

FOR LEASE

OFFICE SPACE

215 Pleasant Street, Fall River, MA
4,400 SF Entire 3rd Fl Office Space

398 County Street, New Bedford, MA
Magnificent Space on 2nd Floor

401 County Street, 2nd Fl, New Bedford, MA
2,800 SF Downtown Office Space

127 Faunce Corner Road, Dartmouth, MA
5,000 SF End Cap Storefront Retail/Office

60 Brigham Street, New Bedford, MA
3,656 SF Medical Office Space, 2nd Fl

899 Pleasant Street, New Bedford, MA
Up to 3,000 SF Two 2nd Fl Office

81 County Road, Mattapoisett, MA
Two 1800 SF Units in Windswept Village

26 7th Street Unit 1S, New Bedford, MA
1,200 SF Downtown Office Space

RETAIL SPACE

1280 Ashley Blvd. New Bedford, MA
600 SF Space Retail or Office

617,619 Brock Avenue, New Bedford, MA
Two 750 SF Storefront Units

35 W.Rodney French Blvd -U:1
2,128 SF Storefront on Busy Rd

154 Faunce Corner Rd, Dartmouth, MA
1,911 SF Plaza off of Route 195

145 Faunce Corner Crossing, Dartmouth MA
U:2,8, 9 Up to 5,400 SF Space in Busy Plaza

161 Pope's Island, New Bedford, MA
1,322-2,146 SF Waterfront District

331 State Road, Dartmouth, MA
1,500 SF Retail Space in Mall w/ 10 Units

32 Howland Road, Fairhaven, MA
3,784 SF Space on Highly Traveled Road

2031 Purchase Street, New Bedford, MA
3,200 SF on 1st Floor w/ Parking Lot

2 Sarah's Way, Fairhaven, MA
2,600 SF Space in Highly Visible Plaza

INDUSTRIAL/WAREHOUSE

951 Slade Street, Fall River, MA
4,650 SF Heated Whse / 450 SF Office

401 County Street, New Bedford, MA
860 SF Detached Storage Garage

*For More Information,
Please Contact Us at
(508) 990-4280 or Visit Us at
www.CoastalCommercialRE.com*

Are Malls and Retail Stores the CRE Investment For 2022?

Over the last two years, retail malls took a hit as stores were closed due to Covid restrictions, and consumers elected to shop from home or their phone rather than venture out into public.



The result of this trend was a significant number of retail bankruptcies in a part of the economy that has been steadily declining for over a decade. Many of the large and small indoor malls and strip centers across the country were facing record vacancies long before 2020, but the pandemic certainly added to the problem.

However, there is a new emerging trend with retail mall space that has CRE investors interested in the potential for the future. As with any type of commercial real estate investing, knowing the type of property and the demographics of the area will be a factor in determining if this is an excellent addition to an investment portfolio.

Class A Malls: Class A malls are those that are in key locations throughout major centers. These are the malls that have the big-name stores and the boutique type shopping experience that makes the mall the place to go for things you need and new shopping experiences.

Investment strategists see the potential for these Class A malls to have a significant uptick in shoppers and traffic over the next few months, providing there is not another wave of the pandemic. People are interested in getting out, meeting friends, seeing new products and fashions in malls where they can enjoy a great meal, shop their favorite stores, and get out in public again.

Experts predict that the already established Class A malls, including the super-regional malls, are going to see a surge in customers returning to in-person shopping. Outdoor malls will continue to see the highest increases, with indoor malls trailing close behind.

Other Malls: Class B and Class C malls have less traffic and smaller stores, with fewer anchor tenants that draw in shoppers. While these malls may be closing as retail outlets, they can be a good option for mixed-use properties.

Smaller malls are being repurposed into apartments, office spaces, shared workspace, and even professional buildings. Combining community services in one location, from Urgent Care Clinics and dental offices to restaurants, boutique shops, and professional services, is another option that is adding to the interest in picking up these properties at a very reasonable price. As with any CRE investment, it is not just the initial cost of the building that needs to be considered. These malls will require considerable renovations, upgrades, and modifications to go from the traditional mall space to the more flexible and innovative spaces as are necessary for multi-use properties.



