



RETAIL & PAD SITE OPPORTUNITY

WEST BRIDGEWATER PLAZA

Brockton & West Bridgewater, Massachusetts



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Executive Summary

WEST BRIDGEWATER PLAZA

2071-2097 MAIN ST, BROCKTON, MA 02301
AND
860 N MAIN ST, WEST BRIDGEWATER, MA 02379



EXECUTIVE SUMMARY

2071-2097 Main St, Brockton, MA 02301 & 860 N Main St, West Bridgewater, MA 02379

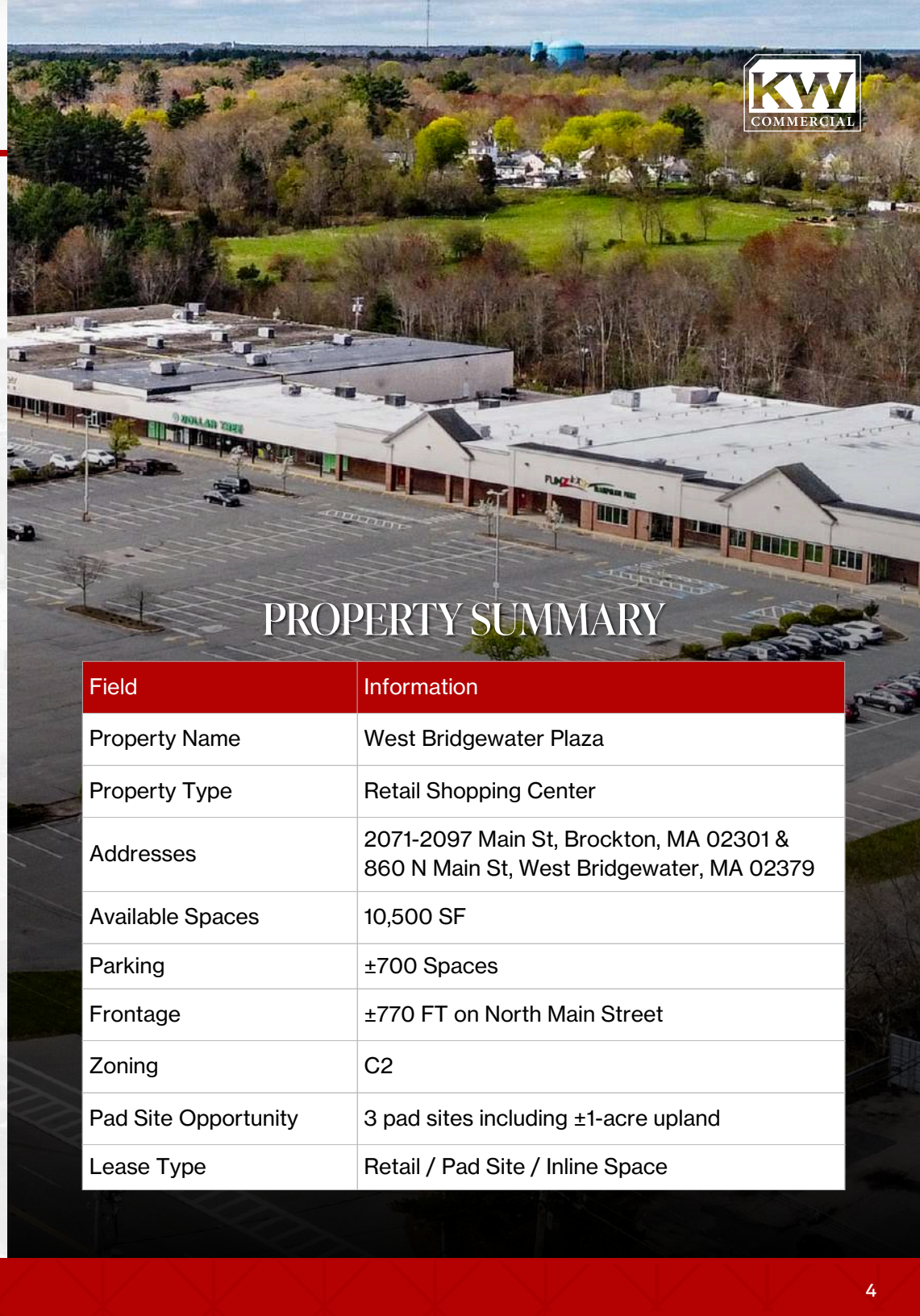
West Bridgewater Plaza is a highly visible, established neighborhood shopping center positioned along Route 28 at the Brockton/West Bridgewater line within one of the largest trade areas in the Metro South region. The plaza draws from a population of over 400,000 within a 10-mile radius and features approximately 770 feet of frontage on North Main Street, providing outstanding exposure along a highly active retail corridor.

