



FREESTANDING DRIVE-THRU PAD · FOR LEASE

440 Mt Pleasant Street

A 1,468 SF former bank branch on a signalized Central Plaza pad —
50,991 vehicles per day at the site, drive-thru infrastructure in place, and
Dollar Tree and Vicente's Supermarket as immediate neighbors.

IDEAL FOR

QSR / Drive-Thru

Credit Union

Medical / Dental

Retail

THE OPPORTUNITY

A signalized pad on New Bedford's north-end retail corridor

440 Mt Pleasant Street is a freestanding **1,468 SF** former bank branch occupying a hard corner at Central Plaza, where Route 140 meets Hathaway Road. The pad carries **50,991 vehicles per day** at the site, a full I-195 interchange sits two miles south, and the building retains its drive-thru canopy and dedicated ATM lane.

The result is a rare leasing opportunity: turnkey drive-thru infrastructure, established co-tenancy that drives daily traffic, and a layout ready to reposition. It suits a quick-service restaurant, credit union, medical or dental use, or single-tenant retail — uses that reward visibility, access, and a captive commuter base.

INVESTMENT HIGHLIGHTS

- **Drive-thru in place.** Existing canopy and ATM lane with 9'6" clearance — infrastructure that is expensive and slow to entitle from scratch.
- **Traffic and access.** 50,991 VPD on Route 140 at the site; full I-195 interchange ±2 miles south.
- **Anchored co-tenancy.** Dollar Tree, Vicente's Supermarket, and Subway share Central Plaza.
- **Available for lease.** Delivered ready for a single tenant to reposition and open quickly.



DRIVE-THRU · ATM CANOPY

AT A GLANCE

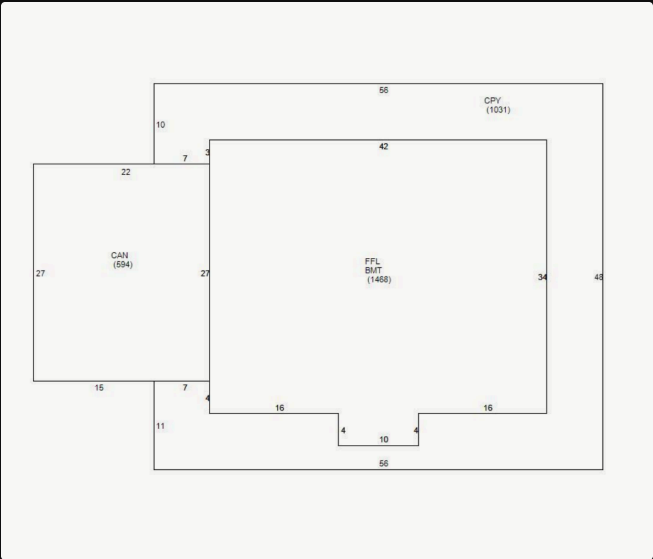
BUILDING SIZE	1,468 SF
SITE	0.25 Acre Pad
ZONING	IA · Industrial A
YEAR BUILT	1970
TRAFFIC (RTE 140)	50,991 VPD

PROPERTY & BUILDING

A turnkey interior, ready for the next tenant



BUILDING FOOTPRINT · ASSESSOR SKETCH



PROPERTY TYPE	Freestanding Retail / Bank
BUILDING SIZE	1,468 SF
SITE	0.25 Acre Pad
YEAR BUILT	1970
PARKING	Field Lot · Shared Plaza
ZONING	IA · Industrial A

BUILDING SIZE

1,468 **sf**

DRIVE-THRU

In Place

The branch delivers **1,468 SF** of conditioned space — teller line, vault-ready core, and drive-up already configured. A compact, efficient footprint with the drive-thru geometry already built, ready for a single tenant to fit out and open.

