



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE

Retail/Restaurant Pad Site

Stand Alone Building With Drive-Thru – 2,600± SF
657 Quarry Street, Tower Mill, Fall River, MA



- Located in Well-Established Tower Mill – New Pad Site
 - Significant Signage on Interstate Route 195
 - 400+ On-Site Parking
 - Drive-Thru Capacity
- Close proximity to Two Hospitals and Residential Units

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230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0173 | Fax: (508) 548-2995

Paul Hartel-Cell: 508-274-9138 Email: Paul@HartelRealty.com

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Executive Summary of Property

Property Address: 657 Quarry Street
Fall River, MA

Property ID: K-27-0001

**FY 2013 Total
Assessment:** \$2,618,400

Year Built: 1900

Land Area: 8.04± Acres

**Tower Mill -
Gross Building Size:** 188,594± SF

Proposed Site Pad Size: 2,600± SF

Town/Well Water: Municipal

Town/Private Septic: Municipal

Zoning: Industrial

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Prospective Pad Site – **Detailed Summary**

Total Units:	One
Unit Sizes:	2,600± SF
Floors:	One
Baths:	On-Site Private
Heat/AC:	FHA/Gas & Oil/AC
Site Pad:	Approved for Retail/Restaurant
Amenities:	Located just off Interstate Route I-195 Traffic Count 80,000/Cars (I-195/2007) Drive-Thru Capacity Site Expansion Possibilities

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Fall River Overview:

The city of Fall River is located 46± miles south of Boston in Bristol County and is bordered by the city of Providence, RI to the north, Warwick, RI to the west, Atlantic Ocean to the south and New Bedford to the east. Our property is located off Interstate I-195 (Exit 8A) with major highway Route 24 (Exit 8B) 1.26± miles south linking Fall River to Boston. There are two, two-lane, state route designated roads that cross the city: Routes 81 and 138, which are east-west roads, and Interstate I-195 to points north and south. It is important to note Interstate I-195 links Fall River to Providence, RI, New York (via I-95), Cape Cod and Boston via State Routes 24, 128 & 495.

Fall River was known as the textile capital of the world with its massive granite mills along the Quequechan and Taunton Rivers, many of which still stand and are occupied with old and new businesses. This is possible with the support of the city to transform the old mills to enhance economy and keep the charm and character of Fall River, making way for new jobs and residences.

Tower Mill Description:

Tower Mill was an old textile mill transformed into a sprawling retail/office/industrial masterpiece. Total square footage to date is 188,594± SF according to the City of Fall River Assessing Division. This mill is now 80% occupied, with the mill having 175,984± SF on five floors with high speed passenger elevator, a stand alone building constructed in 2011 consisting of 12,610± of which 10,000± SF and occupied since 2011 by The Dollar Tree and another new proposed pad site of 2,600± SF with drive thru and approval for a retail/restaurant site. The mill housed the former location of Burlington Coat Factory and presently has various diverse complementary tenants include Remodelers Warehouse, Party Dress Express, a nurse training facility, retail shops, offices and Planet Fitness to name a few. Direct visibility, access and signage available from Interstate I-195 makes Tower Mill a very desirable location.

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Prospective Pad Site:

Sandwiched between The Tower Mill complex and The Dollar Tree building is the 2,600± SF proposed pad site with approvals for a retail/restaurant location. There is 400± parking spaces and this site has a drive thru capacity. With the mill 80% full, The Dollar Tree beside, access from Interstate I-195, two hospitals within two miles and a new 97 unit residential complex across the street, this site would enjoy the benefit of a high traffic location.

