319 STATE ROAD

DARTMOUTH, MA

OFFERED FOR SALE: $1,995,000

VALUE ADD OPPORTUNITY

SINGLE-STORY RETAIL (4,211 SF)

RETAIL REDEVELOPMENT | VACANT LEASE-UP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

319 STATE ROAD

DARTMOUTH, MA

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale 319 State Road, a freestanding retail building located in Dartmouth, Massachusetts. The property will be delivered 100% vacant, providing investors, developers, and owner-users with the rare opportunity to immediately reposition, lease, or occupy a well-located asset within Southeastern Massachusetts' premier retail corridor.

Positioned along State Road (Route 6), the property benefits from exposure to more than 21,300 vehicles per day and is located less than one mile from Interstate 195, which carries approximately 83,400 vehicles daily, providing exceptional regional accessibility throughout the South Coast. The site sits immediately adjacent to Dartmouth Mall and is surrounded by one of New England's strongest concentrations of national retailers, including Target, Walmart Supercenter, BJ's Wholesale Club, Home Depot, Lowe's, Dick's Sporting Goods, Best Buy, Kohl's, Macy's, TJ Maxx, Barnes & Noble, and numerous restaurants and service providers.

Located approximately 30 miles southeast of Providence and less than 60 miles south of Boston, Dartmouth serves as the primary retail hub for Massachusetts' South Coast. The property is further supported by nearby UMass Dartmouth, which enrolls approximately 8,500 students and generates an estimated $550 million annual economic impact, as well as average household incomes exceeding $103,000 within three miles and nearly 120,000 residents within a five-mile radius. Combined with limited availability of comparable freestanding retail buildings, exceptional visibility, and flexible General Business zoning, the property presents a compelling value-add opportunity for investors, developers, and owner-users

HIGH VISIBILITY
ON ROUTE 6

4,211
SQUARE FEET

GENERAL BUSINESS
(GB) ZONING

ASSET SNAPSHOT

ADDRESS:	319 State Rd, North Dartmouth, MA 02747
OCCUPANCY:	Delivered Vacant
BUILDING SF:	4,211
STORIES:	1-Story
LAND SIZE	0.47 Acres
PARKING:	16 Spaces
YEAR BUILT/RENOVATED:	1978/2021
FRONTAGE:	112' on State Rd
ZONING:	GB - General Business

PRICING: $1,995,000

319 STATE ROAD
DARTMOUTH, MA

INVESTMENT HIGHLIGHTS

LEASE-UP
REPOSITION
REDEVELOP

RARE VALUE-ADD RETAIL OPPORTUNITY

The property will be delivered 100% vacant, providing investors and owner-users with immediate flexibility to lease, reposition, redevelop, or occupy the asset without existing tenant constraints.

DOMINANT SOUTH COAST RETAIL CORRIDOR

Located along State Road (Rt 6), Dartmouth's premier commercial corridor, the property is surrounded by an exceptional lineup of national retailers including Target, Walmart, The Home Depot, Lowe's, TJ Maxx, Dick's, Best Buy, and numerous national restaurants, establishing the area as the primary shopping destination for Southeastern MA.

STATE ROAD 21,300 VPD

EXCEPTIONAL VISIBILITY & ACCESS

The property offers outstanding visibility along State Road (21,350 VPD) and is located less than one mile from Interstate 195 (83,400 VPD), providing convenient regional access to Providence, Cape Cod, and Greater Boston.

6

3 MILES
27,032 people
$103,453 AHHI

AFFLUENT & ESTABLISHED TRADE AREA

The surrounding trade area includes nearly 30,000 residents and average household incomes exceeding $103,000 within three miles, supporting a wide range of retail, medical, restaurant, and service-oriented uses.

8,500 STUDENTS ENROLLED — UMass Dartmouth — 550M ANNUAL ECONOMIC IMPACT

UNIVERSITY-ANCHORED TRADE AREA

The property benefits from its proximity to the University of Massachusetts Dartmouth, a nationally recognized public university enrolling approximately 8,500 students

GENERAL BUSINESS
4,211 SF

FLEXIBLE COMMERCIAL ZONING

The property's [GB/General Business] zoning permits a wide variety of commercial uses, offering investors the flexibility to pursue retail, medical, restaurant, or service-oriented tenancy while enhancing the asset's long-term redevelopment potential.

