

RETAIL OPPORTUNITY

6 Mozzone Boulevard & Route 140, Taunton, Massachusetts



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » Join Starbucks (Permitted Drive-Thru)
- » 2,932 SF Endcap Available (Sub-dividable)
- » Large Pylon Signage on Route 140 Available
- » Large Parking Field
- » Multiple Uses Allowed
- » Convenient Ingress and Egress
- » Neighboring Retailers Include: Target, Home Depot, Kohl's, TJ Maxx, Ulta, etc.

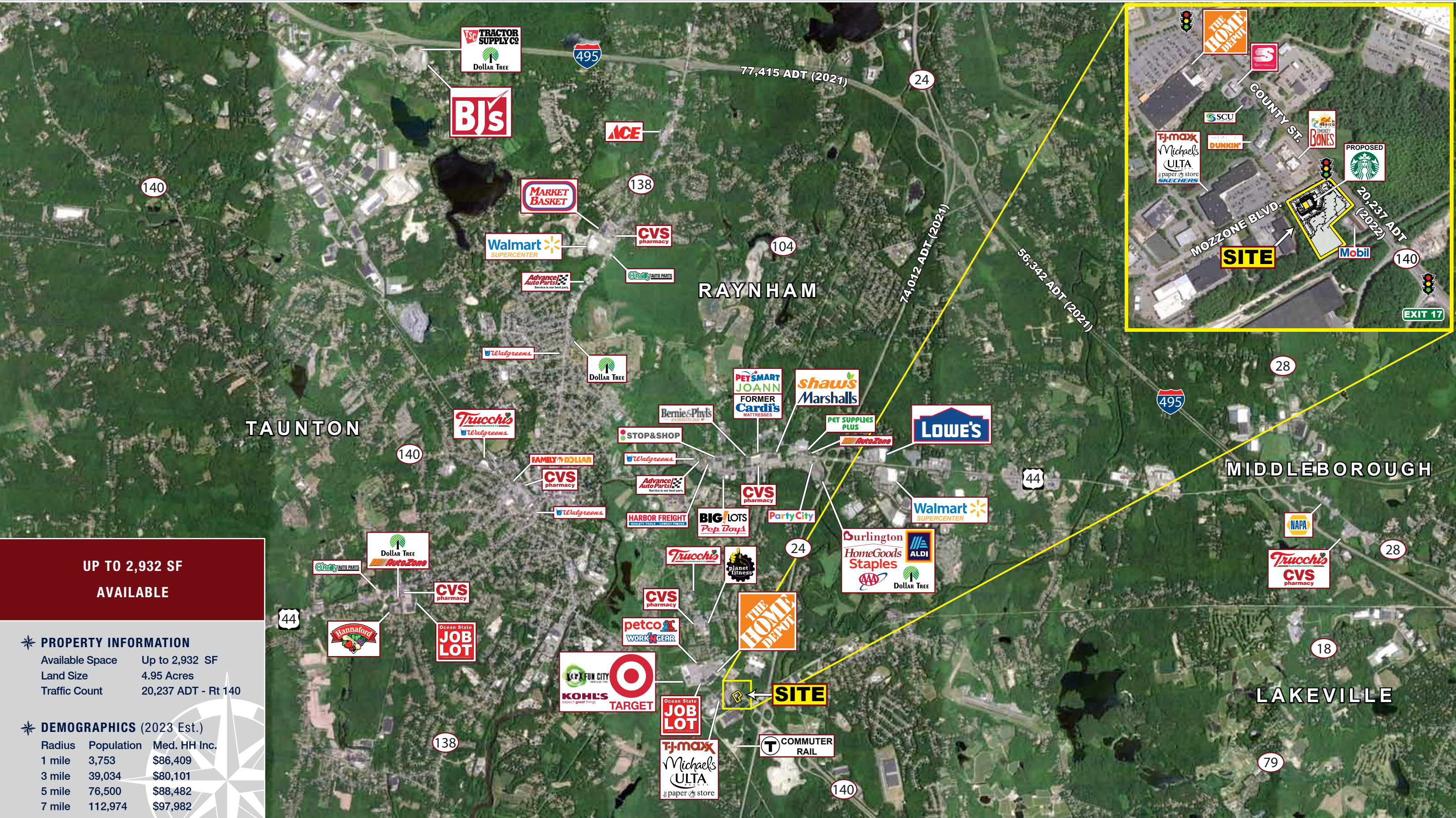


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EASTERN
RETAIL PROPERTIES



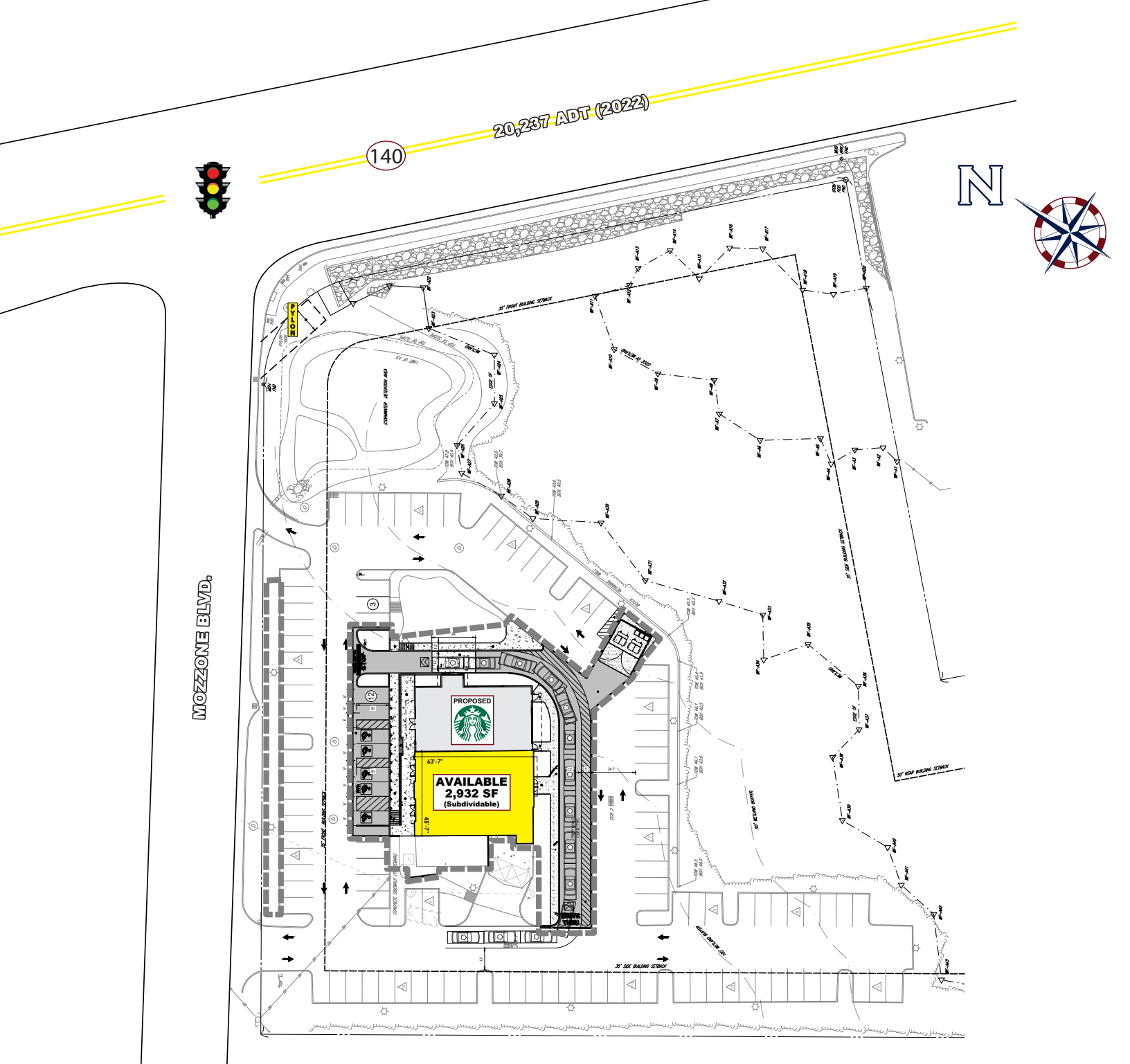
**UP TO 2,932 SF
AVAILABLE**

PROPERTY INFORMATION

| | |
|-----------------|---------------------|
| Available Space | Up to 2,932 SF |
| Land Size | 4.95 Acres |
| Traffic Count | 20,237 ADT - Rt 140 |

DEMOGRAPHICS (2023 Est.)

| Radius | Population | Med. HH Inc. |
|--------|------------|--------------|
| 1 mile | 3,753 | \$86,409 |
| 3 mile | 39,034 | \$80,101 |
| 5 mile | 76,500 | \$88,482 |
| 7 mile | 112,974 | \$97,982 |



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FOR MORE INFORMATION CONTACT:

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