

FOR LEASE

**139 Front Street
Falls River, MA**

AVAILABLE:

2,100 SF (Pad Site) & 30,000 SF

Strategically located just off Exit 13 of I-95, this site offers exceptional visibility and accessibility. I-95 boasts average daily traffic counts of 74,943 vehicles, making it an ideal location for a hotel and other complementary uses. Additionally, Plymouth Avenue sees over 17,615 cars per day, further enhancing exposure and access.

Strong Demographics: 133,871 people with an average household income of \$88,962 reside within 5 miles; within 10 miles, the population grows to 248,196 with an average household income of \$96,346.

The site is surrounded by major retailers, including Walmart, Stop & Shop, Jarek's Market, Farm Market, and Price Rite — all within 1 mile.

Several gas stations are also nearby, such as Shell, Mobil, HB Gas, AL Prime, Citgo, and Supreme Gas.

Convenient Surrounding Amenities: Nearby restaurants include Taco Bell and Honey Dew Donuts located on-site, with additional options such as Subway, Burger King, McDonald's, Dunkin', Ninety Nine Restaurant, Boston Market, Applebee's, KFC, Wendy's, and more — all within a 1-mile radius.

Demographics

	1 Mile	3 Miles	5 Miles
Population:	37,135	97,963	133,871
Avg HH Income:	\$63,885	\$79,672	\$88,962
Daytime Pop	41,285	93,636	122,373

Total GLA

27,498 SF

Traffic Counts

1-195	74,943 Cars Per Day
Plymouth Ave.	17,615 Cars Per Day







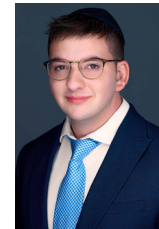
139 Front Street.
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



MARIO BRUNELLI

mbrunelli@rjbrunelli.com
786-570-9723



NISSI WASSERMAN

nwasserman@rjbrunelli.com
732-503-0717



R.J. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857
732-721-5800 www.rjbrunelli.com