Urban Infill

Repurposing property in an urban environment for new development, often part of a community redevelopment program.

SOLD

Retail

2 Crossroads Dr, E Freetown, MA \$1,220,000
1554 Pleasant St, Fall River, MA \$500,000
65 Taunton Depot Dr, Taunton, MA \$8,000,000
226 Main St, Wareham, MA \$1,425,000
226 Main St, Wareham, MA \$450,000
272 Cowesett Ave, W Warwick, RI \$4,999,999
240 Main St, Pawtucket, RI \$435,000
145 Newport Ave, Pawtucket, RI \$410,000
139 Benefit St, Pawtucket, RI \$225,000
1692 Warwick Ave, Warwick, RI \$155,000
1060 Main St, W Warwick, RI \$200,000
676 Pleasant St, Attleboro, MA \$1,725,000
342-350 E Washington St, N Attleboro, MA \$625,000
20 Harding St, Middleboro, MA \$573,000

Office

222 Rock St, Fall River, MA \$630,000
211 Quincy St, 1st fl, Brockton, MA \$118,000
25 Mill St, Newport, RI \$3,050,000
267 Main St, E Greenwich, RI \$1,200,000
79 Church Green, Taunton, MA \$410,000
578 Brock Ave, New Bedford, MA \$315,000
75 Linden St, Attleboro, MA \$180,000

Multi Unit

193 Snell St, Fall River, MA \$650,000
54 Broadway, Taunton, MA \$960,000
1 Chestnut St, Marshfield, MA \$130,500,000
209-215 Belmont St, Brockton, MA \$1,00,000
770 Union St, Rockland, MA \$975,000
115-119 Front St, Woonsocket, RI \$3,600,000
548 Roosevelt Ave, Central Falls, RI \$3,040,000
35 Tappan St, Providence, RI \$2,000,000
346 Central St, Central Falls, RI \$385,000
209 Belmont St, Brockton, MA \$1,300,000
322 Thames St, Bristol, RI \$861,000
203 Laurel Hill Ave, Providence, RI \$542,000
111-127 Stafford Rd, Fall River, MA \$410,000
137 Rockland St, New Bedford, MA \$475,000
14 Bay St, Fall River, MA \$450,000
82 Davis St, New Bedford, MA \$470,000
67 Boutwell St, Fall River, MA \$546,000
171 Weld St, New Bedford, MA \$563,000
46 Foster St, Fall River, MA \$712,500
543 Turnpike St, Easton, MA \$935,000
54 Broadway, Taunton, MA \$960,000
239 Howard St, Brockton, MA \$745,000

Industrial

35 Eastman St, S Easton, MA \$34,700,000
262 Swansea Mall Dr, Swansea, MA \$810,000
20 Hampden Dt, S Easton, MA \$1,525,000
830 W Chestnut St, Brockton, MA \$2,875,000
62 Industrial Blvd, Brockton, MA \$1,750,000
310 Bourne Ave, Rumford, RI \$8,300,000
560 Old Baptist Rd, N Kingstown, RI \$2,100,000
39 De Soto St, Providence, RI \$425,000
60 Magnolia St, Bristol, RI \$350,000

Specialty

484 Bedford St, Abington, MA \$699,000

Land

94 Summer St, Providence, RI \$850,000

Flex

3342-350 E Washington St, N Attleboro, MA \$625,000
25 Mendon Ave, Pawtucket, RI \$300,000
410 2nd St, Fall River, MA \$650,000

FOR LEASE

161 Pope's Island, New Bedford, MA



New Development Opportunity!

Join the marine community of waterfront properties, businesses & enjoy the high traffic count on the New Bedford/Fairhaven line!

Four 1st floor commercial/retail office units ranging from
1,322 SF - 2,146 SF.

Units can be combined for a larger layout.

Contact Richard Stang at 508-990-4280 or r.stang@nerycorp.com

Tech Cleanup Tips

Cleaning up tech is a good way to make a clean slate and make sure devices are working in their optimum condition. There are several tips that can help to make older devices work like they are new again.

