

1429 S MAIN ST

Fall River, MA 02724

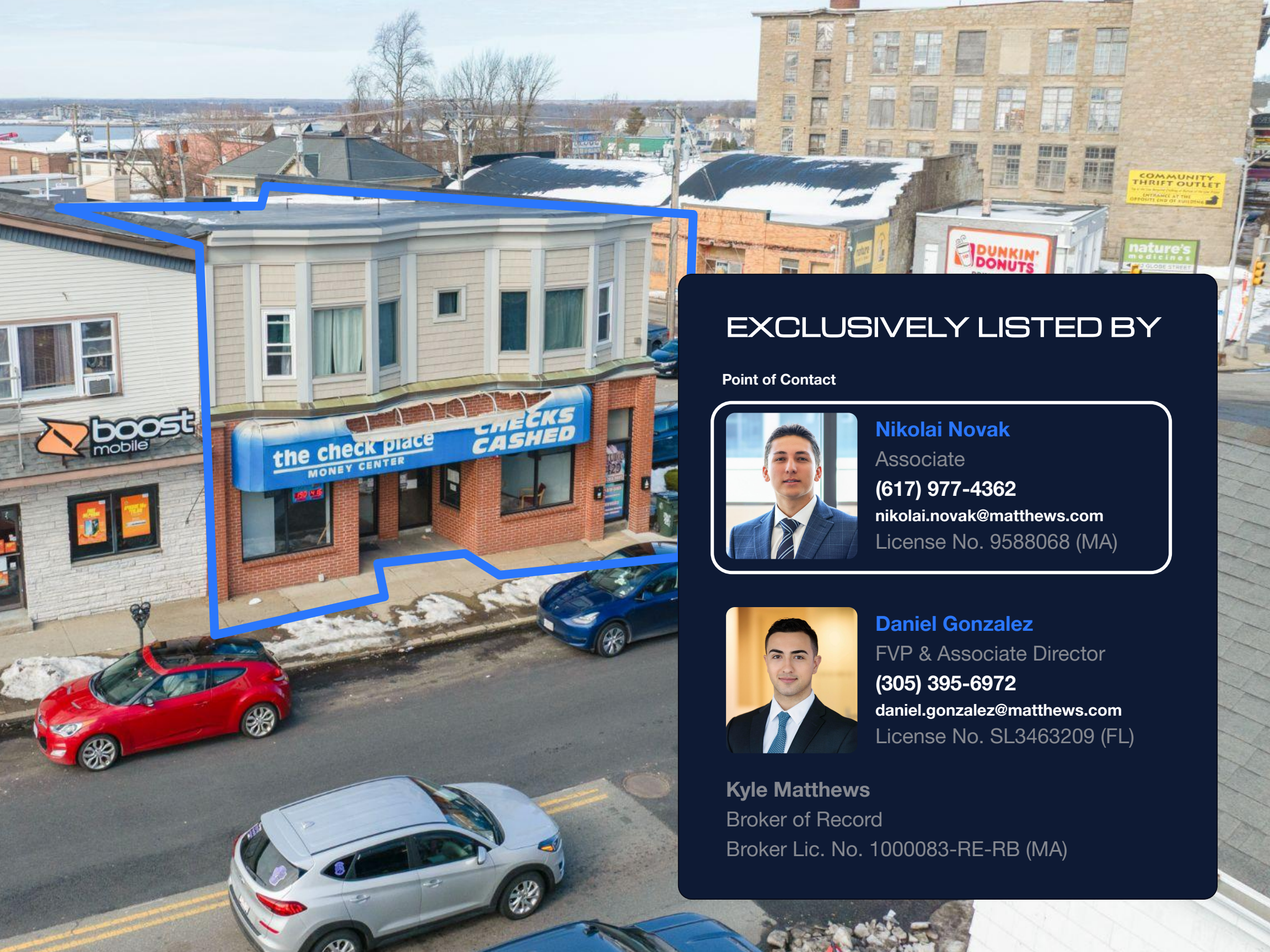
Mixed-Use
Investment Opportunity

Offering Memorandum

Mixed-Use



