COASTAL COMMERCIAL Real Estate

January 2026 News and More

FOR LEASE

OFFICE SPACE

132 S Main St, Acushnet, MA
500 SF Private Aesthetician Suite

767 Purchase St, New Bedford, MA
1200 SF 2nd Floor Downtown

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

21 Ventura Dr, Dartmouth, MA
7,300 SF Sleek Modern Office Space

101 Front St, Fall River, MA
5,640 SF Expansive Space with High Ceilings

229-241 Coffin Ave #O4, New Bedford, MA
5,962 SF in Sunbeam Bakery building

RETAIL SPACE

1551 Acushnet Ave, New Bedford, MA
800 SF Highly Visible Space

950 Kings Hwy, New Bedford, MA
7 Units Available High-Visibility Space with Strong Co-Tenancy

33 County Rd – Unit 6, Mattapoisett, MA
900 SF Ropewalk Plaza on Busy Route 6 Corridor, Excellent Visibility & Access

229-241 Coffin Ave – 2R, New Bedford, MA
4,321 SF versatile space with high ceilings

403 County Rd, Marion, MA
1,850 SF Own Your Own Bakery, Restaurant, or Cafe

1275 Fall River Ave, Seekonk, MA
13,500 SF Multi-Purpose Gym Space

INDUSTRIAL/FLEX

100 Duchaine Blvd, New Bedford, MA
12,000 SF Warehouse / Manufacturing

229-241 Coffin Ave #O4, New Bedford, MA
1,480–3,000+ SF Bays

11R David St, New Bedford, MA
20,000± SF 3-Phase Power and Parking

LAND

496-L62M40 Hixville Rd, Dartmouth, MA
1.5± Acres Industrial Land, I-195 Corridor

Commercial Real Estate Winners & Watch Areas for 2026

As we move into 2026, commercial real estate is no longer moving as one market. Performance is increasingly sector-specific, shaped by tenant behavior, capital availability, and long-term demand fundamentals.

Industrial remains one of the strongest sectors, fueled by e-commerce growth, supply chain optimization, and limited new inventory in key markets. Properties that are well-located and functional continue to attract strong tenant interest.

Retail is seeing a selective comeback, especially for service-oriented and necessity-based centers. Locations anchored by restaurants, fitness, medical, and grocery tenants are performing well, showing that success depends on tenant mix and daily-use relevance rather than sheer size.

Office demand is nuanced but steady, particularly in medical, professional, and smaller-footprint spaces that accommodate hybrid work. Buildings that are adaptable and well-positioned continue to attract tenants seeking flexibility and convenience.

Multifamily remains supported by long-term housing demand, while mixed-use projects in walkable areas continue to perform. Well-located and efficiently operated properties remain appealing to long-term investors looking for stability and potential value-add opportunities.

2026 is shaping up to be a decision-driven year. Understanding which sectors have momentum helps owners and investors make smarter choices. Staying informed on market trends and sector-specific opportunities will be key to achieving strong returns. Coastal Commercial Real Estate provides market-specific insight to help clients navigate the evolving landscape with confidence, ensuring that opportunities are maximized and risks are mitigated. Whether you're looking to acquire, lease, or reposition assets, a proactive strategy will set you up for success this year.

FOR SALE

FAIRHAVEN

Waterfront 40R Development Site — Dual Parcels with Existing Commercial Buildings & 100+ Parking Spaces

Listing Price: $1.595M

MARION

15,787 SF Industrial / Office Flex on 1.89 Acres with $150K Annual Income — Global R&D Tenant in a Premier Southcoast/Cape Hub

Listing Price: $2.1M

FAIRHAVEN

775 SF Landmark Restaurant — Building, Business & Equipment included Prime Location with Endless Possibilities

Listing Price: $595K

FALL RIVER

520 SF Turn-key FREE Salon Equipment Included (or removed) and Flexible Use

Listing Price: $169.9K

MATTAPOISETT

11,028 SF Fully Leased Mixed-Use Property with Restaurant, Retail & Office Space on High-Visibility Route 6