One good tip is to refresh your home network. The home network is the center for all crucial gadgets, so make time to ensure it is doing well. The password should be complex and unique, and having two-factor authentication makes it even harder for your home network to be broken into by hackers.

Too many email messages can make an inbox look like a total mess. The good news is their ways to clean up your inbox and ensure you keep important messages while getting rid of the rubbish. Search filters can be used to select emails by content, attached file size and category. Use bulk delete to remove all conversations that are filed into categories you do not wish to save.



New Bedford, MA

FOR LEASE!

Up to 3,000 SF Two
2nd Floor Office Spaces
Close to Downtown and
Highway

Contact Lori at (508) 736-2387
or lorinery@comcast.net

Reducing Conflict During Family Gatherings

Family gatherings can result in conflict but there are ways to avoid stress during such times.



A healthy piece of advice is to make a conscious decision to avoid any controversial discussions or subjects that are likely to be contentious and spark disagreements.

When at family gatherings talk about topics that will build up relationships and emphasize the things your family has in common rather than the differences between them.

You could also try to make the conversation about them, asking them about recent events in their lives and their interests, thus taking the pressure off of you.

It is also a good idea to be mindful and to manage feelings and thoughts and the way in which you interact with the other members of your family. This can not only be very empowering and help in situations that you are likely to find stressful but will also increase your self-esteem and enhance your familial relationships.

Baby Facts

Everyone begins life as a baby, but things change as we grew up. There are many scientific facts about babies that no longer apply as we grow.



For one thing, babies have more bones than adults do. Newborn babies have no less than 300 bones, nearly a hundred more than is the case for adults, who only have 206. Those extra bones are an aspect of the non-fused blueprint for an adult human, containing cartilage gaps that allow for the potential for growth and additional flexibility. Cartilage calcifies and bones fuse together as humans grow into the full adult skeleton, a process that can continue into adolescence. By the time we get to the age of around 16, all of that extra cartilage we came into the world with will have been replaced with bone, though the majority of bone fusing happens much earlier. Babies can drink and breathe at the same time due to the position of their larynx, which is higher in the throat in newborns, interlocking with the soft palate and resulting in a separation between the breathing pathway of the nose and the mouth's food pathway.



Mattapoisett, MA

FOR LEASE!

**Two 1,800 SF Units in
Windswept Village
Retail / Medical / Office**

**Contact Lori at (508) 736-2387
or lorinery@comcast.net**

FOR LEASE FAIRHAVEN, MA



**2,600 SF Space in Highly Visible
CVS Plaza \$15 NNN**

DARTMOUTH, MA



**1,500 SF Retail Space in Shop Mall
w/ 10 Units \$15 NNN**

DARTMOUTH, MA



**Up to 5,400 SF Retail Space in
Fauce Corner Crossing
\$16 NNN**

DARTMOUTH, MA



**1,911 Retail Storefront on Highly
Traveled Road \$16 NNN**

FAIRHAVEN, MA



**1,972 Retail End Cap on
Highly Traveled Road \$18**



700 Pleasant Street, Suite 330 New Bedford, MA 02740

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Commercial Real Estate

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Follow Us!



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FOR SALE

NEW BEDFORD, MA



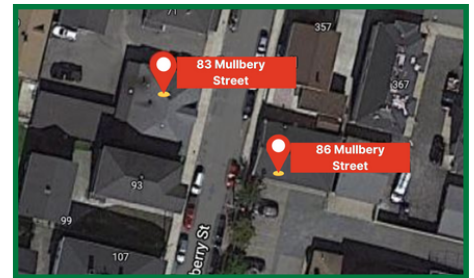
1,245 SF Medical Office Condo
Units 2 & 3 \$155,000

NEW BEDFORD, MA



13,000 SF 3 Buildings in
Prominent North End \$750,000

FALL RIVER, MA



3,890 SF 2 Free-Standing
Buildings \$399,999

SWANSEA, MA



2.89 Acres Commercial/Industrial
Lot \$1.65M

MARION, MA



8.55 Acres & 5,531 SF Buildings
\$1.1M

NEW BEDFORD, MA



1,269 SF Office/Retail \$154,500