

## AVAILABLE FOR LEASE

# 7,260 sf of Office Space at 5 Ventura Drive, Dartmouth, MA

*On “The Medical Mile”*

Fabulous 7,260sf office space located right off Faunce Corner Road in Dartmouth. Available November 1<sup>st</sup>. Currently used as a day habilitation practice for a local human services organization, the space is ADA compliant, updated and ready for another user to move right in. The rear portion of the building features a mix of several large conference/classrooms and smaller offices. The front portion is a more formal office space for patients, visitors, and/or executives. The property also features ample parking, a fenced outdoor area, and new HVAC. \$18psf NNN, long term lease preferred.



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### PHOTOS



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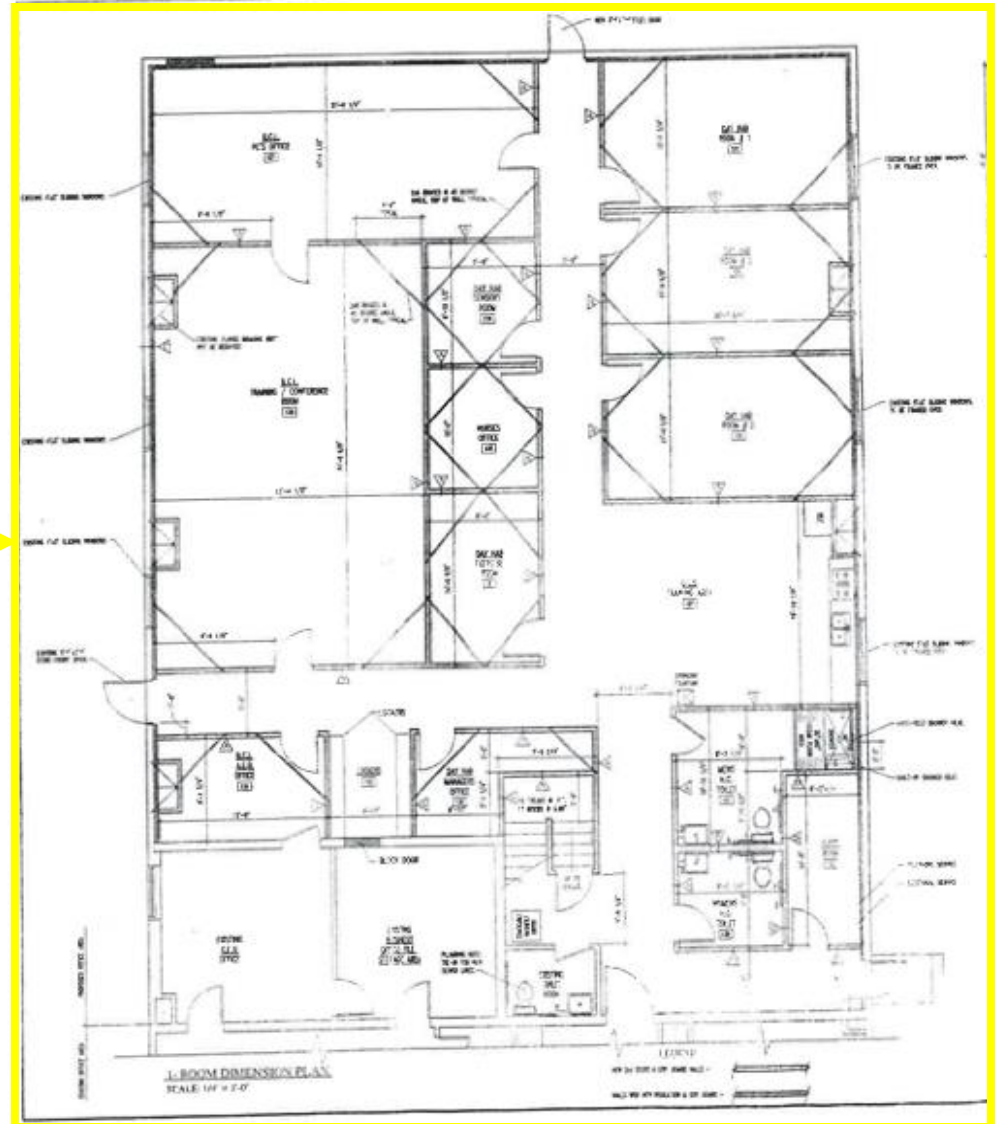
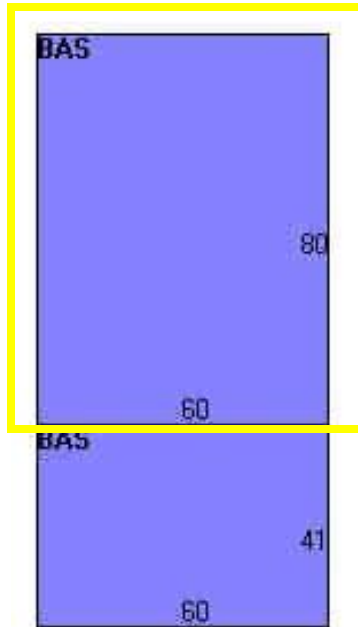