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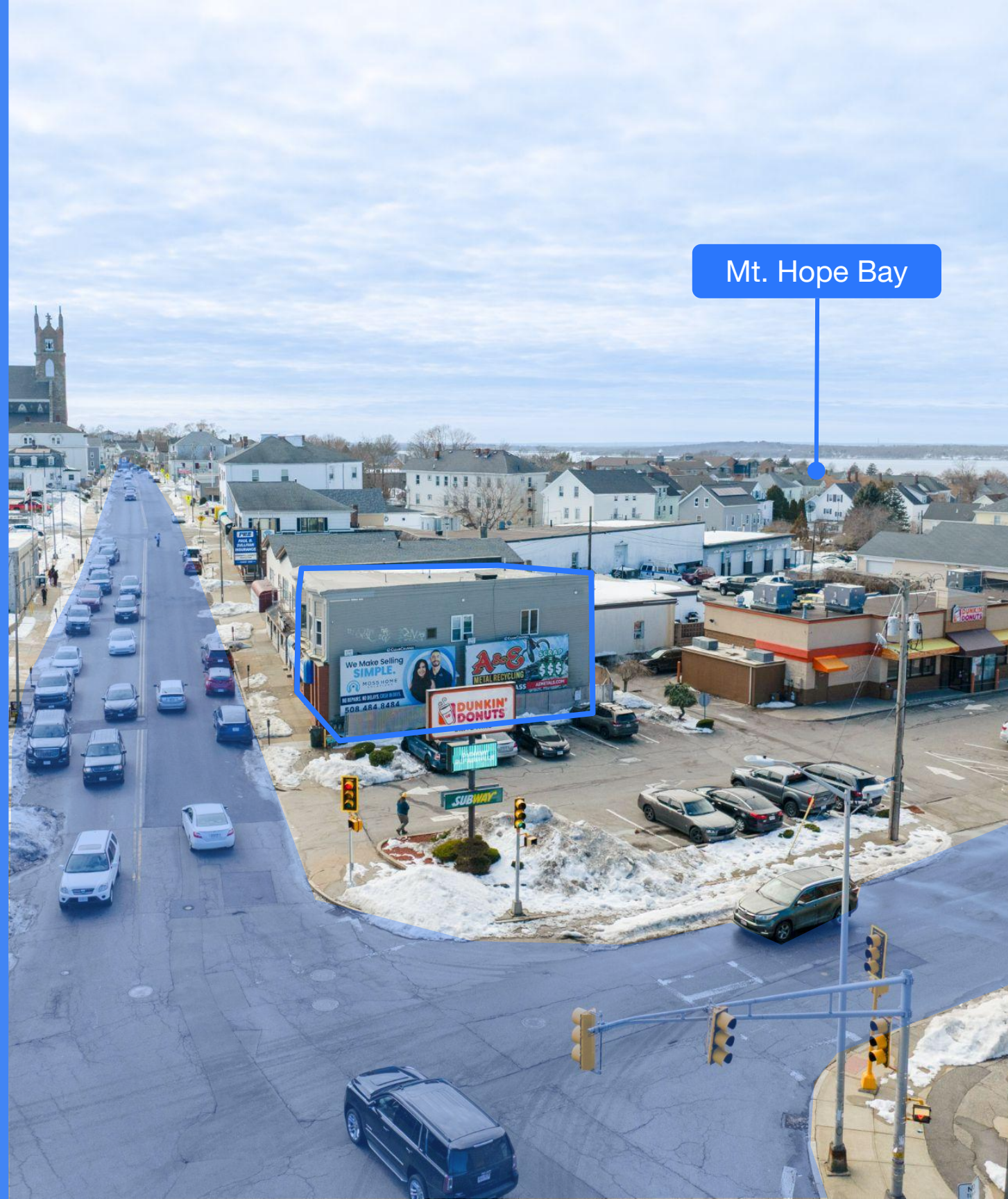
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Mt. Hope Bay

