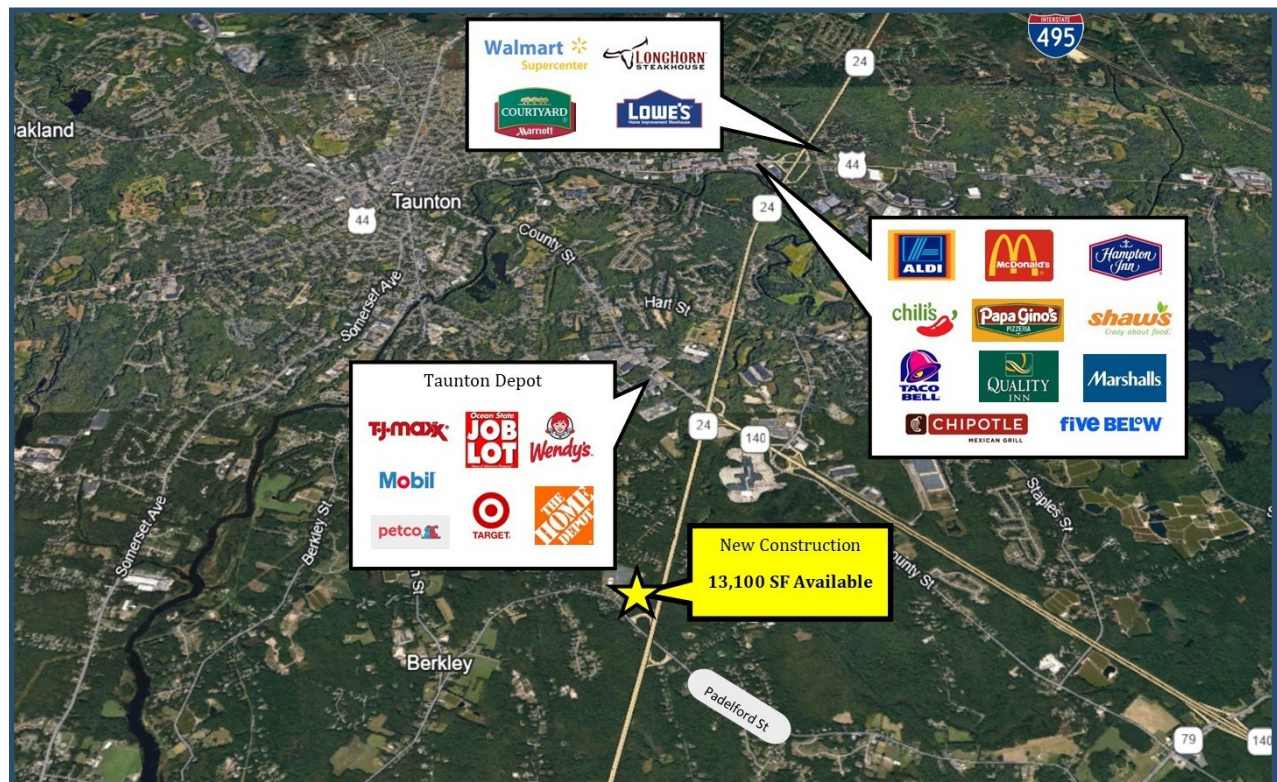


## New Construction Retail Off Rt. 24

*Endcap and Drive-thru Opportunity*

*34-38 Padelford St., Berkley, MA*

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



American Commercial Real Estate is pleased to present a new construction retail and professional leasing opportunity at 34-38 Padelford Street in Berkley. This high-profile location will be serving as the Berkley region's new convenience center at Rt. 24 and Padelford Street.

## Highlights

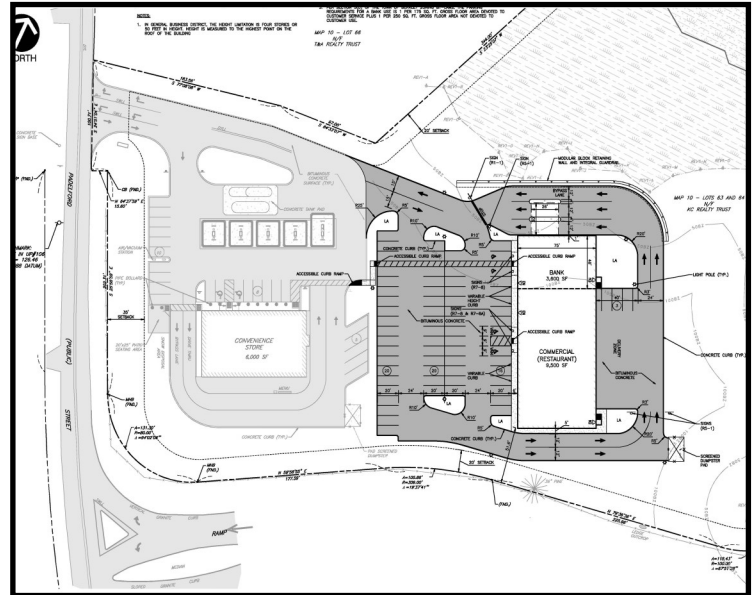
- Strategic retail location
- New construction
- Join Racing Mart Fuel and Dunkin Donuts
- Endcap, drive-thru opportunity for bank or QSR
- Construction begins late spring 2025
- Directly off Rt. 24, exit 16
- Visibility from off-ramp
- Ample parking
- Traffic: Padelford St. - 7,500 ADT  
Rt. 24 - 45,000+ ADT



For Lease

## New Construction Retail

Padelford St. | Berkley, MA



### 2024 Demographics

	2 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	5,939	22,293	66,633	186,203
Estimated Households	2,127	8,265	25,770	70,931
Estimated Average Household Income	\$110,591	\$103,026	\$96,642	\$109,572

## Contact



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