SITE & ACCESS

A hard corner where the parcel meets the traffic



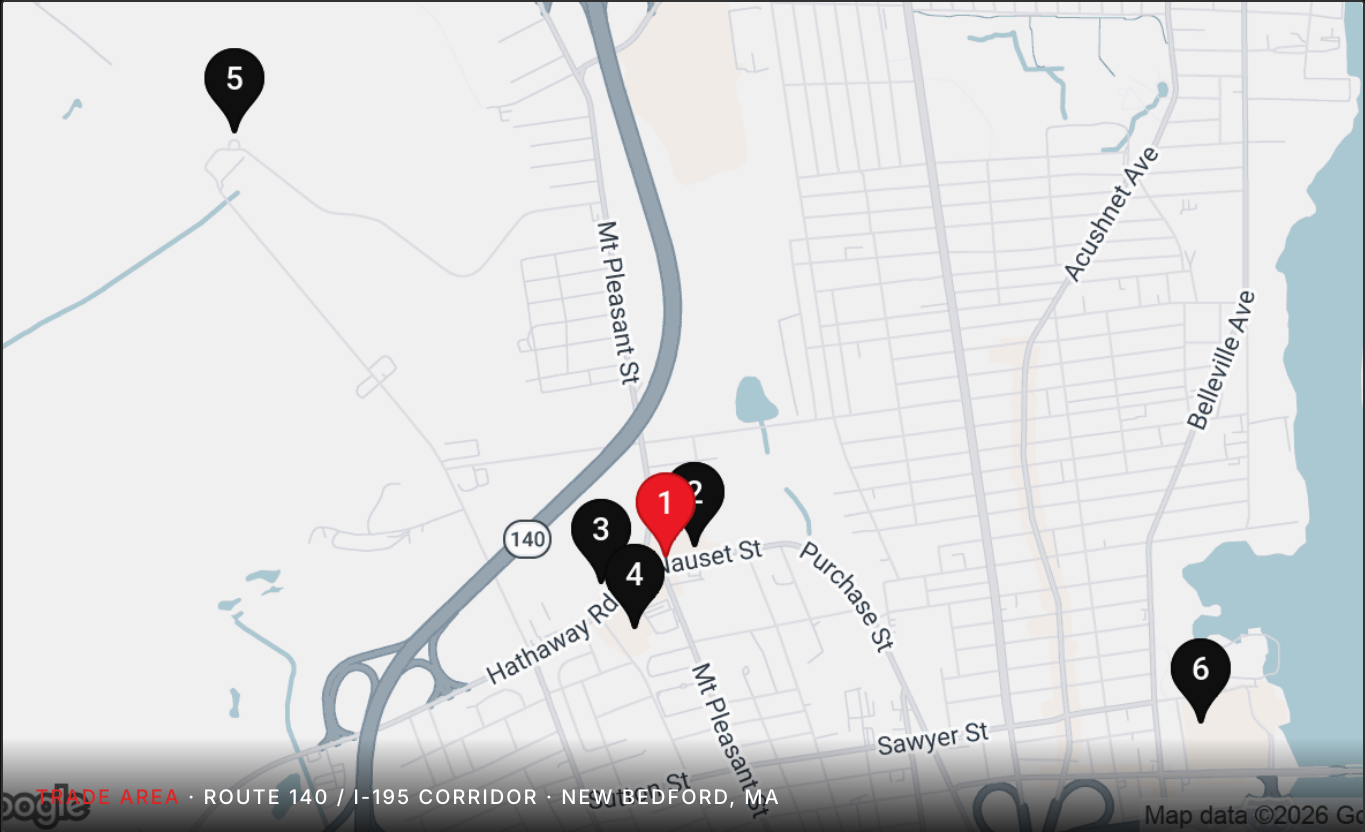
ACCESS & POSITION

- **Signalized hard corner.** The pad fronts the Route 140 / Hathaway Road intersection with a roundabout feeding the corridor.
- **Drive-thru geometry preserved.** Dedicated lane and ATM canopy at 9'6" clearance, ready to reactivate.
- **Shared plaza parking.** Field lot with visibility from both Route 140 and the Central Plaza frontage.



LOCATION & TRADE AREA

Positioned on the corridor that moves north-end New Bedford



- ① 440 Mt Pleasant St — Subject · Rte 140 at site
- ② Central Plaza — Dollar Tree · Vicente's · adjacent
- ③ Planet Fitness — Hathaway Rd · ±0.2 mi
- ④ Wonder Bowl — Hathaway Rd · ±0.2 mi
- ⑤ NB Regional Airport — ±1.1 mi
- ⑥ Market Basket — Sawyer St · ±1.1 mi

ROUTE 140	MT PLEASANT ST	I-195	DOWNTOWN NB
50,991	15,316	2 mi	2.5 mi
VPD · at site	VPD · frontage	full interchange	via Rte 140 / 18

CO-TENANCY & DRAWS

The neighbors already bring the daily traffic



CENTRAL PLAZA · PYLON SIGNAGE

The pad sits inside an established convenience node. Daily-needs retail next door means a built-in stream of trips — the kind of adjacency a quick-service, medical, or single-tenant retail user pays a premium to inherit rather than build.

CENTRAL PLAZA CO-TENANCY

— Dollar Tree

— Vicente's Supermarket

— Subway

— Silva's Discount Liquors

ANCHORED BY

GROCERY

Vicente's

Supermarket · Adjacent

VALUE

Dollar Tree

Adjacent

NEARBY DRAWS

— Planet Fitness

— Wonder Bowl

— Market Basket

— NB Regional Airport



CENTRAL PLAZA STOREFRONTS · SILVA'S · DOLLAR TREE · VICENTE'S · ADJACENT TO SITE

DEMOGRAPHICS & REPOSITIONING

A dense, working trade area with room to reposition

TRADE AREA PROFILE

	1 MILE	3 MILES	5 MILES
Population	22,783	94,311	142,182
Households	9,467	40,506	59,518
Median HH Income	\$48,319	\$58,580	\$62,936
Average HH Income	\$63,911	\$77,365	\$86,016
Median Age	36.4	40.5	40.7

IDEAL USES

- **Quick-Service Restaurant.** The drive-thru lane and 50,991 VPD are exactly what a QSR underwrites for — infrastructure already in place.
- **Credit Union / Bank.** Built as a branch, with teller line, vault-ready core, and drive-up already configured.
- **Medical / Dental.** Small-footprint, high-visibility corner with parking and a dense daytime population.
- **Single-Tenant Retail.** Freestanding identity beside a grocery and value anchor.

WHY IT WORKS

Nearly **95,000 residents** live within three miles and **142,000** within five — a working, everyday-spending base rather than a seasonal one. Household counts run deep at every ring, and the median age in the low 40s points to established, car-dependent households making routine trips through the Route 140 corridor.

For a repositioning, that combination — traffic, density, and existing drive-thru infrastructure — lets a new user open with demand already present, not manufactured.

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Lornell Real Estate provides institutional-quality investment sales, leasing advisory, and development consulting across Central New England. We combine deep local market expertise with a relationship-first approach built on transparency, integrity, and long-term value.

Sources: New Bedford Assessor / MassGIS (FY2026) · U.S. Census ACS 2023 5-Year · MassDOT 2024 AADT. Information deemed reliable but not guaranteed; subject to errors, omissions, change of price, or withdrawal without notice. Buyer to verify independently. Issued 2026.