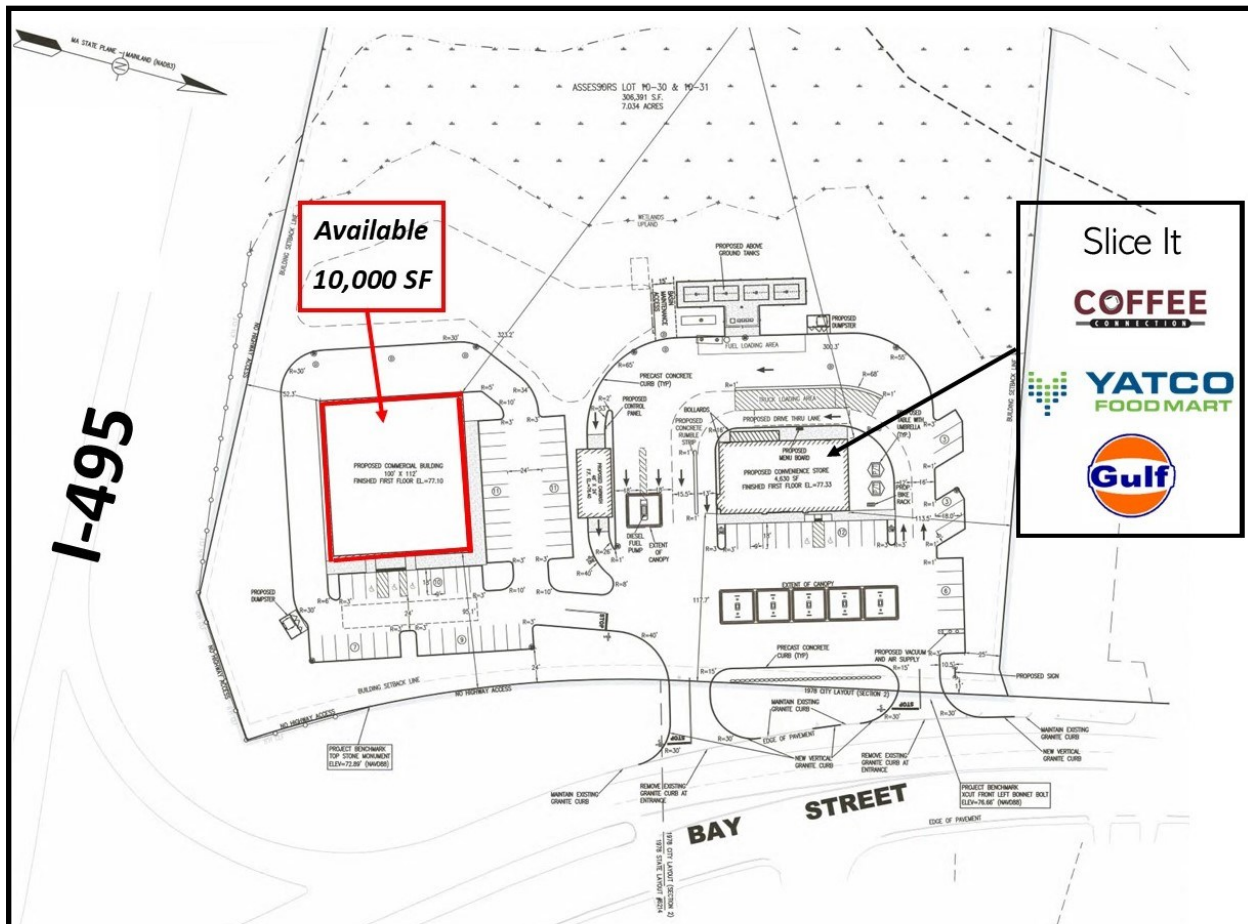


# New Construction Retail Space or Pad Lease

*Free Standing Building w/ Flexible Concept, Dividable*  
 2318 & 0 Bay St. at I-495, Exit 25, Taunton, MA

10,000 SF Available



## Highlights

- Join YATCO Gas/Convenience Center, Slice It, & Coffee Connection
- Possible Drive-thrus for QSR or Bank
- 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: First-quarter 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

## Contact Us



**Dusty Burke**  
 508-735-6378  
[dusty@acreco.com](mailto:dusty@acreco.com)



**Dusty Burke, III**  
 508-735-5976  
[dusty3@acreco.com](mailto:dusty3@acreco.com)



**Joe Evans**  
 508-397-7937  
[joe@acreco.com](mailto:joe@acreco.com)

### American Commercial Real Estate

50 Ledgeview Way #2415, Wrentham, Massachusetts 02093  
 Tel: (508) 735-6378 | E-mail: [dusty@acreco.com](mailto:dusty@acreco.com) | [www.acreco.com](http://www.acreco.com)