand new office space in this desirable location of Southeastern Mass. Fall 2023 Occupancy.

CIC REALTY

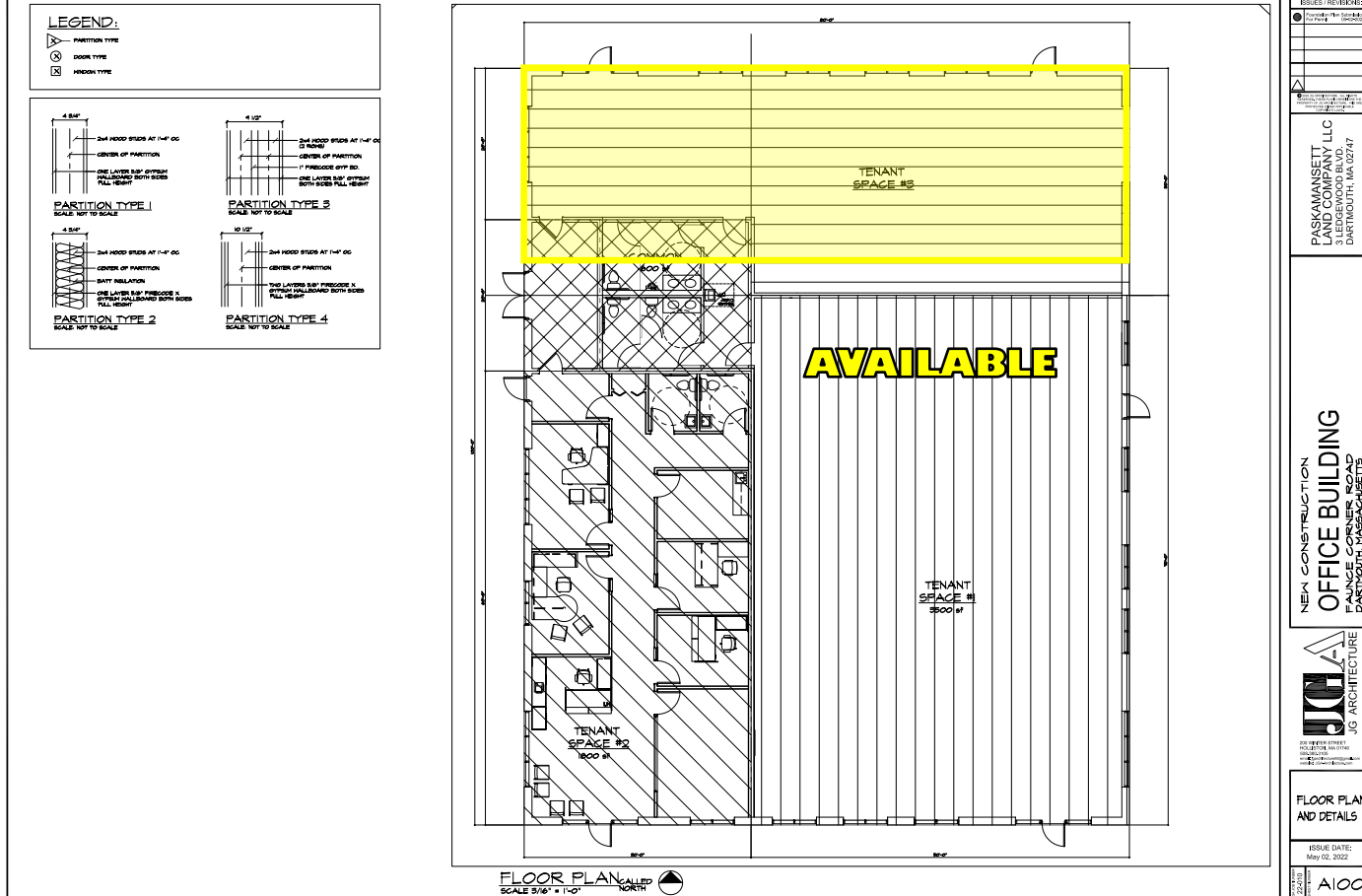
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FLOOR PLAN



