

# New Construction Retail Opportunity at Route 24

*Endcap & Drive-thru Opportunity (QSR/Bank)*

*34—38 Padelford Street, Berkley, Massachusetts*

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



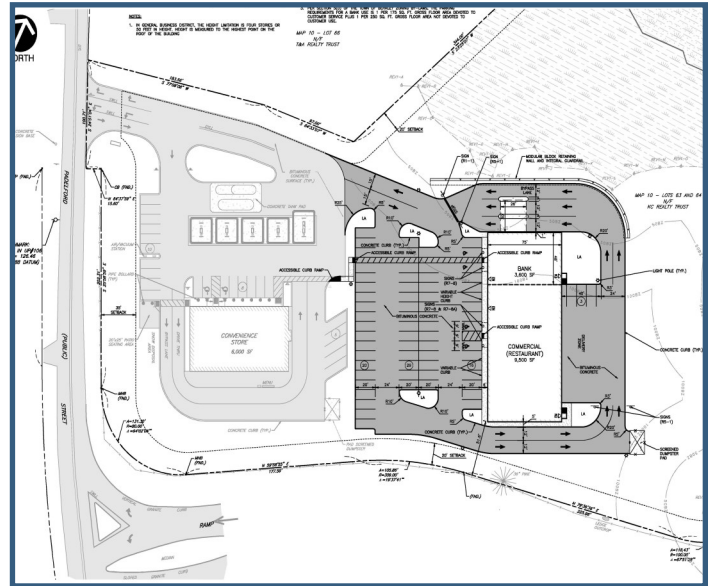
## Highlights

- High-visibility retail location directly off Route 24 (Exit 16)
- Prominent new pylon signage offering exceptional brand exposure
- Endcap with drive-thru capability ideal for QSR, bank, or service retail
- Join Racing Mart Fuel and Dunkin'
- New construction retail opportunity
- Ample on-site parking
- Traffic counts: 45,000+ ADT (Route 24)

# New Construction Retail Opportunity

Padelford Street | Berkley, MA

American Commercial Real Estate is pleased to present a new construction retail opportunity at 34–38 Padelford Street in Berkley, Massachusetts. This highly visible location at Route 24 (Exit 16) is positioned to serve as a premier convenience retail destination for the surrounding trade area.



2025 Demographics	3-Mile	5-Mile	10-Mile
Population	21,174	66,403	191,419
Households	7,822	25,662	72,992
Average Household Income	\$117,452	\$109,545	\$121,934

## Contact Us



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