The plaza currently offers a 10,500 SF space for lease, ideal for retail, fitness, entertainment, service, medical, or experiential users seeking strong visibility and consistent customer traffic. West Bridgewater Plaza is supported by a strong mix of established tenants and offers more than 700 parking spaces for convenient customer and employee access.

Surrounded by over 60,000 residents within a three-mile radius and benefiting from daily traffic counts of approximately 7,000 to 15,000 vehicles, the plaza captures both neighborhood and regional demand. The plaza offers excellent accessibility, including proximity to MBTA commuter rail service and a Brockton Area Transit stop directly at the property.

Zoned C-2, the plaza also offers three pad site opportunities, including a ±1-acre upland parcel, ideal for standalone or build-to-suit development.

West Bridgewater Plaza presents a compelling opportunity to join a proven retail destination with strong demographics, excellent accessibility, and long-standing market presence. For additional leasing opportunities and potential future availability, please contact the listing broker.



PROPERTY SUMMARY

Field	Information
Property Name	West Bridgewater Plaza
Property Type	Retail Shopping Center
Addresses	2071-2097 Main St, Brockton, MA 02301 & 860 N Main St, West Bridgewater, MA 02379
Available Spaces	10,500 SF
Parking	±700 Spaces
Frontage	±770 FT on North Main Street
Zoning	C2
Pad Site Opportunity	3 pad sites including ±1-acre upland
Lease Type	Retail / Pad Site / Inline Space

EXECUTIVE SUMMARY

2071-2097 Main St, Brockton, MA 02301 & 860 N Main St, West Bridgewater, MA 02379



Investment Highlights

- Established neighborhood retail center along Route 28
- Strong frontage with approximately 770 feet on North Main Street
- Located at the Brockton / West Bridgewater line
- Available retail opportunities include Dollar General and other units
- Over 700 parking spaces
- Daily traffic counts of approximately 15,250 vehicles
- Strong surrounding population density with $\pm 60,000$ residents within 3 miles
- Additional pad sites and development opportunity
- Zoned C2 allowing broad commercial flexibility
- Regional accessibility to surrounding retail corridors and residential communities

Location Highlights

- Positioned along Route 28 within an established retail corridor
- Serves both Brockton and West Bridgewater consumer bases
- Strong regional accessibility and visibility
- Surrounded by dense residential neighborhoods
- Established retail trade area with consistent daily traffic
- Strong consumer demand drivers within the immediate trade area

Property Gallery

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AERIAL PHOTOS

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EXTERIOR PHOTOS

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SITE PLAN

2071-2097 Main St, Brockton, MA 02301 & 860 N Main St, West Bridgewater, MA 02379



SITE PLAN

2071-2097 Main St, Brockton, MA 02301 & 860 N Main St, West Bridgewater, MA 02379



Available Development
12.47 Acres with
±1-Acre Upland

Available
10,500 Sq. FT

Available Pad Development

North Main Street (MA 28)