319 STATE ROAD
DARTMOUTH, MA

SITE PLAN

319 STATE ROAD
DARTMOUTH, MA

IMMEDIATE TRADE AREA

One of the State's Most Densely Populated Communities

Faunce Corner Shopping Center and this dominant retail node draws from two of the most densely populated cities in the state of Massachusetts in neighboring New Bedford and Fall River. Located just 4 miles from downtown New Bedford and 6 miles from Fall River, this major retail corridor serves as the most convenient concentration of shopping for these urban communities. an ability to draw from an expansive trade-area.

RANK	NAME	2025 POP.
1	Boston	652,054
2	Worcester	207,621
3	Springfield	154,120
4	Lowell	119,971
5	Cambridge	119,301
6	Brockton	106,134
7	Lynn	104,236
8	Quincy	103,173
9	**New Bedford**	**101,834**
10	Fall River	95,298

1 MILE	3 MILES	5 MILES
2,482 people	27,032 people	119,663 people
$104,911 AHHI	$103,453 AHHI	$83,575 AHHI

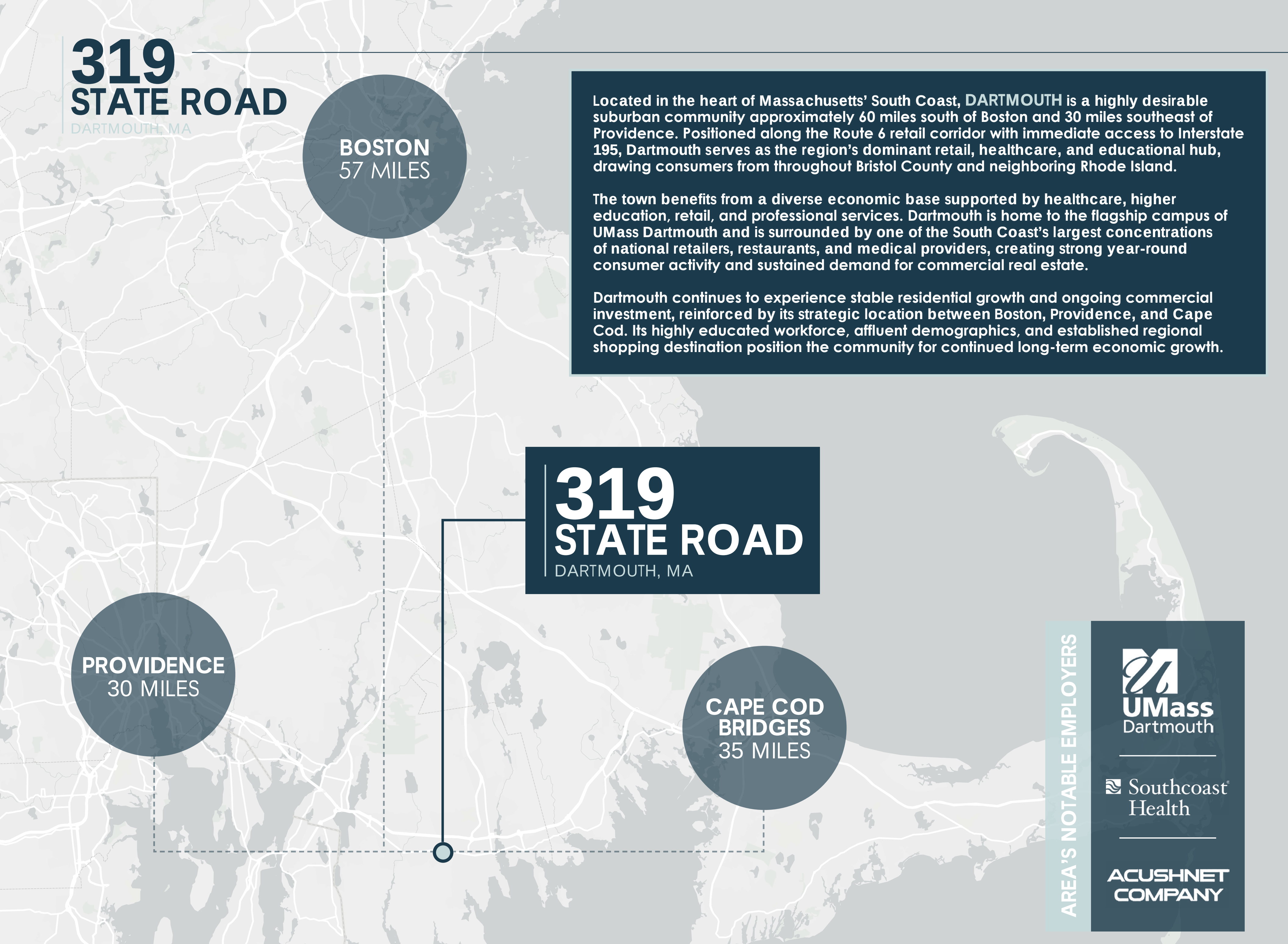
319 STATE ROAD

DARTMOUTH, MA

Located in the heart of Massachusetts' South Coast, DARTMOUTH is a highly desirable suburban community approximately 60 miles south of Boston and 30 miles southeast of Providence. Positioned along the Route 6 retail corridor with immediate access to Interstate 195, Dartmouth serves as the region's dominant retail, healthcare, and educational hub, drawing consumers from throughout Bristol County and neighboring Rhode Island.