www.cicrealestategroup.com

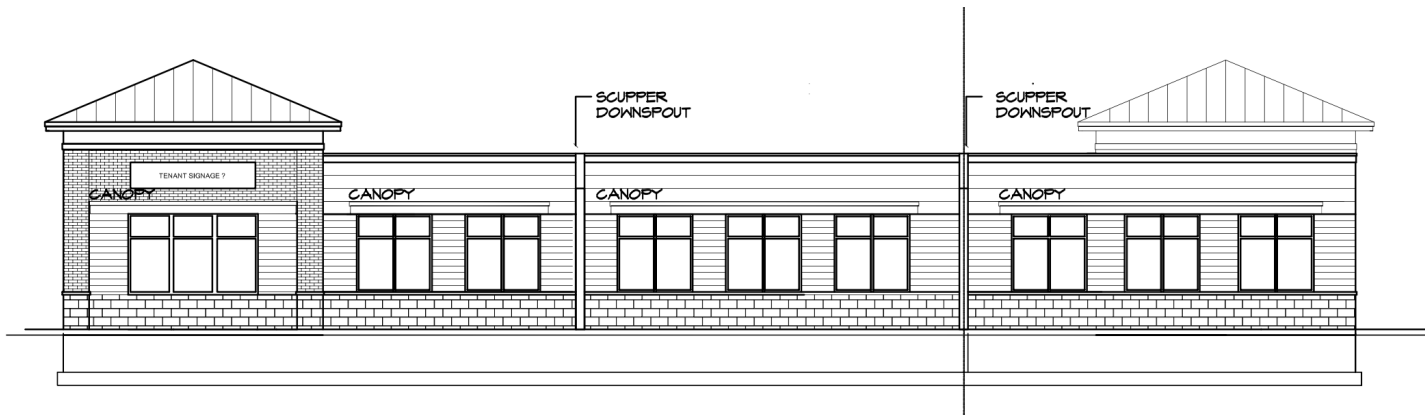
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RENDERINGS



