

FOR LEASE

OFFICE SPACE

432 County St, New Bedford, MA
1,000 SF office at Busy Downtown Intersection

34 Barstow St, Mattapoisett, MA
110 SF Office Space

306 Mt. Pleasant Street, New Bedford, MA
2,665 SF General Office Space/High Traffic

30-32 William Street, New Bedford, MA
Historic Downtown Office Space

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

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

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

404 County Street 2nd/3rd Fl, New Bedford, MA
Office Spaces in Magestic Downtown Mansion

49 State Rd U:W201, Dartmouth, MA 02747
1,871 SF Prime Office Space

401 County Street, New Bedford, MA
3 Office Units 3rd Fl.

RETAIL SPACE

1549-1550 Acushnet Ave, New Bedford, MA
Two 800 SF Storefront Units

895-897 Pleasant Street, New Bedford, MA
Up to 3,000 SF, Two 2nd Fl Office Spaces

26 Market Street, Swansea, MA
760 SF Fully Equipped Salon

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

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

1549-1551 Acushnet Ave, New Bedford, MA
2,128 SF Storefront on Highly Traveled Road

2667 Cranberry Hwy, Wareham, MA
1,500 SF Fully Equipped Salon

WAREHOUSE

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

Contact us for additional
information at (508) 990-4280 or
visit our website at
www.coastalcommercialRE.com

The Potential for Repurposing the American Mall

In the not-too-distant past, the mall was the rage in cities across the US. Most moderate-sized cities and towns had at least one large mall with a variety of top department stores, boutiques, and a multitude of businesses, from beauty salons to opticians and even fine dining restaurants and bars. The large malls across the country began to fail in the early 2000s, with large retailers pulling out of these locations.



This dropped consumer traffic, which further damaged the potential for the small boutique businesses or the smaller chain retailers to continue to thrive. While the anchor companies may have precipitated the demise of the mall, it was the rise of online shopping and the ease of home delivery that led to the shuttering of most of these once-thriving retail locations. CRE investors with holdings in malls faced significant and sometimes catastrophic losses. Many of these investors held on and hoped they might see a resurgence in the value of their investment based on new opportunities for repurposing these mammoth buildings. Now, it seems that this is beginning to happen.

Using Malls as Healthcare Facilities

One of the trends in major cities is to use these large buildings as healthcare facilities. The demand for space during the pandemic created interest in existing structures that could be easily modified to create office space, patient care, and treatment space. At the same time, using the mall structure would also avoid the cost of building from the ground up. These facilities are designed to be a one-stop shop for patients, with general health care services, specialist offices, and other services all in one location. The additional benefit is that malls are often located on the outskirts of the cities, which are underserved areas when it comes to hospitals and healthcare.

Potential for Housing

In New York, the state is looking at the potential of using abandoned malls as structures for low-income and senior housing. This will require considerable renovations on the interior of the space, but the exterior structure could remain mostly the same. There are several benefits to this option, including the presence of transportation services right to the door. In addition, many of these malls are associated with large properties that could be used as green space. Parking and other issues are already in place, with some malls offering covered or underground parking. In Providence, the interior of the Arcade Providence is a very upscale multifamily apartment complex inside the oldest operating shopping mall in the USA. These small apartments are designed to be practical and affordable, with most offering just 225 square feet of living space. In addition to efficient living, these apartments are above 17 stores and boutique shops that operate on the lower level.

Combining a Community Experience

In both Denver and Seattle, similar experiments are unfolding. These locations combined a variety of living quarters with office space, retail, and even museum and gallery spaces. By including the cultural and social aspects of the mall experience in repurposing these large spaces, it is possible for CRE investors who are comfortable with "thinking outside of the box" to buy property at a distressed price and make something that is unique, desirable, and in high demand in the community.



Earnest Money

Earnest money is a deposit made to a seller that represents a buyer's good faith to make a purchase

SOLD

Retail

336 Bald Hill Rd, Warwick, RI \$1,650,000
568 Park Ave, Portsmouth, RI \$860,000
1203 Main St, Richmond, RI \$650,000
8-10 Sarah's Way, Fairhaven, MA \$5,100,000
1555 Stafford Rd, Fall River, MA \$480,000
104 Plain St, Hanover, MA \$540,000
180 Mount Hope Ave, Bristol, RI \$1,570,000
568 Park Ave, Portsmouth, RI \$860,000
1118 County St, Somerset, MA \$250,000
610 State Rd, Dartmouth, MA \$379,000

Office

491 Kilvert St, Warwick, RI \$1,500,000
135 Atwood Ave, Cranston, RI \$345,000
1050 Main St, 1st fl, E Greenwich, RI \$65,000

Multi-Unit

288 Whittenton St, Taunton, MA \$555,500
493 Belleville Ave, New Bedford, MA \$550,000
68 Webster St, Fall River, MA \$525,000
99 Whitman St, E. Bridgewater, MA \$725,000
372 Old River Rd, Manville, RI \$650,000
329 N Washington St, N Attleboro, MA \$515,000
6 Falmouth St, Attleboro, MA \$780,000
154 Huttleston Ave, Fairhaven, MA \$950,000
271-273 Barnaby St, Fall River, MA \$830,000
29-37 Bardsley St, Fall River, MA \$600,000
117 Hillman St, New Bedford, MA \$595,000
174 Montaup St, Fall River, MA \$560,000
401 Pleasant St, New Bedford, MA \$375,000
75-77 Laban St, Providence, RI \$390,000

Mixed-Use

464-468 Brock Ave, New Bedford, MA \$650,000
144 Cohannet St, Taunton, MA \$415,000

Industrial

30 Mann St, Attleboro, MA \$1,645,000
NW Nash Rd, New Bedford, MA \$30,000
305 Nash Rd, New Bedford, MA \$170,000

Land

151 Saratoga, Providence, RI \$184,000
13 Croyland Rd, Providence, RI \$61,250
1262 Brayton Ave, Fall River, MA \$1,000,000

Contact us for additional information at
(508) 990-4280 or visit our website at
www.coastalcommercialRE.com

Setting Boundaries

Families can be complicated. The good news is there are ways to set boundaries with family members to prevent such tensions causing issues.