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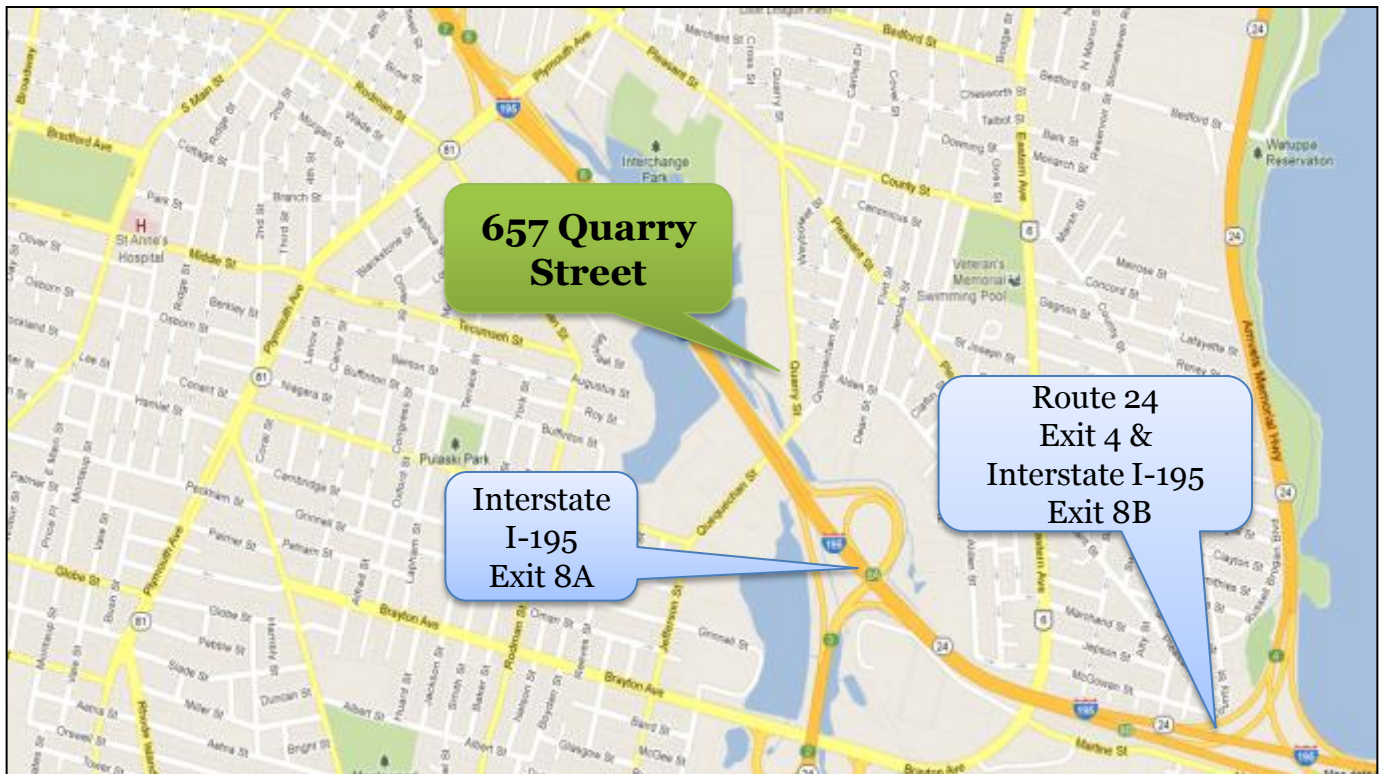
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Location Map