FRONT ELEVATION

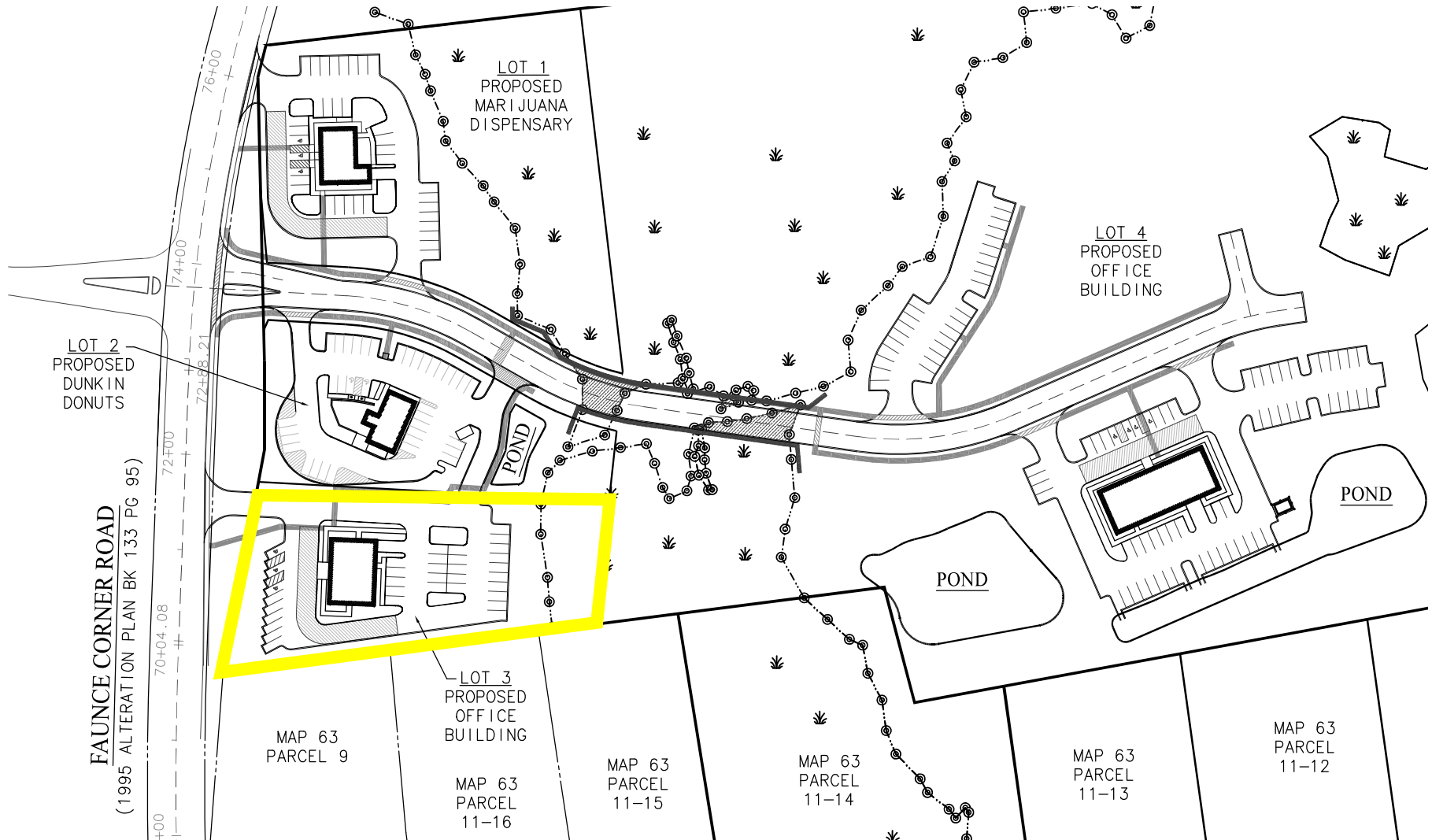


RIGHT SIDE

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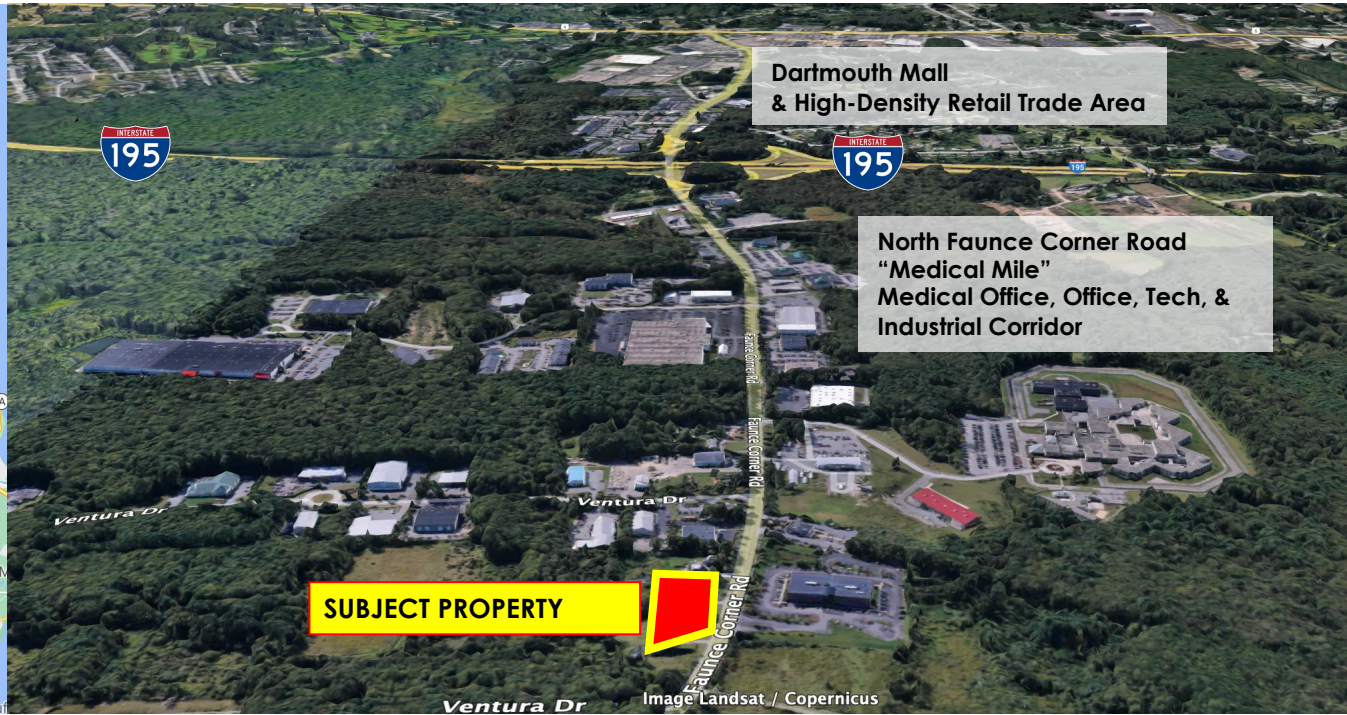
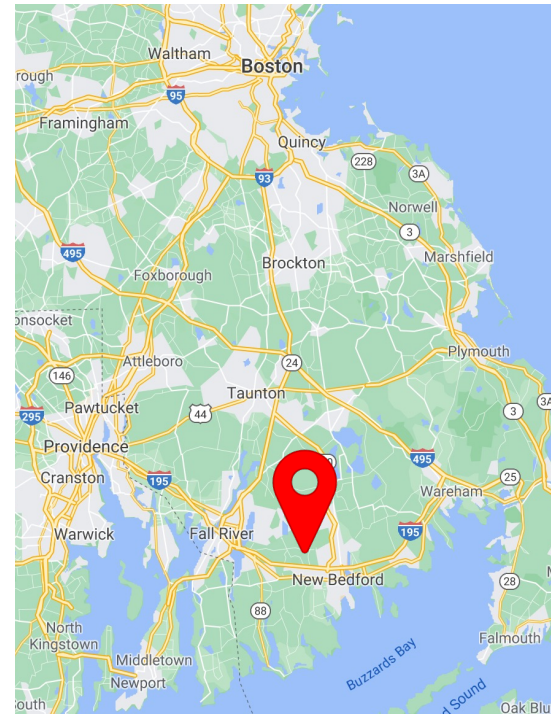
SITE PLAN



