



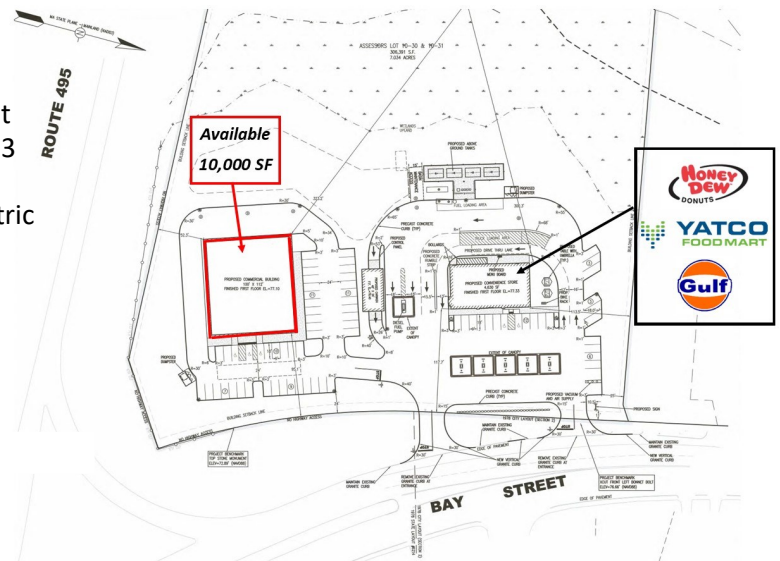
FOR LEASE

Taunton MA at I-495, Exit 25 (2318 & 0 Bay St)
 New Construction Retail Space or Pad Lease
 Free Standing 10,000 SF Dividable w/ Flexible Concept

Join Yatco Gas/Convenience Center & Honey Dew Donuts

- Possible Drive-thrus for QSR or Bank
- Up to 10,000 SF Dividable Pad Lease or Build-To-Suit
- Timing: Construction Commencement Autumn, 2023
- Expandability: Potential for 2nd story of 10,000 SF
- Utilities: Municipal Sewer, Water, Natural Gas, Electric
- Delivery: Autumn 2024
- Traffic:
 - I-495: 78,280 ADT
- Demographics:

	1 Mile	3 Miles	5 Miles
Population	2,489	15,538	64,984
Med. HH Income	\$84,054	\$82,094	\$76,765



CONTACT US:

Dustin Burke
 508-735-6378
dusty@acreco.com

Joe Evans
 508-397-7937
joe@acreco.com

Dusty Burke III
 508-735-5976
dusty3@acreco.com