

Ground Lease/ Build-to-Suit Opportunity

Single or Multi-Tenant Scenarios

277 Bridge Street
Fairhaven, Massachusetts

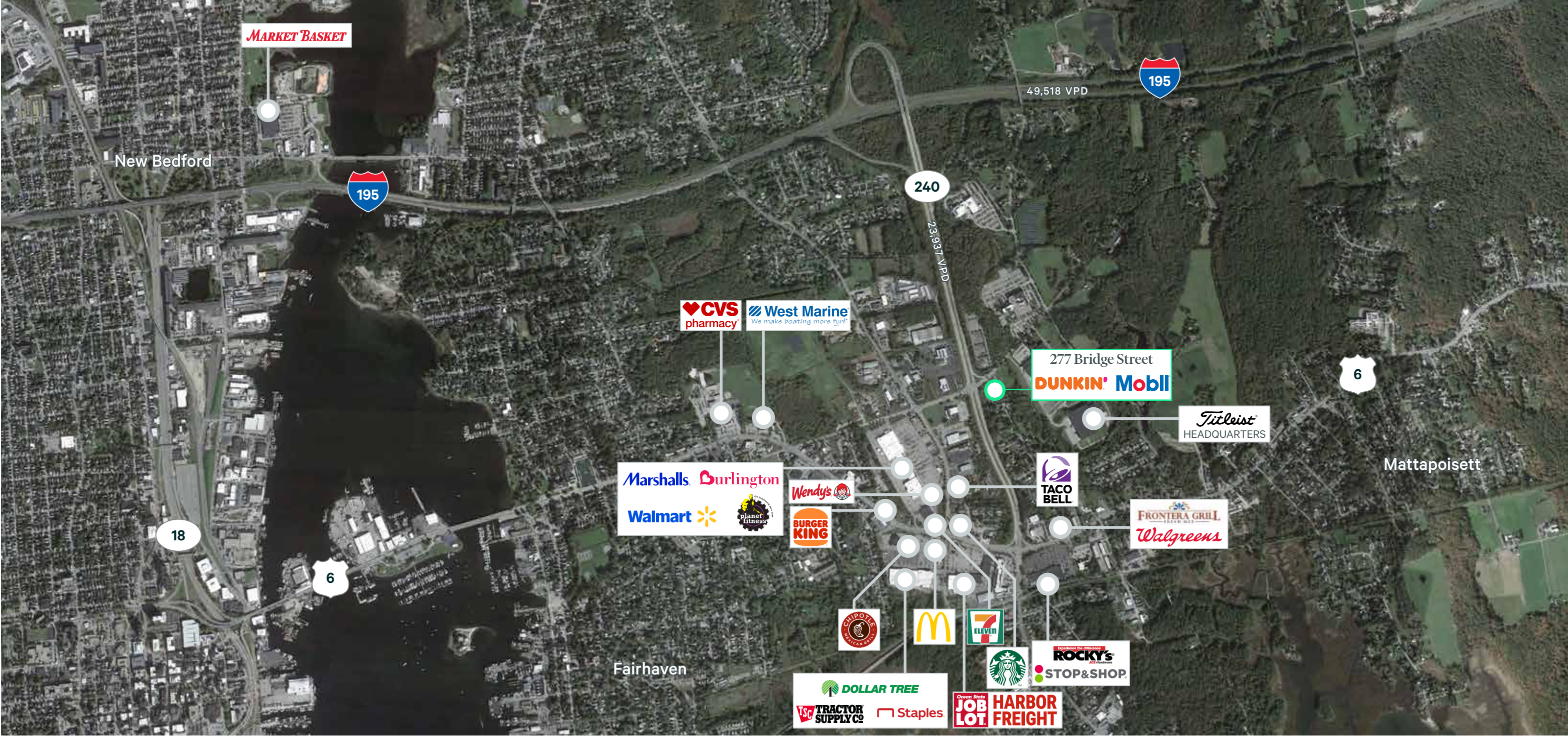
Upwards of 5,850 SF Available – Fully Permitted Located Right Off I-195