The town benefits from a diverse economic base supported by healthcare, higher education, retail, and professional services. Dartmouth is home to the flagship campus of UMass Dartmouth and is surrounded by one of the South Coast's largest concentrations of national retailers, restaurants, and medical providers, creating strong year-round consumer activity and sustained demand for commercial real estate.

Dartmouth continues to experience stable residential growth and ongoing commercial investment, reinforced by its strategic location between Boston, Providence, and Cape Cod. Its highly educated workforce, affluent demographics, and established regional shopping destination position the community for continued long-term economic growth.



AREA'S NOTABLE EMPLOYERS

- UMass Dartmouth
- Southcoast Health
- ACUSHNET COMPANY

319 STATE ROAD

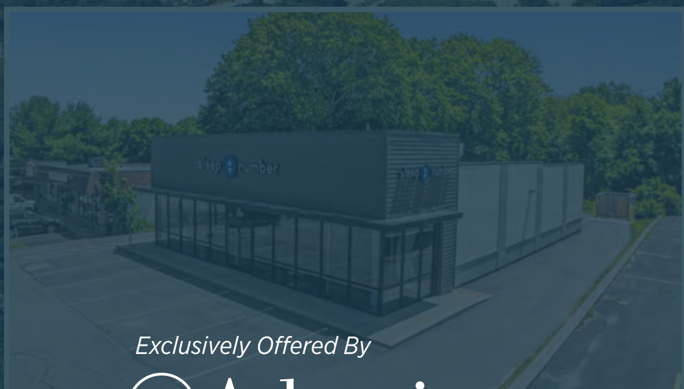
DARTMOUTH, MA

OFFERED FOR SALE: $1,995,000

VALUE ADD OPPORTUNITY

SINGLE-STORY RETAIL (4,211 SF)

RETAIL REDEVELOPMENT | VACANT LEASE-UP



Exclusively Offered By

Atlantic CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

ERIC SUFFOLETTO
Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

DANNY GRIFFIN
Vice President
781.635.2449
dgriffin@atlanticretail.com

BEN OLMSTEAD
Senior Associate
980.498.3296
bolmstead@atlanticretail.com

MIKE LUCIER
Executive Vice President
980.337.4469
mlucier@atlanticretail.com

KENDRA DOHERTY
Analyst
857.400.1568
kdoherty@atlanticretail.com

LEASING SUPPORT

JACK LYMAN
Director
860.391.1736
jlyman@atlanticretail.com

BROKER OF RECORD:
Bryan Anderson
9040601