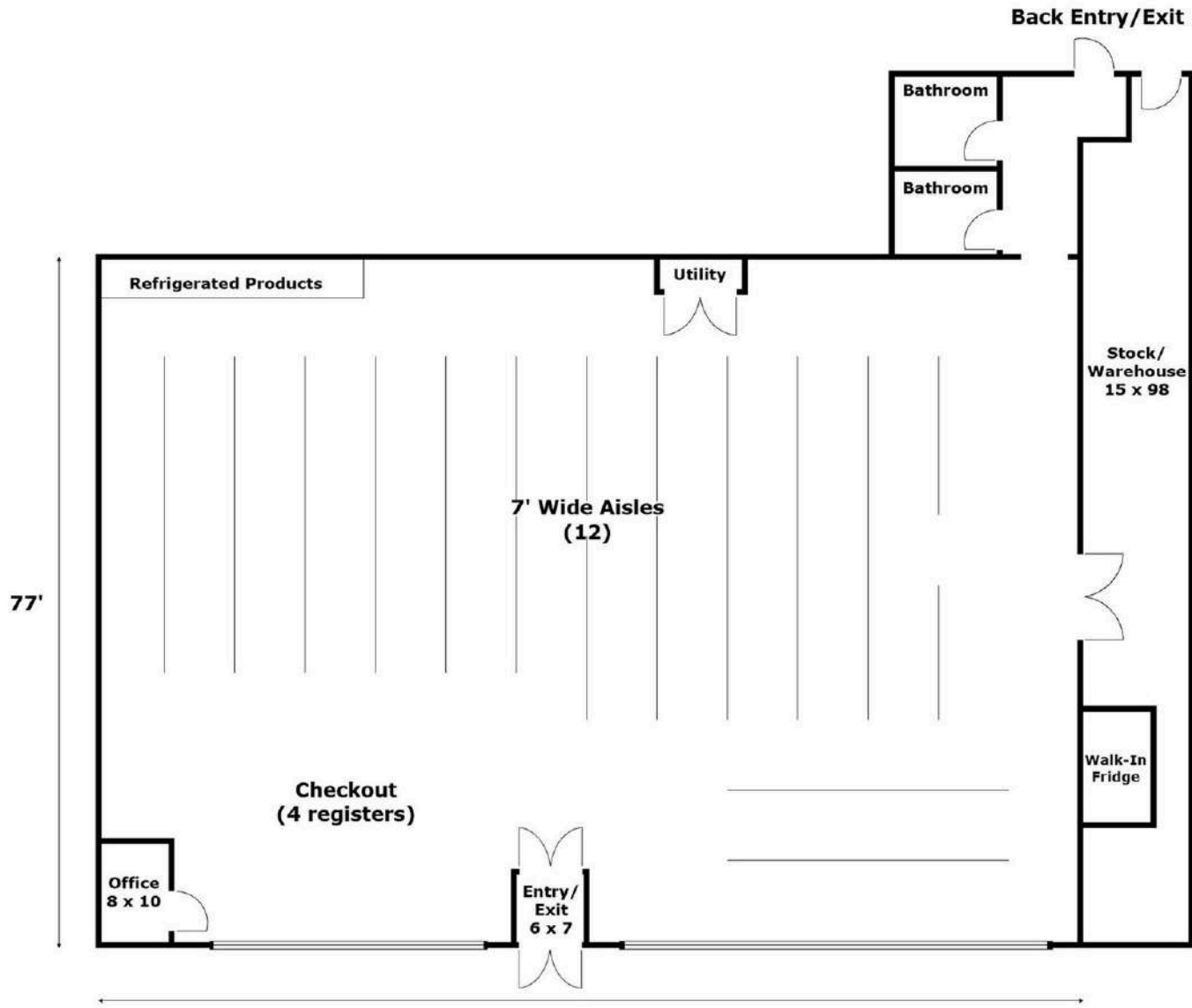
UPLAND OVERVIEW

2071-2097 Main St, Brockton, MA 02301 & 860 N Main St, West Bridgewater, MA 02379