PROPERTY OVERVIEW

1429 S Main St.
Fall River, MA 02724



INVESTMENT HIGHLIGHTS

Property Highlights

- **Recent Capital Improvements (2023):** New roof installation and comprehensive renovation of one apartment unit, reducing near-term capital expenditure and enhancing overall asset condition.
- **Two 2-Bedroom Residential Units:** Well-configured apartment layouts providing stable rental income potential and diversified tenant demand.
- **Supplemental Billboard Income:** Additional revenue stream generated from on-site billboard, enhancing overall cash flow and return profile.
- **Multiple Income Streams:** Combination of residential tenancy and ancillary billboard revenue supports diversified and resilient income generation.
- **Business-Local (B-L) Zoning:** Favorable zoning designation allowing for a range of commercial uses, providing operational flexibility and long-term redevelopment potential.
- **High-Traffic Location ($\pm 14,800$ VPD):** Strong daily traffic counts along Route 138 (South Main Street), supporting visibility and tenant exposure.
- **Prime Retail Corridor Positioning:** Located within an established and active retail corridor, directly adjacent to a Dunkin'/Subway strip center, driving consistent consumer traffic.
- **Prominent Multi-Street Intersection:** Situated at a five-point intersection, offering exceptional frontage, accessibility, and exposure from multiple ingress and egress points.
- **Municipal Utilities in Place:** Serviced by public water, public sewer, and natural gas, supporting operational efficiency and future scalability.