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Satellite View



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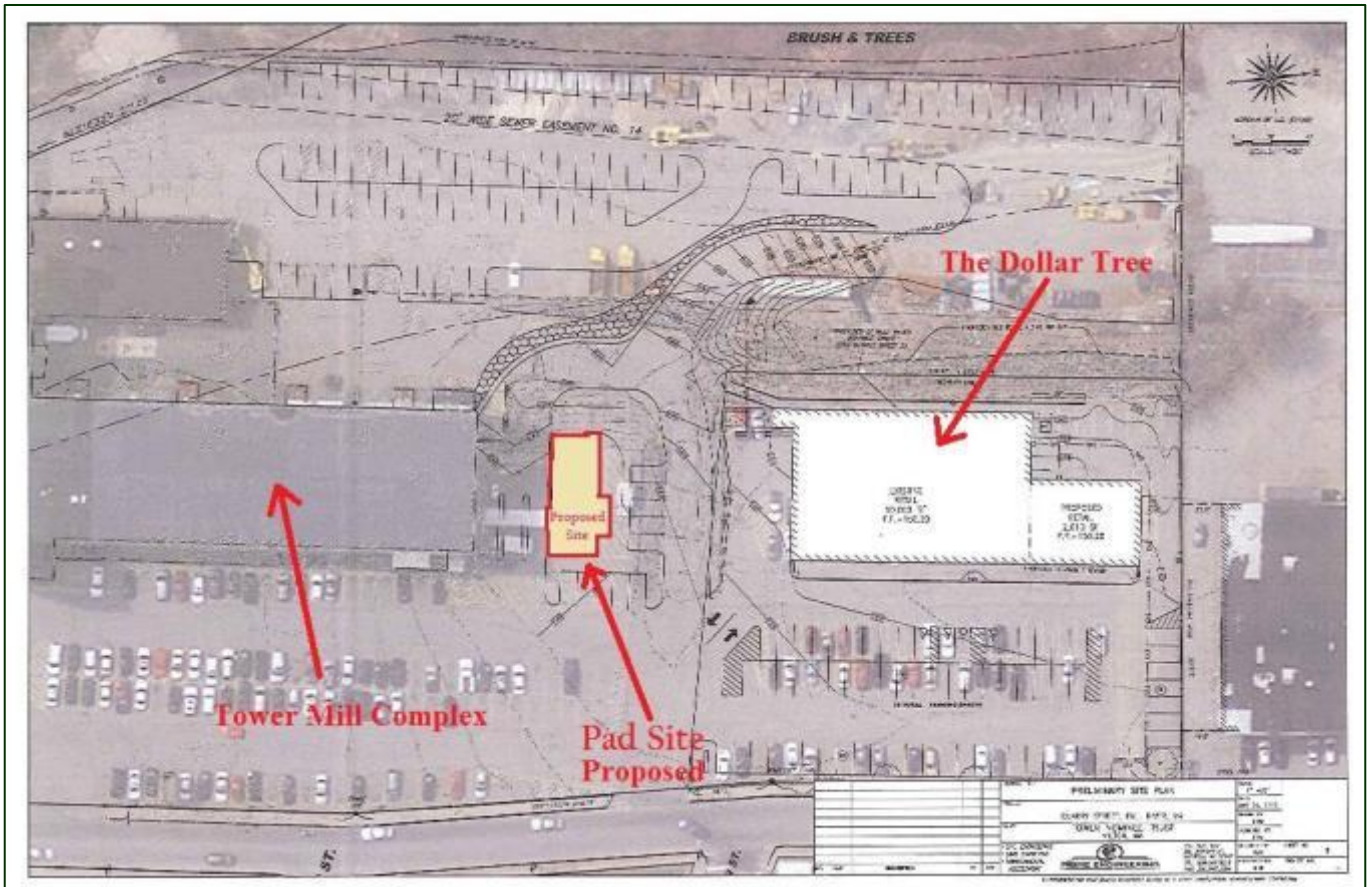
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Proposed Pad Site



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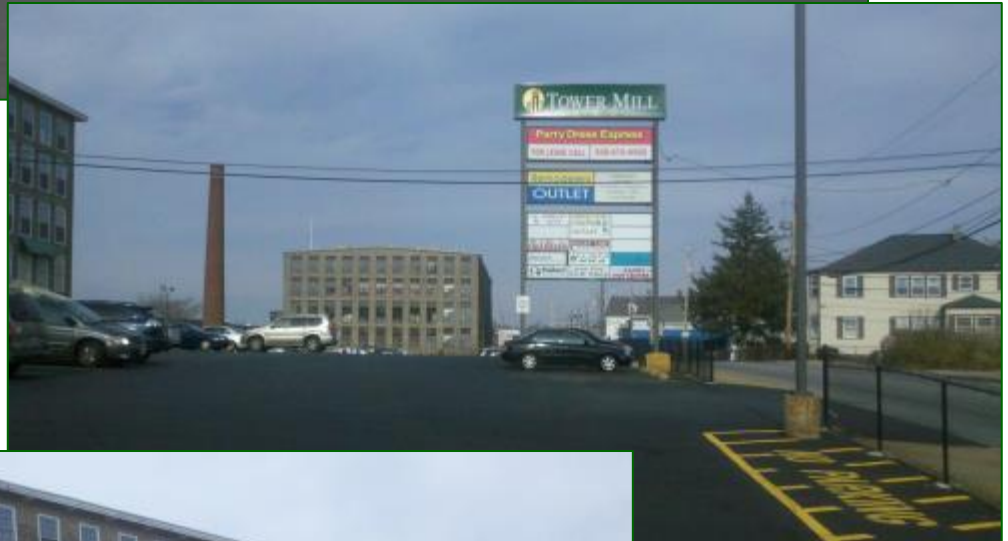
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