10,500 SF - Floor Plan

2071-2097 Main St, Brockton, MA 02301 & 860 N Main St, West Bridgewater, MA 02379



Total Square Footage: ~ 10,500

Location Overview

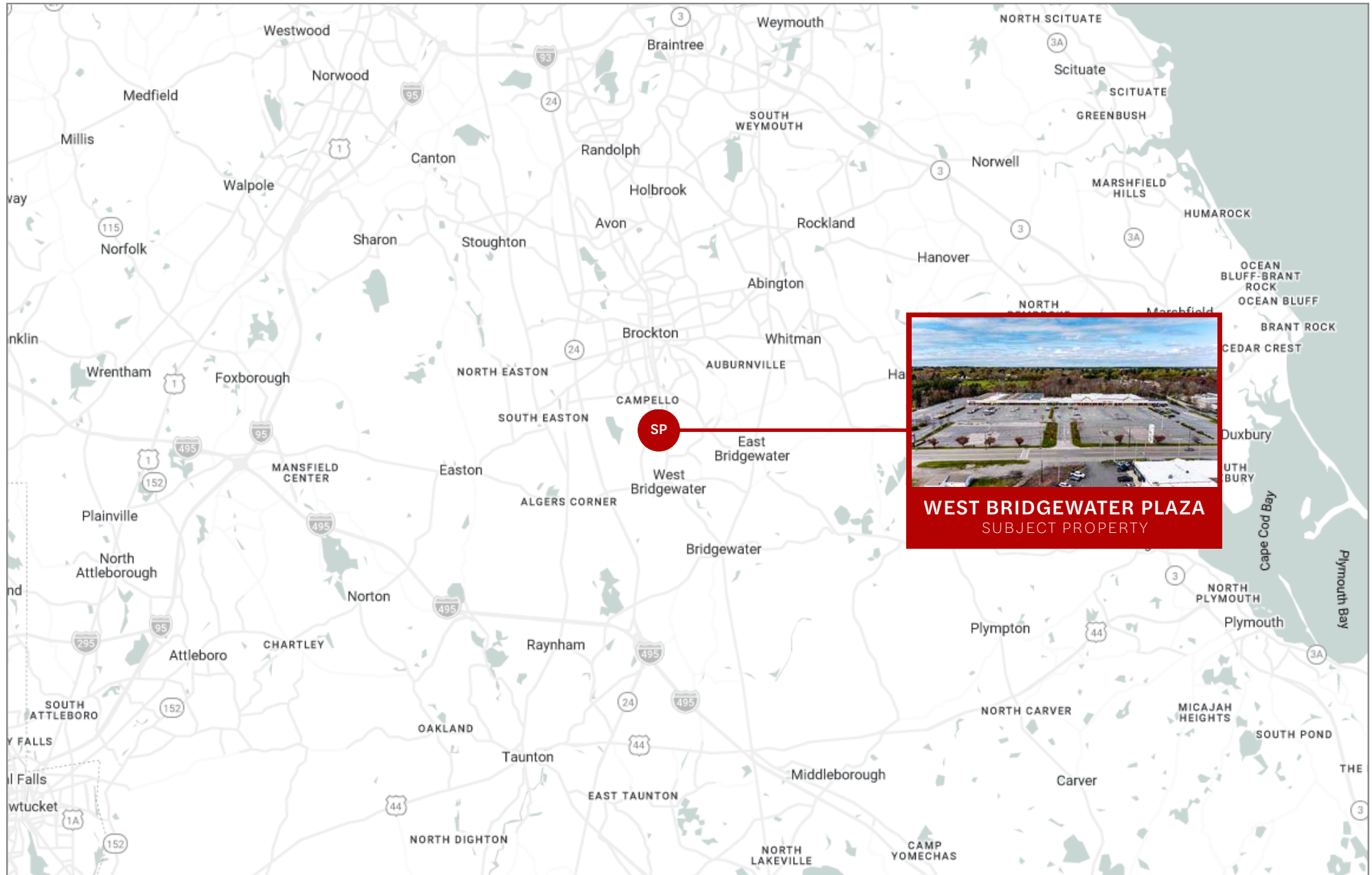
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REGIONAL MAP