Kennedy Park

Saint Anne's Hospital
±196 Beds



Argosy Middle School
±574 Students

Kelly Park

± 14,800 VPD



Subject Property

± 7,900 VPD



Globe St

Kirk's Transmission

S Main St ± 14,800 VPD



1429 S Main St.

Fall River, MA 02724

±4,000 SF

GLA

1915/2023

Year Built/Renovated

B-L

Zoning

100%

Occupancy

Fee Simple

Type of Ownership



BUILDING OVERVIEW

Commercial Space



*photos have been altered with Ai

BUILDING OVERVIEW

Residential Space

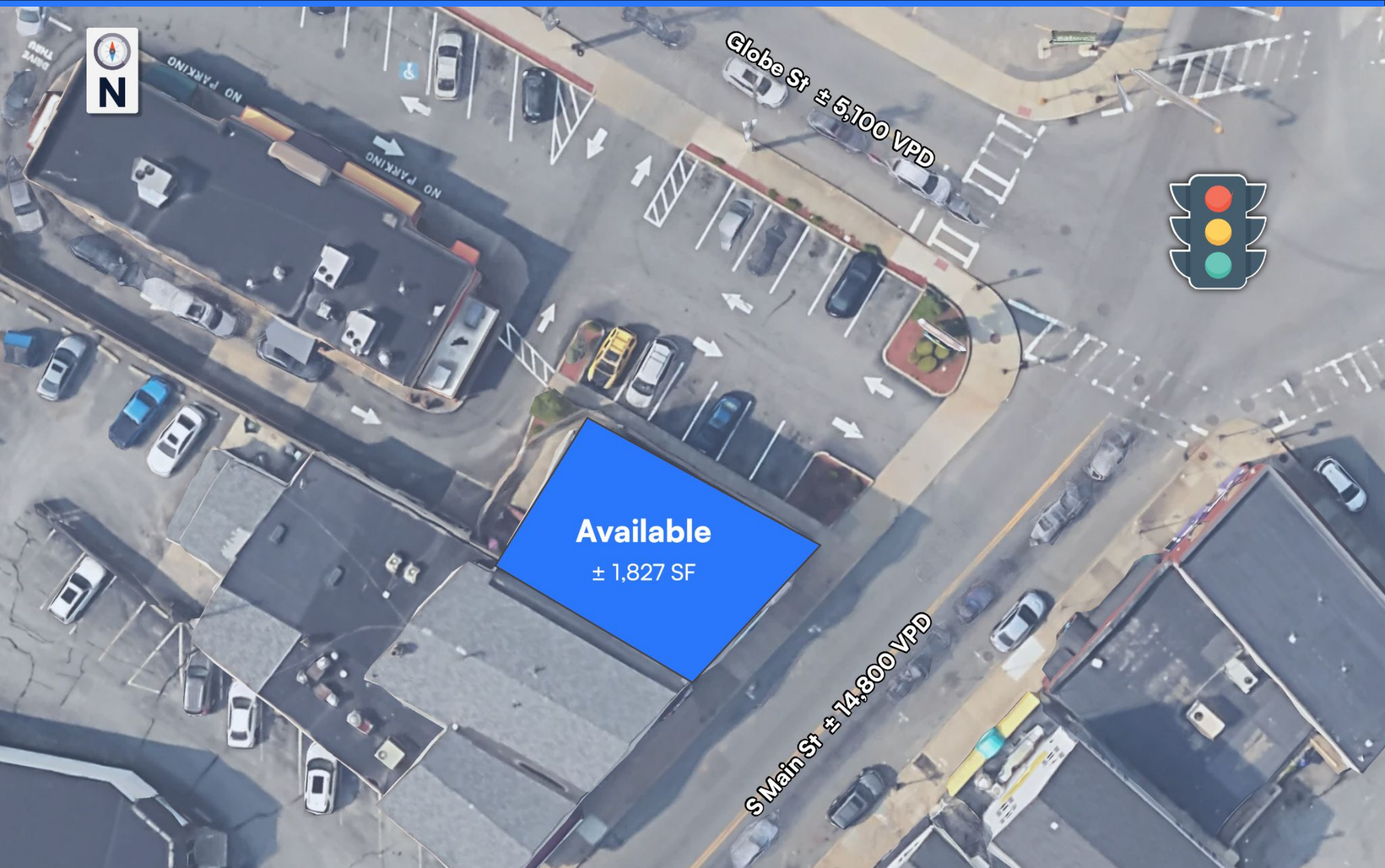


FINANCIAL OVERVIEW

1429 S Main St.
Fall River, MA 02724



SITE OVERVIEW



Available
± 1,827 SF

Globe St ± 5,100 VPD

S Main St ± 14,800 VPD

RENT ROLL

Suite	FL	Tenant	GLA (SF)	% of GLA	Lease End	Term Remaining	Annual Rent	Monthly Rent	Rent PSF
1	1	Check Cashier	2,000	50.00%	3/1/2028	±2.0 Years	\$33,600	\$2,800	\$16.80
2	2	2 Bed - Apartment	1,000	25.00%	2/1/2027	±0.9 Years	\$19,200	\$1,600	\$19.20
3	2	2 Bed - Apartment	1,000	25.00%	2/1/2027	±0.9 Years	\$19,200	\$1,600	\$19.20
Total (100%)	-	3 Suites	4,000	100.00%	-	-	\$72,000	\$6,000	\$18.00



