

174 UNION STREET
NEW BEDFORD, MA 02740

TRITOWNRETAIL.COM

**OFFICE
FOR SALE / LEASE**



***CONTACT US
FOR ADDITIONAL INFO***

ERIC SZCZEPKOWSKI
617.454.4460
ERIC@TRITOWNRETAIL.COM



174 UNION STREET
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BUILDING SIZE: 52,010 SF
PARCEL SIZE: 38,794 SF

EXECUTIVE SUMMARY

MAIN STREET FACING: UNION ST
HIGHWAY: ROUTE 18



ADDITIONAL INFORMATION

ADDITIONAL LOTS AVAILABLE



DEMOGRAPHICS

**1
MILE**



24,263



\$45,668

**3
MILE**



100,967



\$51,029

**5
MILE**



131,098



\$56,164

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BUILDING SIZE

52,010 SF

PARCEL SIZE

38,794 SF



SUBJECT PROPERTY

ADDITIONAL LOTS



ADDITIONAL LOTS AVAILABLE



MASSACHUSETTS

PROVIDENCE

BRISTOL

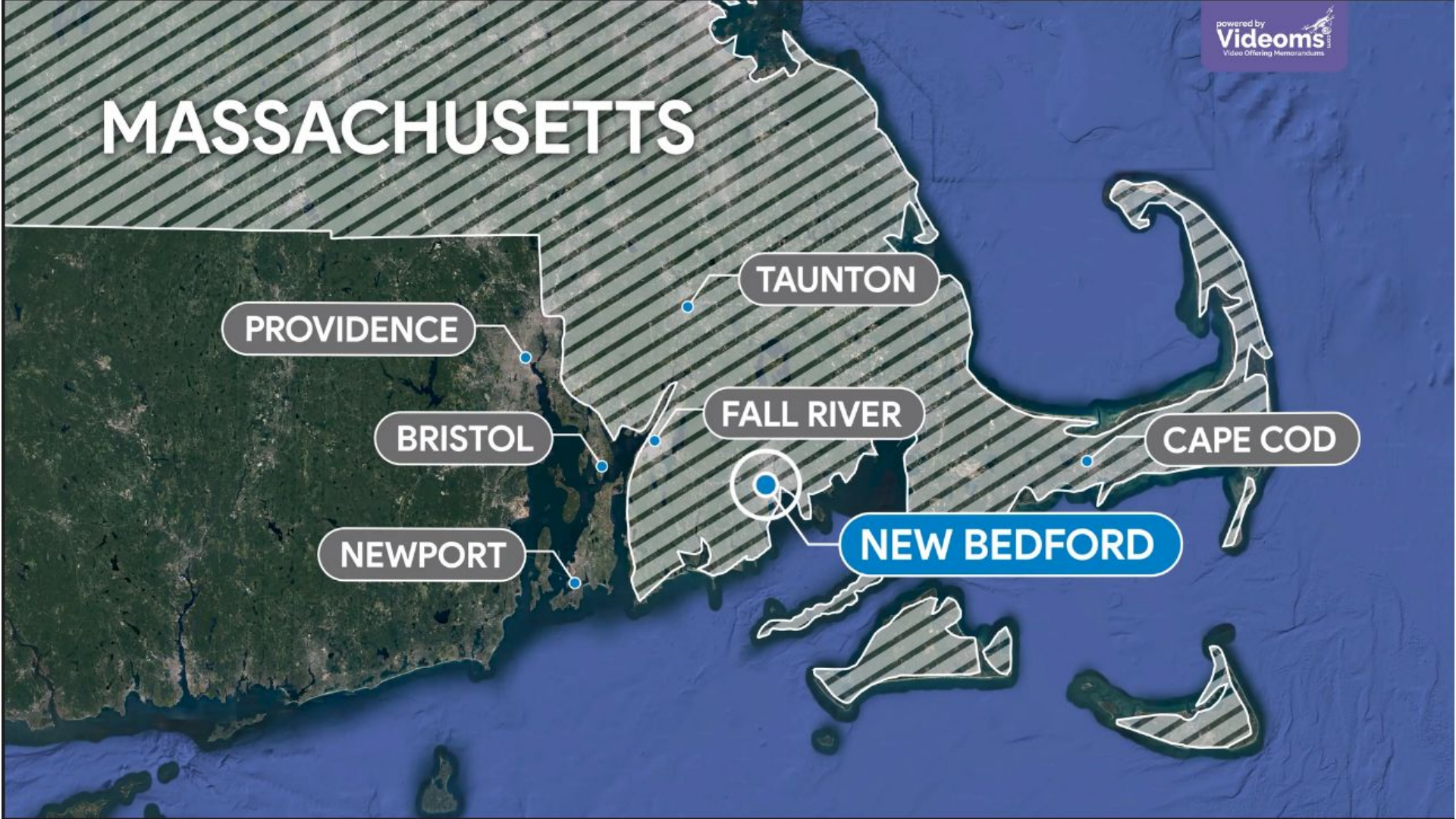
NEWPORT

TAUNTON

FALL RIVER

NEW BEDFORD

CAPE COD





SUBJECT PROPERTY

Perrotti Park

18



NEW BEDFORD
WHALING
MUSEUM



PORT OF
NEW BEDFORD



SUBJECT PROPERTY

UNION ST

BRISTOL COMMUNITY COLLEGE



ZEITERION THEATRE



Demello International Center

BUSINESS AND EDUCATION FOR THE NEXT GENERATION



SUBJECT PROPERTY

ZEITERION THEATRE

ADDITIONAL LOTS

**NEW BEDFORD
WHALING
MUSEUM**

the Y

UNION ST

DIC
Demello International Center
100 GREEN STREET, 3RD FLOOR
NEW BEDFORD, MA 01910
BUSINESS AND EDUCATION FOR THE NEXT GENERATION

18

SUBJECT PROPERTY

1 MILE

POPULATION	24,263
AVERAGE HHI	\$45,668

3 MILE

POPULATION	100,967
AVERAGE HHI	\$51,029

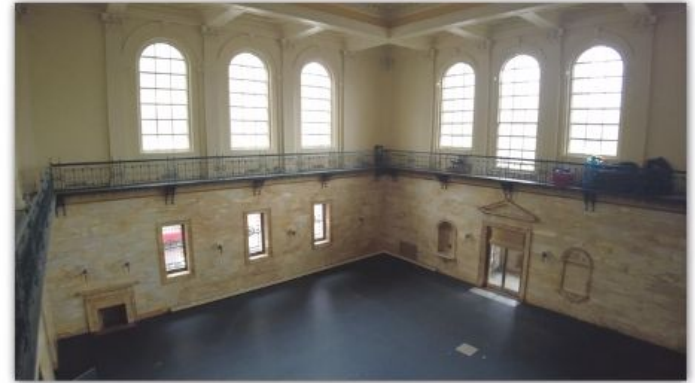
5 MILE

POPULATION	131,098
AVERAGE HHI	\$56,164

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BANK PHOTOS



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SECOND FLOOR



TOP FLOOR



THIRD FLOOR



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