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BUSINESS MAP

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BUSINESS MAP

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AERIAL OVERVIEW

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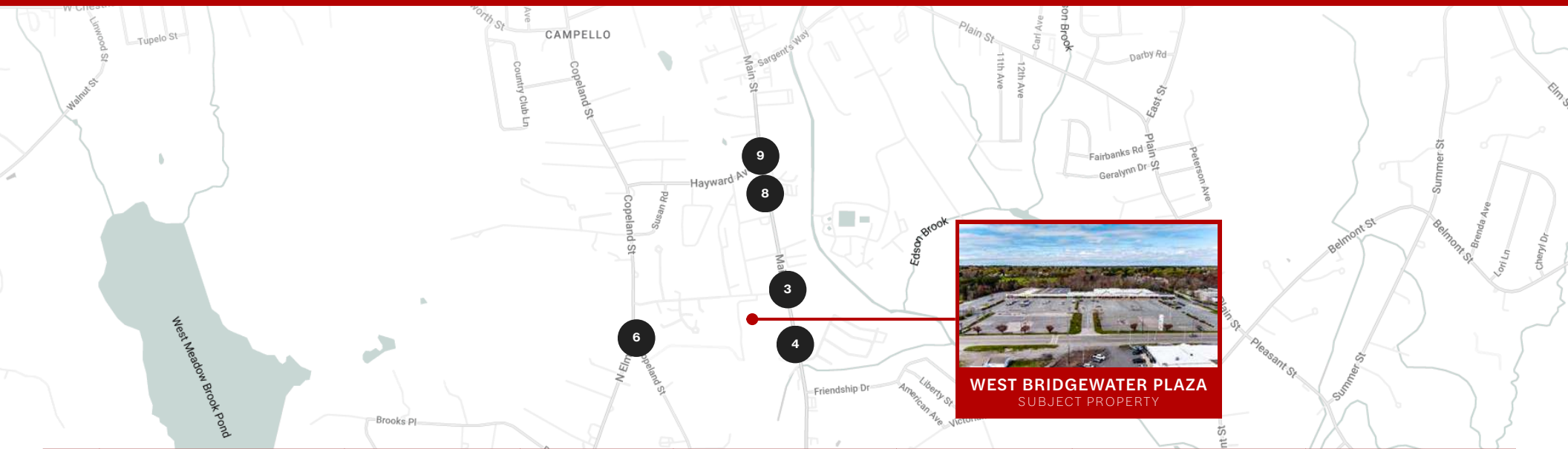
2 DEVELOPMENT PADS AVAILABLE

AVAILABLE DEVELOPMENT
12.47 Acres with ±1-Acre Upland

BAT
Bus Stop Routes:
10, 11, 13, 14

TRAFFIC COUNT REPORT

2071-2097 Main St, Brockton, MA 02301 & 860 N Main St, West Bridgewater, MA 02379