A good tip is to make sure communication is direct and clear, particularly when dealing with members who are intimidating or have a position of authority within the family.



A lack of directness undermines our own authority and can also cause confusion while clarifying your reasons can often help to lessen opposition by providing greater understanding of your decisions. It is a good idea to try to understand where a family member you may be in conflict with is coming from.

Try to envisage the situation from their perspective and it will not only help you to understand why they are behaving in the way they are but may even assist you to be more compassionate – while still standing firm – in dealing with them.

Gut Health Tips

The gut plays a big part in our overall health, from emotional and mental health to our weight, which is why gut health should be more of a priority for most people.

One of the best pieces of advice for gut health is to make a priority of probiotics, which are living bacteria that offer a number of health benefits. Probiotics help to feed the naturally occurring good bacteria in our gut and restore balance to the microbiome. They can be found in garlic, onions, asparagus, leeks, grains and artichokes as well as daily probiotics.

Another good tip is to limit your intake of processed foods, which are filled with preservatives, sugars and unhealthy foods. Eating more fiber is also a good idea, which helps to feed good gut bacteria in a similar manner to probiotics. There are many tasty high-fiber foods including apples, whole grains, beans, and berries.



Swansea, MA

For Lease!

760 SF Fully Equipped
Salon in High Traffic Area
\$1,650 / mo

Contact Noble at (413) 626-1655
or n.vincent@nerycorp.com



New Bedford, MA

For Lease!

2,665 SF General Office
Building on
High Traffic Road \$2,300 / mo

Contact Marianella at
(774) 826-6555 or
m.perry@nerycorp.com

Traveling with Babies

Traveling with babies can be a stressful experience for all concerned, but the good news is there are some tips that make it a little more manageable.

One good tip is to travel light. Plane travelers in particular, should pack lightly – or at the very least check the majority of their luggage – so that there is less to have to try maneuvering onto the plane and through security gates.

However, it is still a good idea to pack snacks and appropriate toys for the little ones, particularly on longer journeys.

Another tip is to be prepared for ear pressure. Babies tend to scream when landing / taking off on planes as their ears are unable to equalize the pressure.

Give them something they can suck on such as a pacifier in order to cut down on the amount of pressure building up in their ears. Breast milk, formula or water can also help babies and toddlers that experience ear pressure while flying.



The Importance of Quality Time

Family time is vital to ensure the development of strong familial relationships.

Family can provide so much support and love and spending time with them promotes resilience and adaptability while increasing productivity, reducing stress and improving physical and mental health.



There are a number of benefits to spending quality time with family members including the development of a stronger emotional bond, increased confidence, communication skills and academic performance, and a reduction in behavioral issues. Such time also serves to create memories based around togetherness, fun, and laughter!



New Bedford, MA

For Sale!

**1,760 SF Retail / Office
Building on
High Traffic Route
\$234,900**

**Contact George at
774-251-7024 or
g.neves@nerycorp.com**



New Bedford, MA

For Lease!

**Up to 3,000 SF
2nd Fl Office Spaces
\$20 NNN**

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

FOR LEASE NEW BEDFORD



**3 Available Units 2nd Fl Office Space in
Historic Downtown \$500 / mo + electric**

NEW BEDFORD



Two 800 SF Storefront Units \$1,400 / mo

NEW BEDFORD



**1,000 SF Office on Busy Downtown
Intersection \$1,500 / mo**

DARTMOUTH



1,871 SF Medical Condo Office \$18+ mo

WAREHAM



1,500 SF Fully Equipped Salon \$2,000/ mo



700 Pleasant Street, Suite 330 New Bedford, MA 02740

December 2022

Commercial Real Estate
news and more

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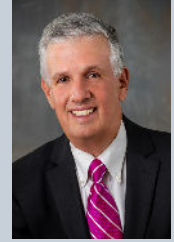


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CBB, LCBI, M&AM



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508-990-4280

FOR SALE

NEW BEDFORD, MA



Landmark 4 Building Complex
Fully Renovated on 1.5 Acres
\$2.925M

FAIRHAVEN, MA



2,172 SF Commercial Garage
\$575,000

NEW BEDFORD, MA



4-Condo Office Package in
Historical Rodman Mansion
\$1.3M

DARTMOUTH, MA



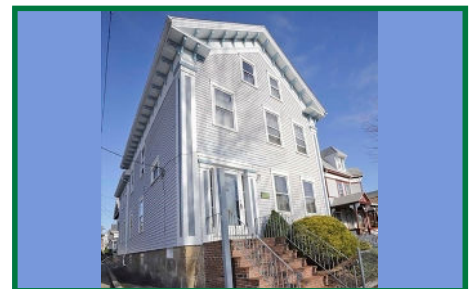
Unique 1,120 SF Mixed Use
Property on 21,780 SF Lot
\$450,000

NEW BEDFORD, MA



2,665 SF General Office Building
on High Traffic Road \$339,900

NEW BEDFORD, MA



2,680 SF Mixed-Use Historic Bldg
\$495,000