COASTAL COMMERCIAL Real Estate

May 2026

News and More

FOR LEASE

OFFICE SPACE

365 Faunce Corner Rd, Dartmouth MA
Flexible Layout for Medical or Office Near I-195

101 Sullivan Dr, Unit 1, Fall River, MA
3,405 SF Suite Suited for Medspa, CPA, or Medical

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

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

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
13,445± High-Visibility Space with Strong Co-Tenancy

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 Restaurant, or Cafe

5–7 Main Rd, Tiverton, RI
2,000 SF High Exposure on Main Road

INDUSTRIAL/FLEX

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

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

232-236 Huttleston Ave - Unit 1 Fairhaven, MA
1,750 SF Industrial Contractor Bay with Office

LAND

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

508 Faunce Corner Rd, Dartmouth, MA
6.48 Acres Vacant Land, Office and Industrial Zoning, High-Visibility

Timing Is the New Strategy in Commercial Real Estate

As we move through spring, one trend is standing out across the South Coast and beyond: deals aren't stalling, they're pacing differently. Buyers, tenants, and investors are still active, but the timeline from interest to execution has become more deliberate. For those in the market, understanding timing is becoming just as important as pricing.

In the industrial sector, demand remains steady, especially for flex and warehouse space tied to regional distribution and service businesses. What's changed is how decisions are made. Users are taking additional time to evaluate layout efficiency, access, and long-term functionality. Well-positioned properties are still moving, but only after thoughtful review and often with more negotiation around terms.

Retail continues to show resilience, particularly in neighborhood centers and high-visibility corridors. Local businesses are expanding, but many are doing so cautiously. Instead of rushing into long-term commitments, tenants are focusing on locations that offer both immediate foot traffic and flexibility for future growth. This has created opportunities for landlords who can structure creative lease terms that meet tenants where they are.

Office space is seeing a similar pattern. While overall demand varies, there is consistent interest in well-maintained, smaller-scale professional spaces. Businesses are prioritizing quality over quantity, seeking environments that support productivity and client experience. Decisions may take longer, but when the right space aligns with operational needs, deals are still getting done.

The takeaway is clear: this is not a market defined by hesitation, but by intention. Success today comes from understanding how timing influences every stage of a transaction, from initial interest to final agreement. For property owners and investors, aligning strategy with this more measured pace can make all the difference.

SOLD

INDUSTRIAL / FLEX

70 1st St, Bridgewater $3.35M
77 Broadcommon Rd, Bristol $1.65M
790 W Chestnut St, Brockton $2.9M
96 W Grove St, Middleboro $1.2M
467 Wareham St, Middleborough $2.5M
13 Logan St, New Bedford $575K
215 Niantic Ave, Providence $1.6M
597 Winthrop St, Taunton $2.4M
41 Ford Ln, Warwick $1.3M

RETAIL

633 Warren Ave, Brockton, MA $1.5M
985 Belmont St, Brockton, MA $3.5M
74 Alton St, Cranston, RI $625K
452 S Main St, Fall River, MA $475K
32 Scranton Ave, Falmouth, MA $3.5M
51 County Rd, Mattapoisett, MA $1.85M
232 W Main Rd, Middletown, RI $1.45M
141 Union St, New Bedford, MA $1.31M
6 W Marlborough St, Newport, RI $2.0M
95 Long Wharf, Newport, RI $2.7M
135 Japonica St, Pawtucket, RI $465K
2-8 Pilgrim Hill Rd, Plymouth, MA $8.6M
510 Wilbur Ave, Swansea, MA $768K
866 State Rd, Westport, MA $800K
2147 Acushnet Ave, New Bedford, MA $650K
1668 Acushnet Ave, New Bedford, MA $700K

OFFICE

555 Metacom Ave, Bristol, RI $800K
670 Pleasant St, Brockton, MA $500K
203 Main St, Buzzards Bay, MA $500K
1085 Park Ave, Cranston, RI $297K
150 Purchase St, Fall River, MA $625K
75 Main St, Lakeville, MA $660K
126 N Main St, Mansfield, MA $855K
140 Wareham Rd, Marion, MA $1.38M
1196 Smith St, Providence, RI $290K
235-237 N Main St, Providence, RI $640K
9 Duncan Ave, Providence, RI $950K
396 Winthrop St, Taunton, MA $280K
59 W Shore Rd, Warwick, RI $1.08M
155 Jefferson Blvd, Warwick, RI $3.2M

