

# 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.



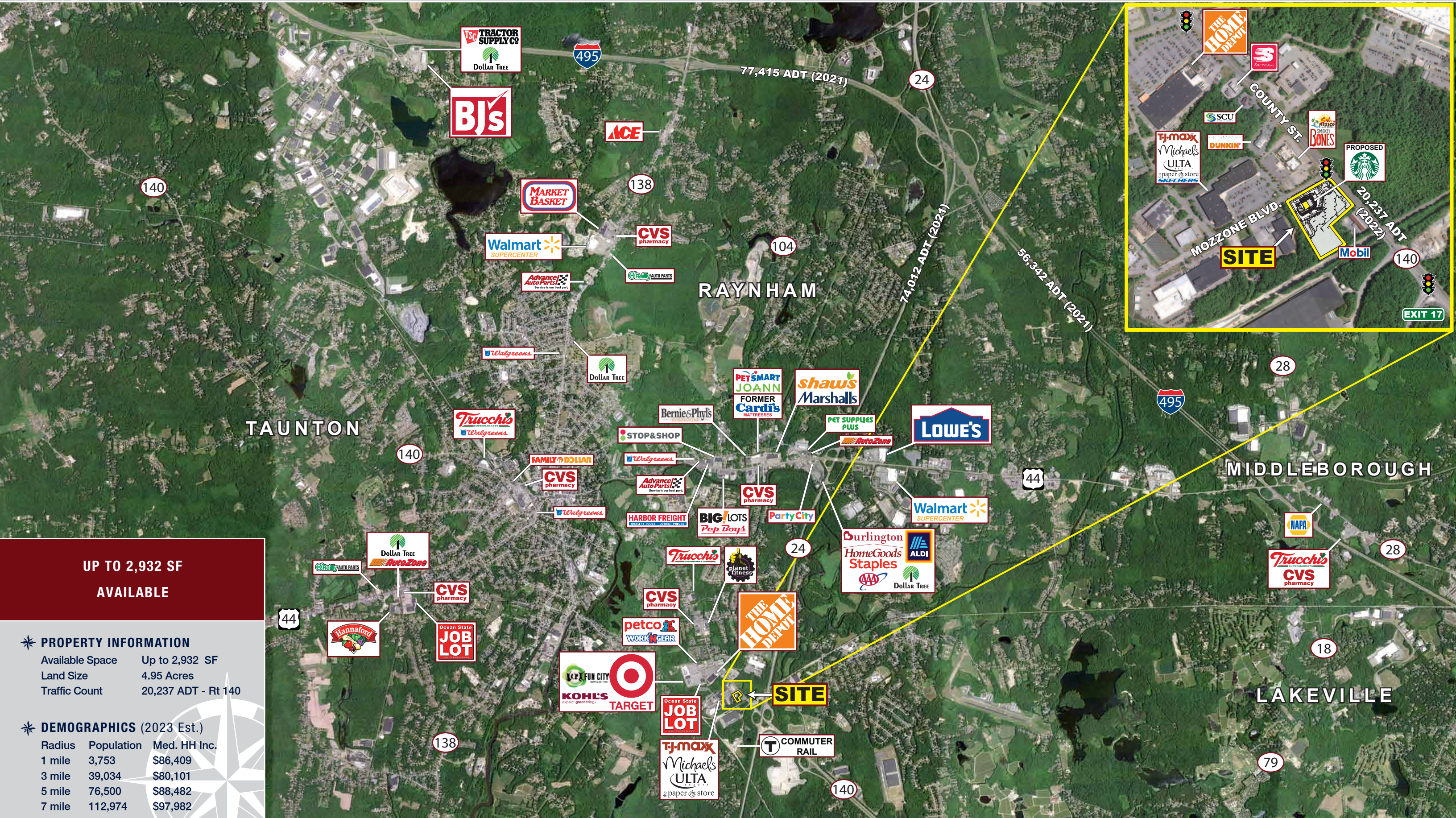


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**EASTERN**  
RETAIL PROPERTIES