FINANCIAL SUMMARY

\$694,787
List Price

8.25%
Cap Rate

\$173
Price Per SF

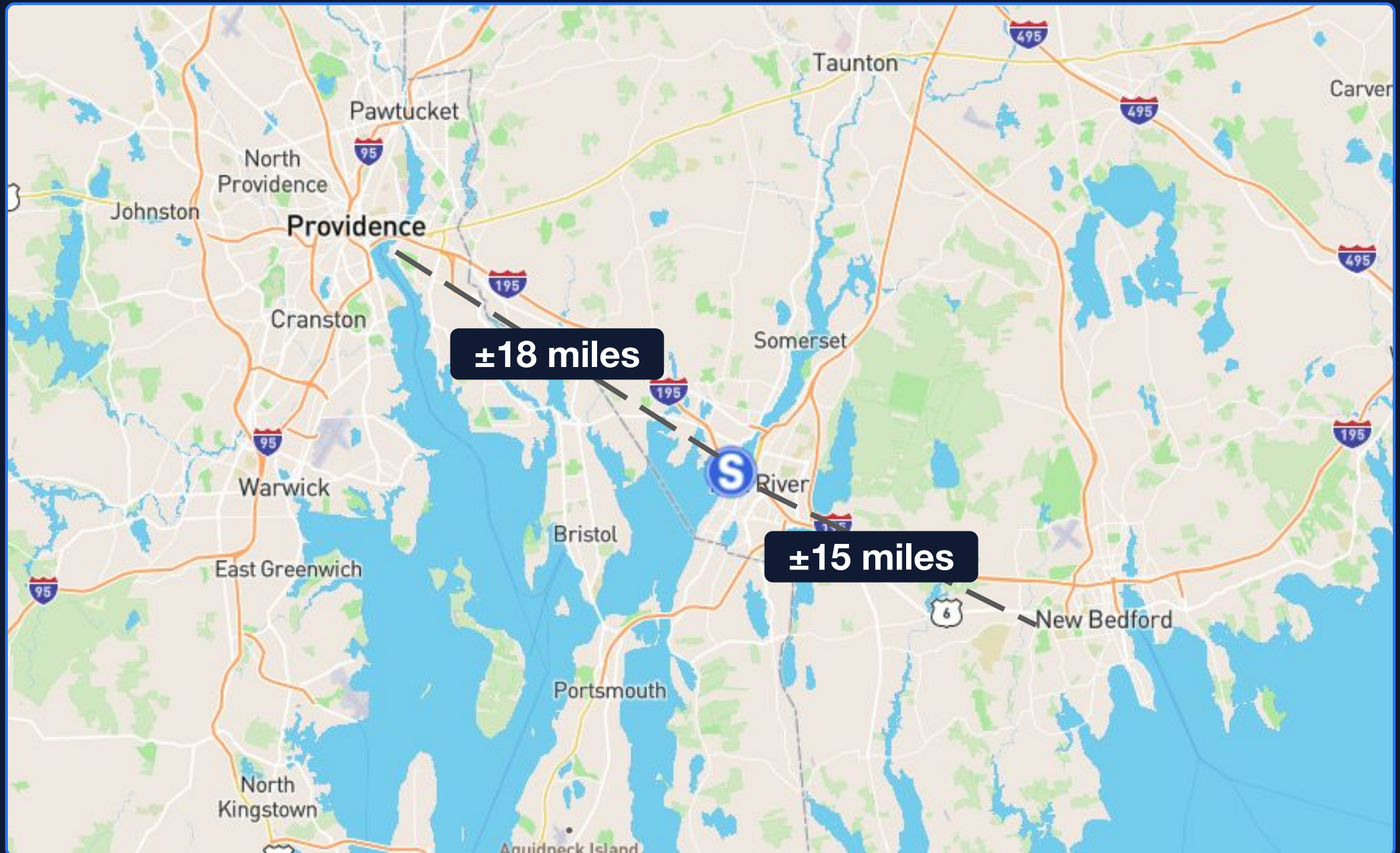
±2,435 SF
Lot Size

Year 1		
Income	Total	\$PPF
Rental Income	\$72,000	\$18.00
Billboard Income	\$2,200	\$0.55
Vacancy Factor (2.5%)	(\$1,800)	(\$0.45)
Effective Gross Revenue	\$70,200	\$17.55
Expenses		
Real Estate Taxes	\$4,500	\$1.13
Insurance	\$8,000	\$2.00
Water and Sewer	\$800	\$0.20
Property Management Fee (2.5%)	\$1,780	\$0.45
EGR (%)	2.5%	
Total Operating Expense	\$15,080	\$3.77
Operating Expense Ratio	20.8%	
Net Operating Income	\$57,320	\$14.33



