

GAS STATION OPPORTUNITY

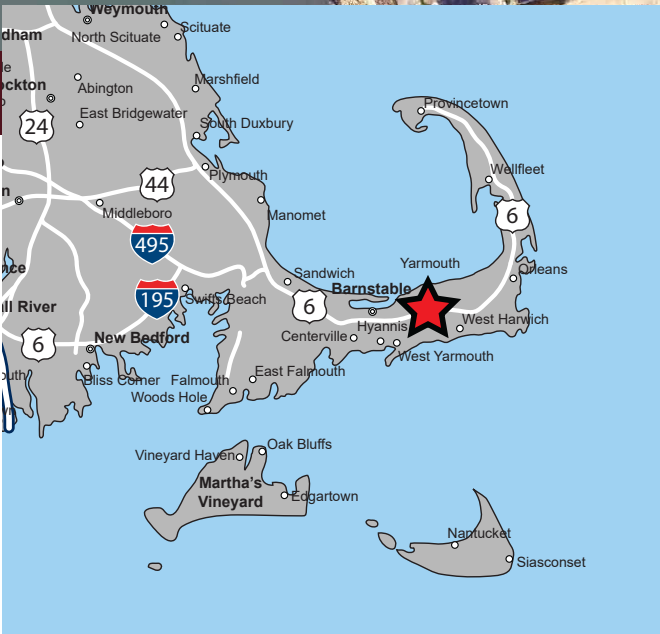
43 W. Rodney French Boulevard, New Bedford, Massachusetts



AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- » 3,000 SF Former Gas Station/Convenience Store Available
- » 4 Existing Pumps
- » Location at Signalized Intersection
- » Excellent Visibility & Access
- » Large Pylon Available
- » Multiple Uses Allowed Including Gas, Retail, Bank, Salon/Spa, Professional Office, etc.



GAS STATION OPPORTUNITY

43 W. Rodney French Boulevard, New Bedford, Massachusetts



✦

PROPERTY INFORMATION

Available Space

3,000 SF

Land Size

0.42 Acres

Zoning

MUB/ Mixed Use Business District

Gas Pumps

4

✦

DEMOGRAPHICS (2026 Est.)

Radius

Population

Med. HH Inc.

1 mile

22,795

\$54,327

2 mile

50,659

\$63,033

3 mile

83,280

\$69,135

5 mile

134,733

\$73,533



Gas Station Opportunity - 43 W. Rodney French Boulevard, New Bedford, MA



EASTERN
RETAIL PROPERTIES

FOR MORE INFORMATION CONTACT:

Andrew Bonica

781.849.9011

abonica@easternretail.com

Tommy Landry

781.849.9015

tlandry@easternretail.com

P 781.849.9010 + F 781.849.9050 + www.easternretail.com + 25 Braintree Hill Office Park, Suite 404 + Braintree, MA 02184

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.