**UP TO 2,932 SF  
AVAILABLE**

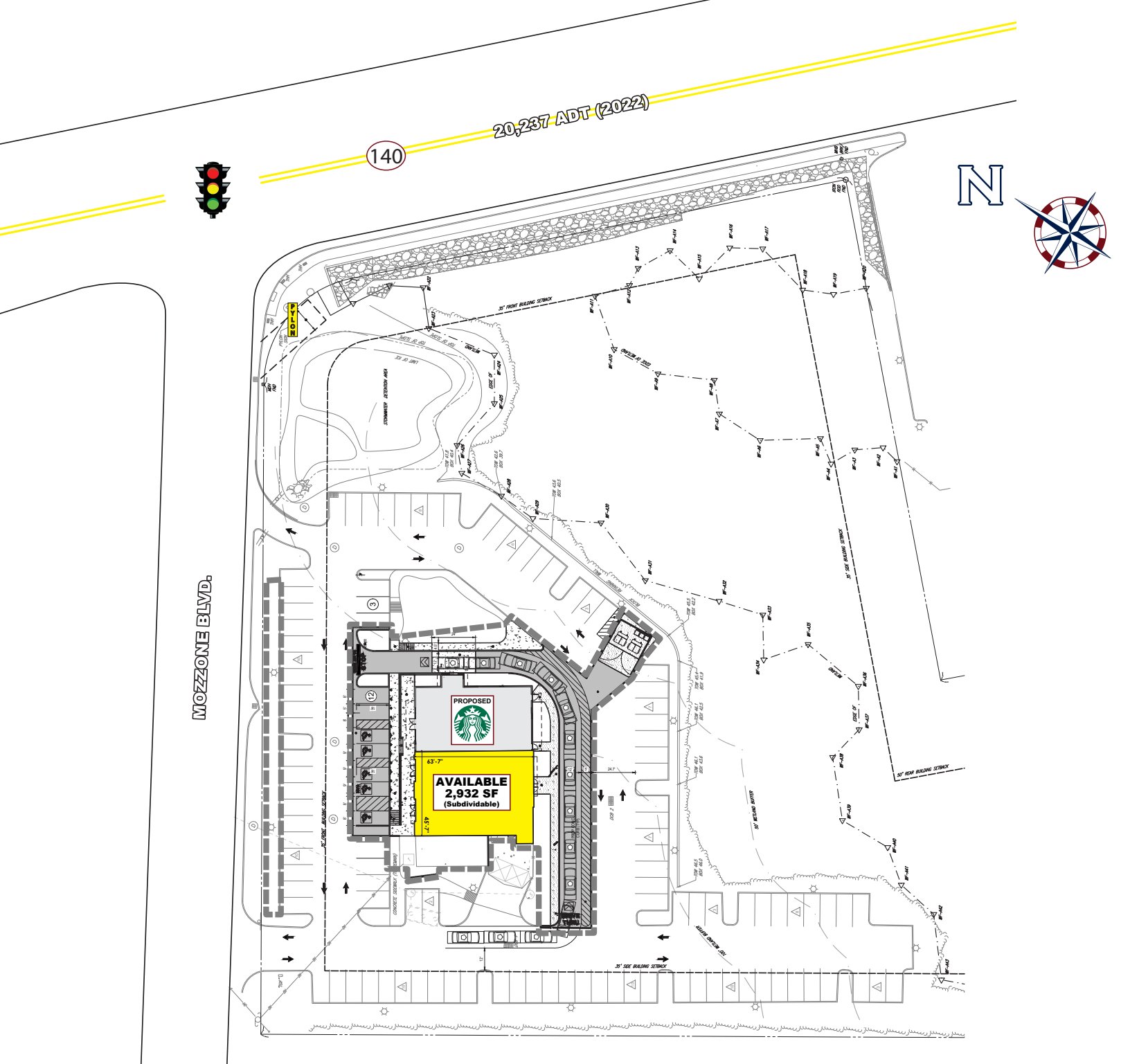
## PROPERTY INFORMATION

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





**Retail Opportunity - 6 Mozzone Boulevard & Route 140, Taunton, Massachusetts**



FOR MORE INFORMATION CONTACT:

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