MARKET OVERVIEW

1429 S Main St.
Fall River, MA 02724



FALL RIVER, MA

Market Demographics (5-Mi)



141,333
Total Population

\$97,484
Median HH Income

61.9%
Employment Rate

39
Median Age

Local Market Overview

Fall River is a mid-sized city in Bristol County with a population near 94,000 and a median age of about 39, reflecting a balanced demographic mix of working-age residents and families. The local economy features a diverse employment base with labor force participation around 62%, and median household income below the Massachusetts average supports a strong rental population and ongoing demand for housing and essential services. The homeownership rate is comparatively low (~35%), indicating a greater proportion of renters and opportunity for rental-oriented commercial and multifamily investment, while median home values in the \$400,000–\$480,000 range and stable rents reflect an active housing market.

Fall River remains more affordable than many parts of Massachusetts, attracting residents seeking value near the Providence and Boston metro corridors. The city's evolving industrial base and steady population underpin consistent demand for retail, services, and housing, positioning Fall River as a compelling market for targeted real estate and commercial investment.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	31,861	94,791	139,966
Current Year Estimate	32,128	95,477	141,333
2020 Census	30,453	92,397	138,647
Growth Current Year-Five-Year	-0.83%	-0.72%	-0.97%
Growth 2020-Current Year	5.50%	3.33%	1.94%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	14,192	42,776	61,537
Current Year Estimate	14,021	42,201	60,870
2020 Census	13,363	40,478	59,006
Growth Current Year-Five-Year	1.22%	1.36%	1.10%
Growth 2020-Current Year	4.93%	4.26%	3.16%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$68,278	\$83,077	\$97,484

PROVIDENCE, RI MSA



Local Market Overview

Providence serves as the economic and cultural center of Rhode Island and anchors the Providence–Warwick metropolitan area, which supports a population of approximately 1.6 million residents across southern New England. The city itself is home to roughly 190,000 residents and benefits from a dense urban environment characterized by historic neighborhoods, higher education institutions, healthcare campuses, and a growing innovation sector. Strategic positioning between Boston and New York City—approximately 50 miles south of Boston—enhances regional connectivity and commuter accessibility via Interstate 95, Amtrak’s Northeast Corridor, and MBTA commuter rail service.

Demographically, Providence reflects a diverse and relatively young population, supported by its concentration of colleges and universities. The city maintains a strong renter base alongside stable residential neighborhoods, with ongoing multifamily development and adaptive reuse projects contributing to downtown revitalization. Median household incomes continue to trend upward in key submarkets, and institutional investment in mixed-use development has reinforced the urban core. Providence’s walkability, waterfront access, and infrastructure connectivity position it as a gateway market within the Northeast corridor, offering long-term demand drivers across residential, office, retail, and life sciences sectors.

Economic Drivers

Providence’s economy is anchored by higher education, healthcare, government, and advanced services. The city hosts globally recognized institutions including Brown University, Rhode Island School of Design (RISD), and Johnson & Wales University, collectively supporting tens of thousands of students and faculty while driving research activity and consumer spending. Healthcare is led by Lifespan Health System and Care New England, with Rhode Island Hospital serving as the state’s largest private employer and a regional trauma center. The capital city designation further strengthens public sector employment stability.

Key Regional Metrics

- \$90B+ Providence–Warwick Metro Gross Domestic Product
- ±50 Miles Distance to Boston, MA
- 4M+ Annual Passengers – Rhode Island T. F. Green International Airport

Top Employers



Rhode Island Hospital
Lifespan. Delivering health with care.®



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1429 S MAIN, Fall River, MA, 02724** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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