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LOCATION OVERVIEW



DARTMOUTH, MA

Dartmouth is located in Southeastern Massachusetts in the County of Bristol; bordered by Fall River and Freetown to the north, New Bedford to the east, Westport to the west and the Atlantic Ocean to the south. Dartmouth is approximately 60 miles south of Boston and 30 miles east of Providence and is the fifth largest town in the Commonwealth.

Faunce Corner Road:

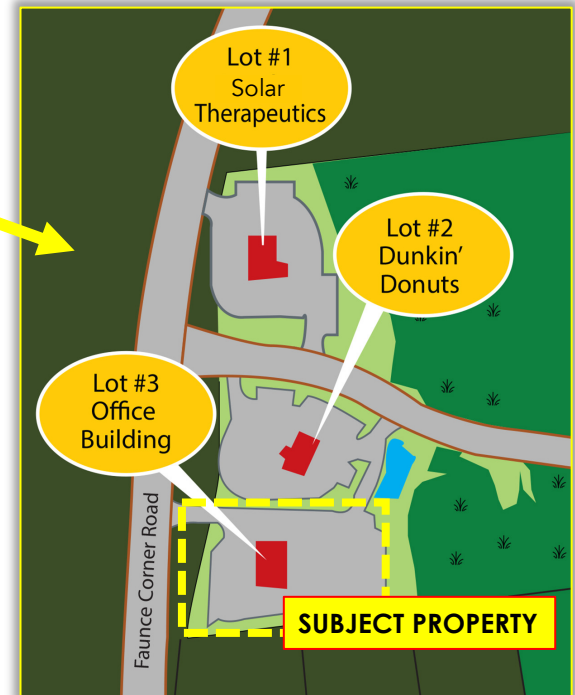
Faunce Corner Road in Dartmouth is the primary retail trade area in South Coast Massachusetts. The south end of Faunce Corner Road is home to most major retailers and the Dartmouth Mall. The north end of Faunce Corner Road has significant healthcare institution density and is a medical office, office, tech and industrial corridor. Locating on Faunce Corner Road provides easy highway access from all points in the region.

	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
POPULATION				HOUSEHOLDS			
2022 Total Population:	1,940	35,800	132,816	2022 Total Households:	660	13,397	52,147
2027 Population:	2,005	36,634	135,221	HH Growth 2022-2027:	3.64%	2.46%	1.90%
Pop Growth 2022-2027:	3.35%	2.33%	1.81%	Median Household Inc:	\$92,156	\$62,569	\$53,367
Average Age:	42.10	40.10	40.30	Avg Household Size:	2.60	2.50	2.40
				2022 Avg HH Vehicles:	2.00	2.00	2.00

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DISCLAIMER

CONFIDENTIALITY AGREEMENT AND DISCLAIMER:

This Offering Memorandum has been prepared by CIC Realty (Broker) for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Properties or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by the Brokers and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by the Brokers as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Lessor and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, the Brokers and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Lessor since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Properties will be made available upon written request of interested and qualified prospective purchasers.

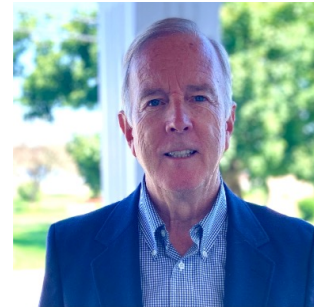
The Lessor has expressly reserved the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Properties and/or to terminate discussions with any entity at any time with or without notice. The Lessor shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Lessor and its legal counsel and any conditions to the Lessor's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Lessor, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Lessor and (v) to return it to the Brokers.

If you have no further interest in the Properties, please return the Offering Memorandum forthwith.



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