

FOR LEASE

OFFICE SPACE

101 Front St, Fall River
5,640 SF Open-Concept Office Space

132 S Main St, Unit 5, Acushnet
500 SF fully equipped aesthetician suite

200 Mill Rd, Fairhaven
Office suites from 750–12,460 SF

365 Faunce Corner Rd, Dartmouth
2,600 SF medical and professional office suite

895-A & 897-B Pleasant St, New Bedford
Up to 3,000 SF downtown office space

RETAIL SPACE

950 Kings Hwy, New Bedford
• Unit 18 – 8,100 SF
• Unit 20 – 13,500 SF

1024 Kings Hwy, New Bedford
Unit 4 – 3,000 SF – Retail or Office

1275 Fall River Ave, Seekonk
13,500 SF Gym & Fitness Space with Ample Parking.

132 S Main St, Acushnet
500 SF fully equipped aesthetician suite

154 Faunce Corner Mall Rd, Dartmouth
1,280 SF Retail space in highly sought after business corridor

INDUSTRIAL/FLEX

100 Duchaine Blvd, New Bedford
Warehouse – 10,000 SF
Land available for storage and build-to-suit

11R David St, New Bedford
20,000 SF industrial warehouse with heavy power

229-241 Coffin Ave #CB3, New Bedford
2,939 SF warehouse and flex space

LAND

508 Faunce Corner Rd, Dartmouth
Prime commercial land in Dartmouth

469 Hixville Rd, Dartmouth
Industrial-zoned land with development potential

How Mixed-Use Developments Are Reshaping Commercial Real Estate

The way people live, work, and shop continues to evolve, and commercial real estate is evolving with it. Across the country, mixed-use commercial developments are becoming one of the fastest-growing trends today, combining retail, office, residential, dining, and entertainment into a single destination.



Rather than serving just one purpose, these properties are designed to create vibrant communities where people can live, work, and spend their time without traveling far. For developers and investors, mixed-use projects offer the advantage of diversified income streams. Retail spaces benefit from built-in foot traffic generated by nearby residents and office workers, while businesses enjoy greater visibility and convenience. This balanced approach can also help properties remain resilient as market conditions change. Communities are embracing these developments as well.

Walkable neighborhoods, shared public spaces, and convenient access to restaurants, services, and entertainment continue to attract both businesses and consumers. As cities and towns focus on smart growth and revitalization, mixed-use properties are becoming a key part of long-term planning.

The impact reaches beyond the individual development. These projects often encourage surrounding investment, increase property values, and create new opportunities for local businesses. As more companies prioritize locations that offer accessibility and quality of life, demand for thoughtfully designed mixed-use spaces is expected to continue growing.

Commercial real estate has always adapted to changing consumer behavior, and mixed-use development is one of the clearest examples of that evolution. For investors, business owners, and developers, understanding this trend can provide valuable insight into where future opportunities may emerge and how communities will continue to grow.

SOLD

INDUSTRIAL / FLEX

226 Hillman St, New Bedford, MA \$175K
386 Washington St, Attleboro, MA \$300K
777 Quequechan St, Fall River, MA \$320K
378 Washington St, Attleboro, MA \$525K
413 Wareham Rd, Marion, MA \$650K
337 Columbia St, Fall River, MA \$719.9K
98 Middle St, Fairhaven, MA \$750K
257 Anawan St, Rehoboth, MA \$825K

RETAIL

717 Fall River Ave, Seekonk, MA \$98K
105 Purchase St, New Bedford, MA \$185K
1998 Acushnet Ave, New Bedford, MA \$300K
92 Faunce Corner Rd, Dartmouth, MA \$350K
858 Kempton St, New Bedford, MA \$485K
544 Douglas Ave, Providence, RI \$620K
9 Park St, Attleboro, MA \$665K
145 Cove St, New Bedford, MA \$720K
48 Commons, Little Compton, RI \$850K
98 & 99 Middle St, Fairhaven, MA \$1.25M
267 Huttleston Ave, Fairhaven, MA \$2.1M

OFFICE

1226 S Main St, Fall River, MA \$140K
68 Tupper Rd Unit 8, Sandwich, MA \$250K
54 Winthrop St, Taunton, MA \$270K
555 Pleasant St Unit 106, Attleboro, MA \$359K
166 Bank St, Attleboro, MA \$549.9K
109 Dean St, Taunton, MA \$650K
15 School St, Taunton, MA \$650K
36 N Main St, Carver, MA \$750K
593 Airport Rd, Fall River, MA \$900K
30-32 William St, New Bedford, MA \$950K
139 S Main St, Fall River, MA \$1.1M
580 Washington St, Easton, MA \$1.8M
107 North Main, Carver, MA \$2.5M
4586 Acushnet Ave, New Bedford, MA \$4.2M

FOR SALE

MARION



Prime 1.02-acre (44,440 sq. ft.) commercial development parcel along Marion's growing Route 6 corridor, featuring public water and sewer, excellent visibility, and ideal for retail, medical, professional office, restaurant or hospitality use.