FOR SALE

NEW BEDFORD

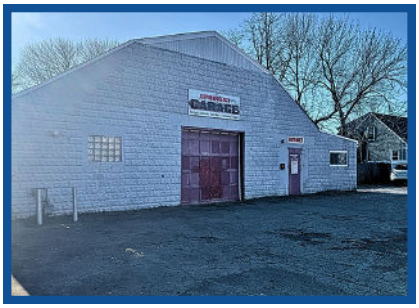
Historic Downtown Landmark Office Building in New Bedford Whaling National Historical Park, 7,400 SF, 4 Floors with Offices & Conference Space, Near Waterfront & Major Routes

Listing Price: $1.1M

PROVIDENCE

High-Visibility Automotive Property on Corner Lot with 2,000 SF Building, Vehicle Lifts, Parking for Approx. 75 Vehicles, Near Route 10, I-95, Route 6, and Route 3A

Listing Price: $1.25M



FAIRHAVEN

2,172 SF Commercial Building on 19,392 SF Lot, Clean 21E (2025), High Visibility, Flexible Commercial or Residential Use

Listing Price: $549.5K

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

FAIRHAVEN

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

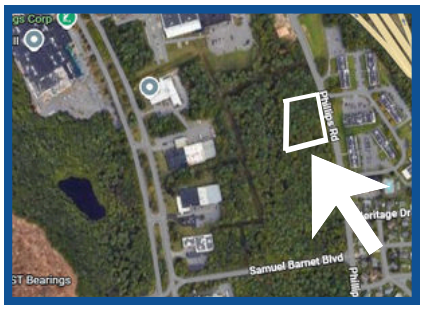
Listing Price: $1.595M

FOR SALE

DARTHMOUTH

1,650 SF Two-Unit Office Building, Corner Lot, Income in Place, High-Visibility Bliss Corner Location

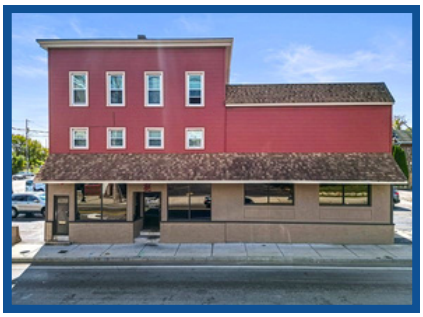
Listing Price: $549.5K



NEW BEDFORD

3.5-Acre Industrial Commercial Parcel at New Bedford Business Park Entrance

Listing Price: $629K



NEW BEDFORD

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

Listing Price: $1.65M

NEWTON

2,000± SF Two-Level Retail/Service Opportunity in Prime Newton Centre

Listing Price: $825K

MARION

Professionally Maintained Office Condo, 2,925 SF with Private Offices, Shared Workspace & 35 Parking Spaces, Access to Route 6 & I-195

Listing Price: $468K

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

COASTAL COMMERCIAL Real Estate

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May 2026
Commercial Real Estate
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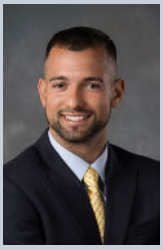
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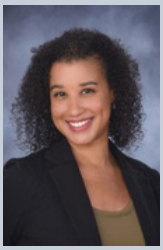
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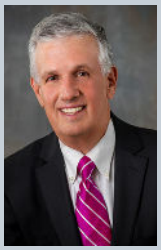
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FOR SALE

NEW BEDFORD

7,682 SF Fully Fenced Vacant Lot
Prime Mixed-Use Site

$109.9K

FALL RIVER

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

$329K

MARION

1,995 SF Retail Property on Route 6 with
High Visibility & 25 Parking Spaces

$750K

NEW BEDFORD

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

$599.9K

NEW BEDFORD

10,000 SF Prime-Location Collision Facility on
.75 Acres, Well-Known Business & Equipment
Included, Growth-Oriented Location

$2M

DARTMOUTH

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

$379K