SOUTHCOAST
MARKETPLACE

REGIONAL RETAIL & RESTAURANT OPPORTUNITY

Route 24 (Fall River Expressway), Exit 1 and Route 81 (William S. Canning Boulevard) Fall River, Massachusetts

SouthCoast Marketplace is conveniently located at the intersection of Route 24 and William S. Canning Blvd. (Route 81). This prime site has excellent visibility from the highway and is the only modern, dynamic retail center in the entire South Coast region between Providence and Cape Cod.

SouthCoast Marketplace is anchored by Market Basket, T.J.Maxx and Picture Show's 11-screen luxury movie theater. These popular anchors have a regional draw and, along with the Project's inviting public spaces and architectural details, create a vibrant environment for shoppers and retailers alike.

Due to this strategic regional location, SouthCoast Marketplace serves not only the dense Fall River population of almost 90,000, but also serves as the key retail, restaurant and entertainment destination for the surrounding Massachusetts and Rhode Island communities of Tiverton, Swansea, Westport, Somerset, Seekonk, Portsmouth, Middleton and Newport which make up a regional trade area of more than 250,000 people.

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Ronald H. Golub
The Stonewood Companies
ron.golub@stonewoodre.com
(617) 876-9505 x123

Laura Cohen
CEA Group, Inc.
laura.cohen@ceagroupinc.com
(617) 576-6500 x121

SOUTHCOAST MARKETPLACE SITE PLAN

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TRADE AREA

CO-TENANTS

- Market Basket — "More for your dollar"
- Crunch Fitness
- PetSmart
- T.J.maxx
- tropical SMOOTHIE CAFE
- Starbucks
- ULTA BEAUTY
- Bay State Physical Therapy
- Chick-fil-A
- five BELOW
- Southcoast Health Urgent Care
- Staples
- 110 Grill
- AspenDental
- Kappy's Fine Wine & Spirits
- metroPCS
- Jersey Mike's Subs
- QDOBA Mexican Eats
- Five Guys
- Venus Nail & Spa
- Supercuts
- Old Navy
- Mattress Firm
- Picture Show
- verizon
- Jackson Hewitt Tax Services
- Snipes

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KEY FACTS

CONVENIENTLY LOCATED

Route 24, Exit 1 and Route 81 (William S. Canning Boulevard)
450-850 William S. Canning Boulevard, Fall River, MA

AVAILABLE SPACE

RETAIL & RESTAURANT / 1,600 - 7,000 SF

TRAFFIC COUNTS

Route 24: 67,152 VPD
William S. Canning Boulevard: 24,037 VPD (MassDOT 2016)

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
2016 Population	81,750	123,456	230,895
Avg. HH Income	$48,894	$57,527	$80,017

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LOCATION MAP

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