Listing Price: \$325,000

FAIRHAVEN



Landmark seaside commercial property in Fairhaven featuring a 775 SF building, established business name, equipment and turnkey potential in a highly visible coastal location.

Listing Price: \$595,000

DARTMOUTH



Turnkey commercial investment opportunity in Bliss Corner, 1,650 SF two-unit property with established rental income, flexible owner-occupant potential and prime corner-lot visibility in a thriving business district

Listing Price: \$549,500

NEW BEDFORD



Versatile mixed-use property on Rockdale Avenue featuring a 2,934 SF building with commercial space, a 3-bedroom residential unit and ample on-site parking in a highly visible location

Listing Price: \$549,900

MARION



Marion commercial condominium featuring 2,925 SF of professional office space, 35 parking spaces, flexible office layout, and an ideal setting for a variety of businesses.

Listing Price: \$468,000

FOR SALE

FAIRHAVEN



99 Spring St, Fairhaven commercial property on a 19,392 SF lot featuring a 2,172 SF building with office space, ample parking, strong visibility, flexible commercial or residential use potential.

Listing Price: \$549,500

NEW BEDFORD



High-visibility commercial property on a 3,502 SF corner lot featuring a 1,600 SF building with strong frontage, flexible business potential, easy accessibility

Listing Price: \$375,000

FALL RIVER



Commercial property on a 3,611 SF lot featuring a 1,760 SF building with off-street parking, renovated interior, full basement storage, flexible retail or office space

Listing Price: \$329,000

NEW BEDFORD



Long-established auto body business on a 34,212 SF property featuring two commercial buildings, five drive-in bays, office space, ample parking, high Route 6 visibility & turnkey operations

Listing price: \$2,000,000

PROVIDENCE

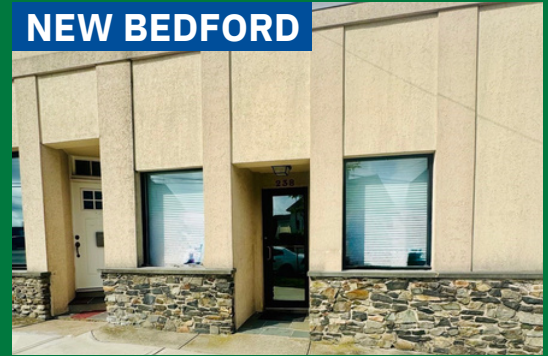


High-visibility automotive commercial property on a 7,640 SF corner lot featuring a 2,000 SF freestanding building, office space, vehicle lifts, ample parking & excellent highway access

Listing price: \$1,250,000

FOR LEASE

NEW BEDFORD



750 SF renovated professional office space in a high-visibility location
Lease Rate: \$1,100/month

DARTMOUTH



High-visibility 1,280 SF retail space on Faunce Corner Mall Road
Lease Rate: \$19.00/SF NNN

NEW BEDFORD



Historic downtown office space with up to 3,000 SF available
Lease Rate: \$20.00/SF NNN

FAIRHAVEN



Professional office suites from 750 SF to 12,000+ SF in Fairhaven
Lease Rate: \$22.00/SF



700 Pleasant Street, Suite 535 New Bedford, MA 02740

AUGUST 2026
Commercial Real Estate
News and More



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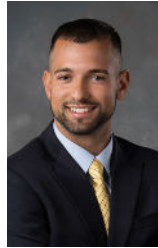
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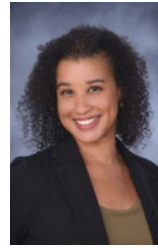
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FEATURED LISTINGS

NEW BEDFORD



High-visibility North End New commercial building with flexible retail and office space
Listing Price: \$475,000

WESTPORT



Prime 2.3-acre Route 6 commercial property with redevelopment potential
Listing Price: \$599,000

NEW BEDFORD



Fully leased office investment with six professional suites & strong cash flow
Listing Price: \$1,350,000

NEW BEDFORD



Versatile 10,224 SF office space, expandable housing, health services, etc.
Listing Price: \$1,500,000

NEW BEDFORD



Fully approved 3.16-acre TOD development site adjacent to the MBTA station
Listing Price: \$5,000,000

NEW BEDFORD



Three commercial properties with ample parking, handicap accessibility & future potential
List Price: \$2,550,000