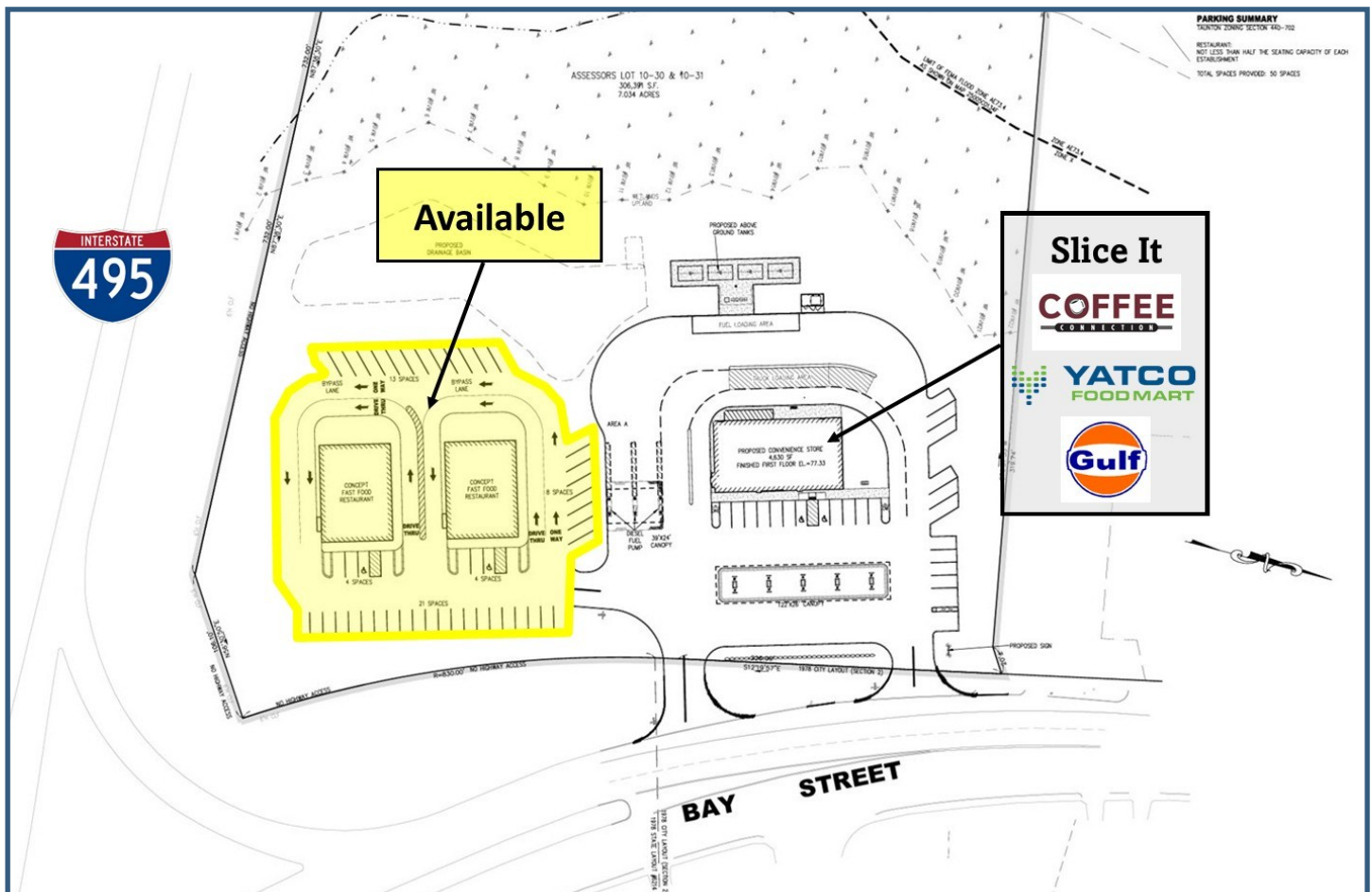


New Construction Retail Space or Pad Lease

Free Standing Building w/ Flexible Concept

2318 & 0 Bay St. at I-495, Exit 25, Taunton, MA

10,000 SF Available, Dividable



Highlights

- Join YATCO Gas/Convenience Center, Slice It, & Coffee Connection
- Ideal for QSR or Bank with Drive-thru
- Up to 10,000 SF Dividable Pad Lease or Build-To-Suit
- Expandability: Potential for 2nd Story of 10,000 SF
- Utilities: Municipal Sewer, Water, Natural Gas, Electric
- Delivery: Summer 2025
- Traffic: I-495: 78,280 ADT
Bay St.: 7,500 ADT



For Lease

New Construction Retail Space Or Pad Lease

2318 & 0 Bay St. | Taunton, MA

Retail Market



2024 Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	851	15,630	68,733	320,620
Estimated Households	329	5,853	26,518	116,463
Estimated Daytime Employees	2,981	9,299	30,726	148,216
Estimated Median Household Income	\$134,198	\$98,721	\$86,789	\$94,132

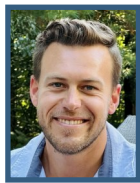
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