Listing Price: $1.75M

FOR LEASE

MARION

1,850 SF Historic Restaurant Space with Garden Patio & Deck

FAIRHAVEN

Flexible Office Spaces from 750 SF to 12,000 SF on the 2nd and 3rd floors, all priced at $22 / SF

NEW BEDFORD

700 SF & 2,300 SF 2nd Fl Units for Office or Medical $20 / SF

FALL RIVER

13,500 SF Gym / Fitness Space in High-Traffic Rt 6 Plaza

SOLD

INDUSTRIAL / FLEX

433 Broadway, Pawtucket $635K
361 W Fountain St, Providence $706K
930 County St, New Bedford $280K
248 Pine St, Pawtucket $750K
136 Silver Lake Ave, Providence $1.44M
40A Arnold St, Braintree $1.95M
300 Manley St, West Bridgewater $2.4M
204 Kinsley Ave, Providence $4.171M

RETAIL

270 Seabury St, Fall River $176K
230 Warren Ave, East Providence $360K
54 Bank St, Attleboro $430K
118 Silver Lake Ave, Providence $485K
767 Main Rd, Westport $525K
5 Hanover Ave, Pawtucket $650K
98 Nicks Rock Rd, Plymouth $750K
43 Samoset St, Plymouth $750K
110-114 County St, New Bedford $800K
770 Main St, West Barnstable $900K
398 Broadway, Pawtucket $950K
1173 Rodman St, Fall River $950K
37 Alden Rd, Fairhaven $1.033M
80 Frenchtown Rd, Kingstown $1.1M
995 N Montello St, Brockton $1.6M
743 Main St, Falmouth $1.9M

OFFICE

1170 Main St, West Barnstable $205K
56 Main St, North Easton $380K
345 Front St, Marion $570K
292 Waterman Ave, Smithfield $615K
225 Quincy Ave, Brockton $725K
26 Howland St, Plymouth $1.625M
536 Hawthorn St, Dartmouth $1.9M

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

FOR SALE

PROVIDENCE

Historic Italianate Landmark at Rt. 6 & Front St. with Six Office Units, Strong Visibility, Ample Parking, and Flexible GB Zoning — Perfect for Professional, Retail, or Mixed Office Use

Listing Price: $950K

NEW BEDFORD

1.56-Acre Corner Lot with Frontage on Church, Chaffee & Dutton St. Zoned RA with Three Approved Buildable Lots

Listing Price: $599.9K

NEW BEDFORD

2.1-Acre Site at the Intersection of Acushnet Ave & Nye's Lane with Excellent Visibility and Strong Development Potential

Listing Price: $1.65M

NEW BEDFORD

Turnkey Restaurant + Real Estate, Liquor License, Apartments Above, Adjacent Parking Lot Included

Listing Price: $1.6M

FAIRHAVEN

2,172 SF Commercial Building on 19,392 SF Lot, Clean 21E, High Visibility, Flexible Commercial or Residential Use

Listing Price: $549.5K

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US.POSTAGE
PAID
NEW BEDFORD, MA
PERMIT NO. 118
ZIP CODE 02740

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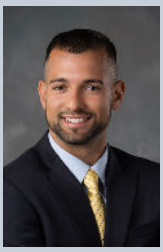

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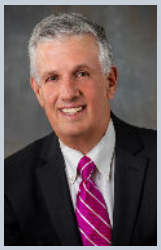

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FOR SALE

NEW BEDFORD

1,700 SF Free-Standing Commercial Investment Property with Tenant in Place

$390K

FALL RIVER

1,760 SF Storefront on East Main St. 6 Off-Street Parking Spots

$329K

DARTMOUTH

2,160 SF Versatile Two-Suite Office Opportunity in Dartmouth Corridor — Owner-User or Investment Ready

$379K

NEW BEDFORD

3,636 SF Prime Mixed-Use Property. Exam Rooms, Office Space & Parking. High visibility & Flexible Zoning

$500K

NEW BEDFORD

Fully Fenced Vacant Lot – Prime Mixed-Use Site with Parking for 20 Vehicles

$119.9K

MARION

1,995 SF Versatile Retail / Flex Space with Multiple Access Points — Seconds from I-195 in a Thriving Waterfront Community

$875K