Features

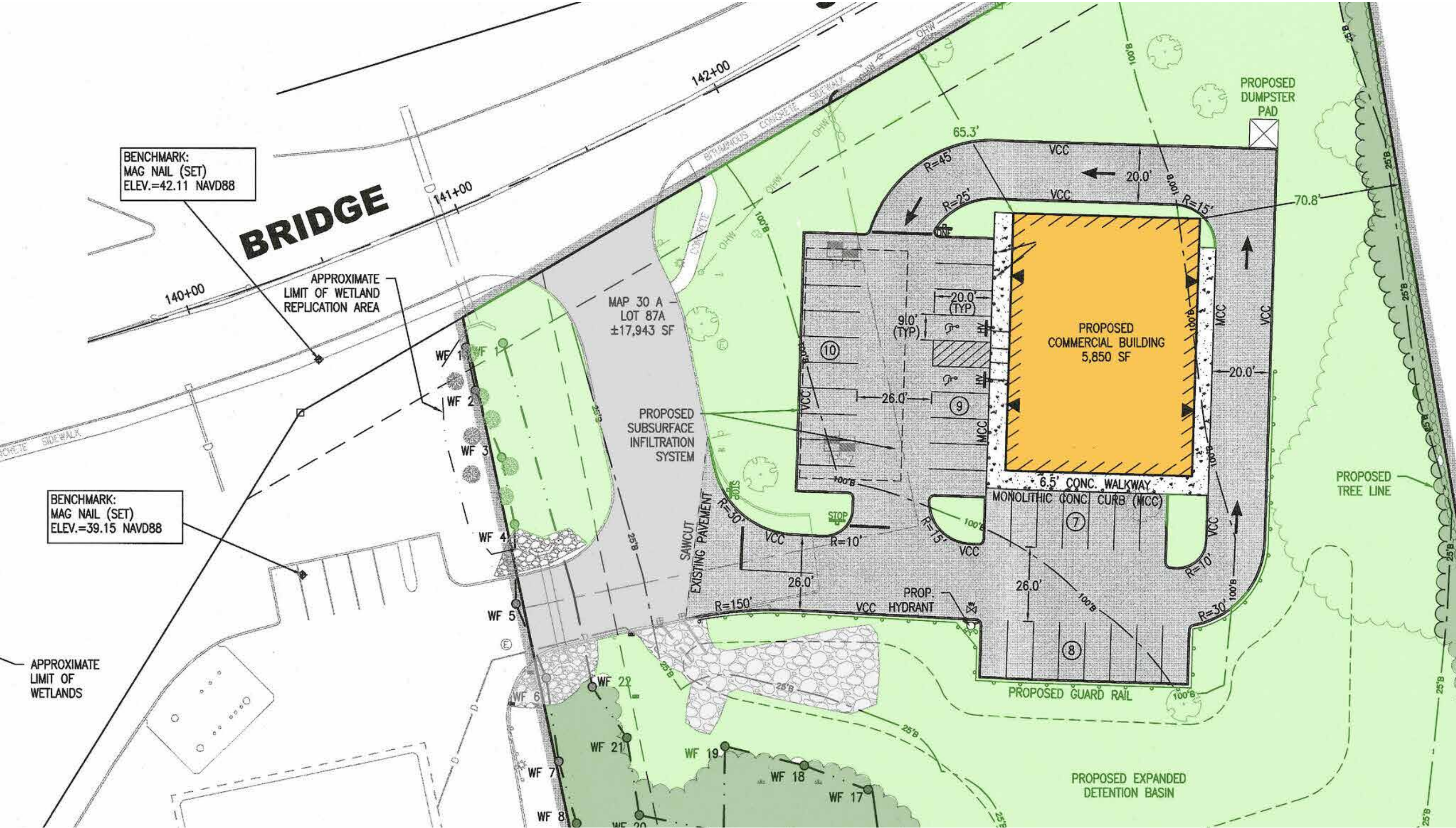
- + Fully permitted pad site approved for upwards of a 5,850 SF building; able to accommodate either single-tenant or multi-tenant layouts
- + Located right off Interstate 95 at the intersection of Route 240 – 23,937 cars per day– and Bridge Street at a signalized intersection
- + Co-tenancy with high-performing Dunkin' and Mobil; the site has shared common access off Bridge Street
- + Upwards of 35 dedicated parking spaces can be made available
- + Located less than a half mile north of Route 6 which connects Fairhaven to the affluent community of Mattapoisett to the east and the density of New Bedford to the west

Retail Market



2024 Demographics	1 Mile	3 Miles	5 Miles	7 Miles
Estimated Population	3,064	71,930	134,580	160,366
Estimated Households	1,300	30,961	57,191	66,284
Estimated Average Household Income	\$113,613	\$78,593	\$87,954	\$95,098
Estimated Daytime Population	7,434	65,744	115,815	143,257

Site Plan



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For Lease



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