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### FLOOR PLAN

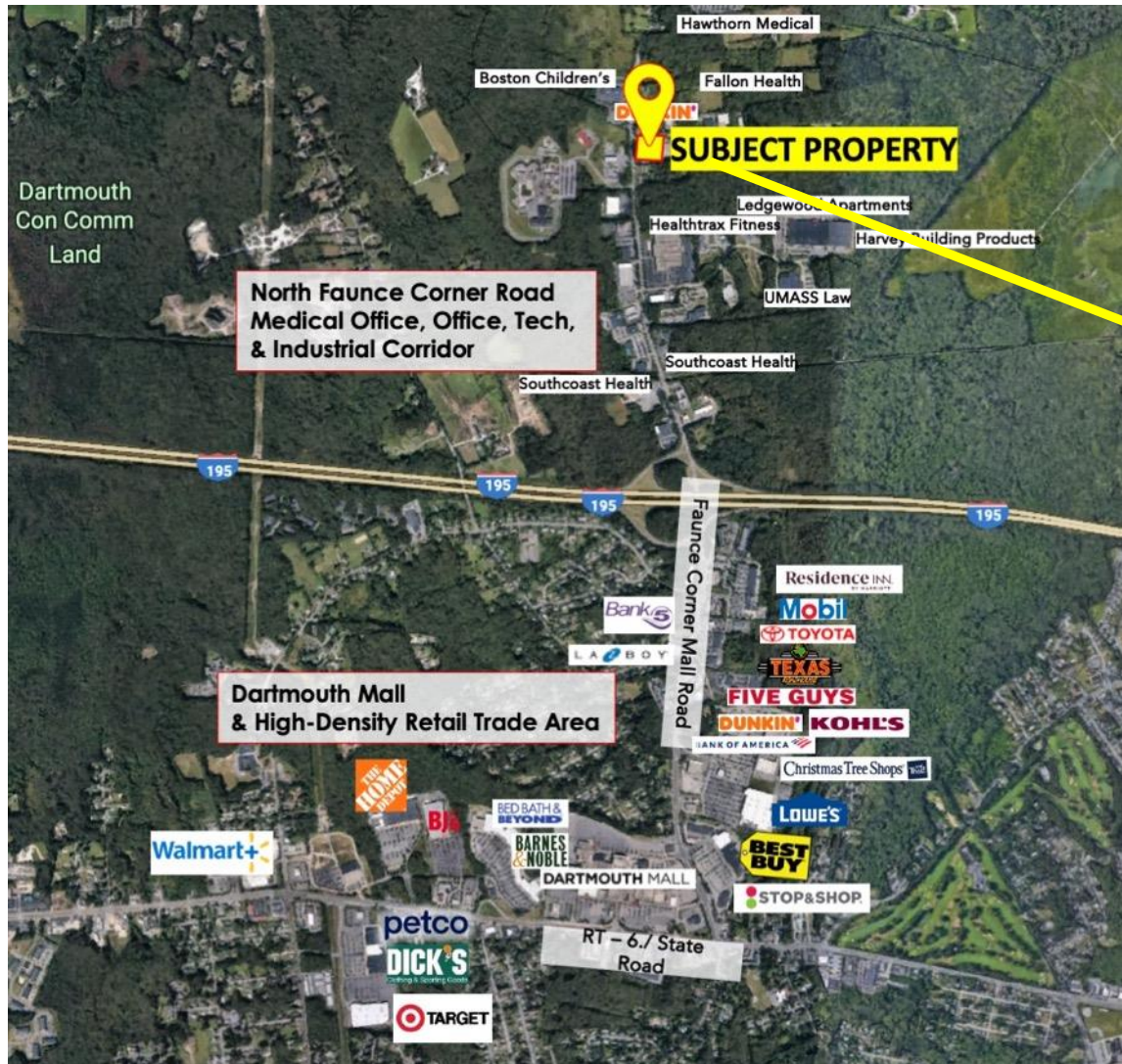
### Floor Plan Layout of the Rear 4,800sf