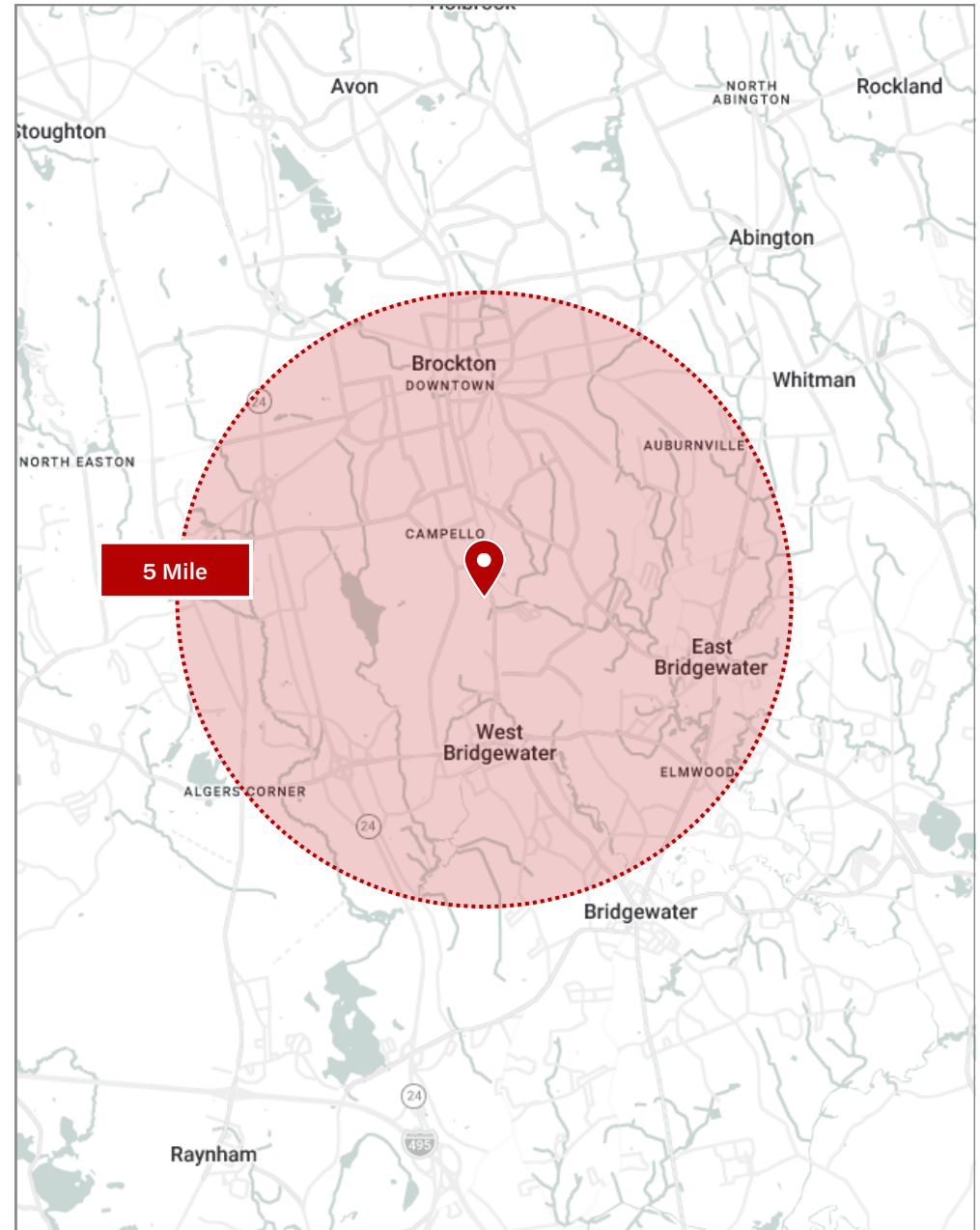


#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	NORTH MAIN STREET	–	0.00	2024	7,946	MPSI	0.10
2	MA 28	N Main St	0.00	2021	8,145	AADT	0.10
3	Main Street	N Main St	0.00	2025	7,682	MPSI	0.10
4	Main St	Hayward Ave	0.43 N	2025	10,322	MPSI	0.11
5	Main St	Hayward Ave	0.43 N	2024	10,370	MPSI	0.11
6	N Elm St	Copeland St	0.01 N	2025	7,058	MPSI	0.31
7	N Elm St	Copeland St	0.01 N	2024	7,097	MPSI	0.31
8	Main Street	Hayward Ave	0.07 N	2025	13,520	MPSI	0.33
9	NORTH MAIN STREET	Hayward Ave	0.07 N	2024	13,428	MPSI	0.35
10	HAYWARD AVENUE	Main St	0.06 NE	2024	6,300	MPSI	0.37
11	Main Street	N Main St	0.00	2025	15,250	MPSI	0.43