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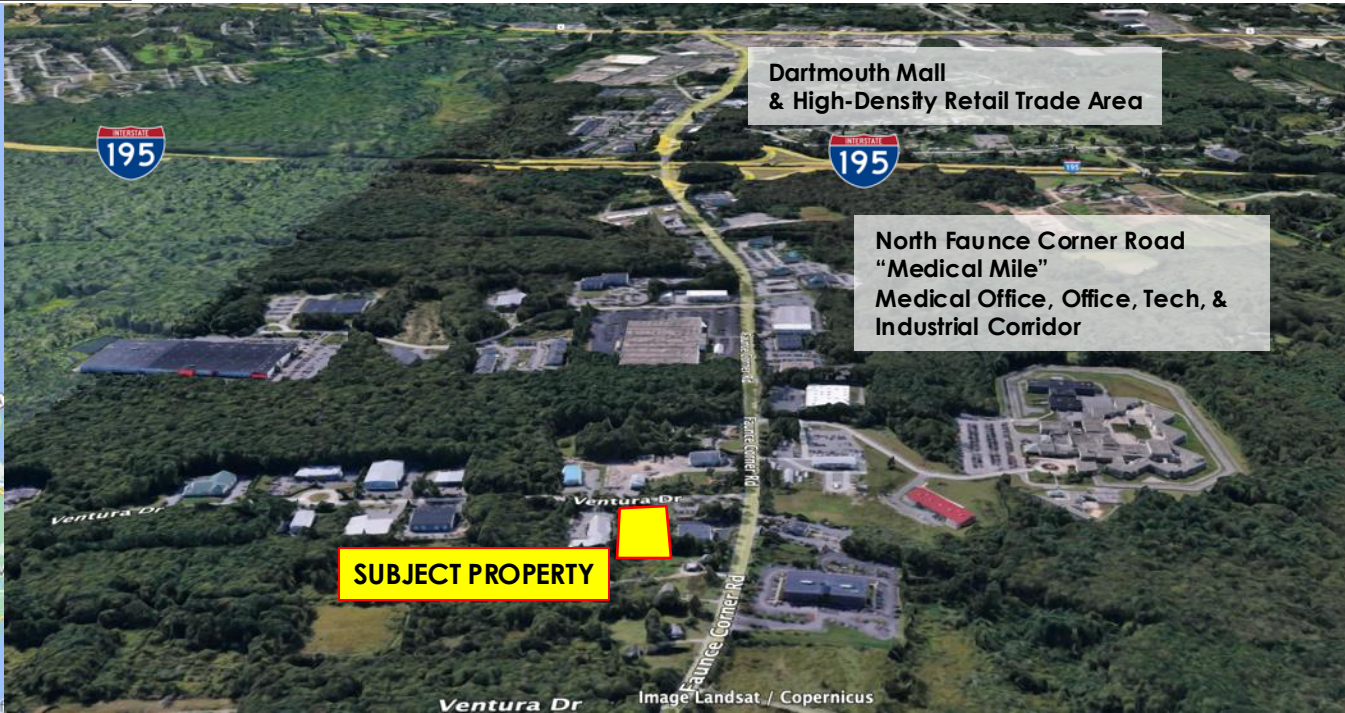
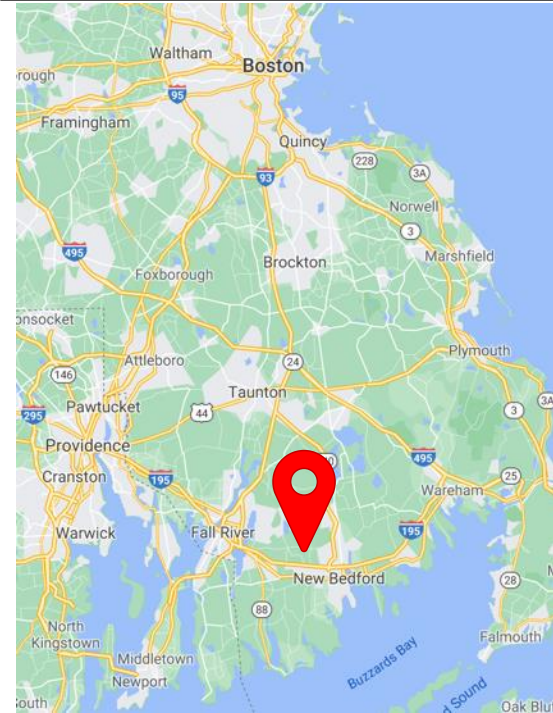
### LOCATION OVERVIEW



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### **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.

POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
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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#### CONFIDENTIALITY AGREEMENT AND DISCLAIMER:

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Additional information and an opportunity to inspect the Properties will be made available upon written request of interested and qualified prospective purchasers.

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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 Buyer/ Lessor, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Buyer/ Lessor and (v) to return it to the Brokers.

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

# CIC REALTY

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