DEMOGRAPHIC REPORT



Category	1 Mile	3 Mile	5 Mile
Population Overview			
2025 Population	5,427	60,917	155,838
2030 Population Projection	5,448	60,773	156,139
Annual Growth 2020–2025	-3.88%	-6.36%	-4.60%
Annual Growth 2025–2030	0.39%	-0.24%	0.19%
2025 Population by Hispanic Origin			
White	2,784 (51.30%)	21,444 (35.20%)	71,946 (46.17%)
Black	1,345 (24.78%)	18,839 (30.93%)	40,805 (26.18%)
Am. Indian & Alaskan	20 (0.37%)	397 (0.65%)	728 (0.47%)
Asian	79 (1.46%)	993 (1.63%)	3,672 (2.36%)
Hawaiian & Pacific Island	0 (0.00%)	0 (0.00%)	1 (0.00%)
Other	1,200 (22.11%)	19,244 (31.59%)	38,686 (24.82%)
U.S. Armed Forces	0	7	52
Households			
Owner Occupied Housing	1,332 (63.37%)	11,821 (58.66%)	32,865 (61.69%)
Renter Occupied Housing	770 (36.63%)	8,332 (41.34%)	20,408 (38.31%)
Household Income			
2025 Avg Household Income	\$108,895	\$108,948	\$112,669
2025 Median Household Income	\$79,924	\$84,202	\$87,523



ABOUT WEST BRIDGEWATER, MASSACHUSETTS



West Bridgewater is a suburban community in Plymouth County located about 30 miles south of Boston. Known for its residential appeal, strong public schools, and convenient highway access, the town offers a balance of small-town character and regional connectivity. Its location near Route 24 and Interstate 495 makes it attractive to commuters working across Greater Boston and southeastern Massachusetts.

With a population of roughly 7,700 residents, West Bridgewater maintains a stable housing market supported by high homeownership rates, steady property values, and continued demand for suburban living. The local economy benefits from small businesses, retail activity, healthcare services, and access to nearby employment centers including Brockton, Boston, and Providence.

The town's real estate market remains competitive due to limited housing supply and strong community appeal. Residential neighborhoods, local commercial development, and light industrial activity contribute to a diversified local economy and long-term stability. With its accessibility, quality-of-life advantages, and established suburban environment, West Bridgewater continues to attract families, professionals, and long-term homeowners seeking a quieter alternative to larger metro areas.



SITE ATTRACTIONS | WEST BRIDGEWATER, MA



War Memorial Park

majorieturner.com



Keith House

en.wikipedia.org



West Bridgewater Rail Trail

west-bridgewater-rail-trail.where.com



Friendship Park

www.townes.com/



Fuller Craft Museum

handwork2026.org

ABOUT BROCKTON, MASSACHUSETTS



Brockton is a diverse urban community in Plymouth County located about 25 miles south of Boston. Known as the “City of Champions” for its historic boxing legacy and notable athletes, the city offers a mix of residential neighborhoods, commercial activity, and regional accessibility. Its location along Route 24 and commuter rail access make Brockton an important transportation center within southeastern Massachusetts.

With a population of roughly 105,000 residents, Brockton maintains one of the region’s largest housing markets, supported by single-family homes, multifamily properties, and continued residential demand. The local economy benefits from healthcare, education, retail businesses, manufacturing, and access to nearby employment centers including Boston, Providence, and surrounding suburban communities.

The city’s real estate market remains active due to relative affordability, redevelopment efforts, and sustained housing demand outside Greater Boston. Commercial corridors, industrial properties, and mixed-use development contribute to a diversified local economy and long-term stability. With its accessibility, cultural diversity, and established infrastructure, Brockton continues to attract families, professionals, investors, and businesses across southeastern Massachusetts.



SITE ATTRACTIONS | BROCKTON, MA



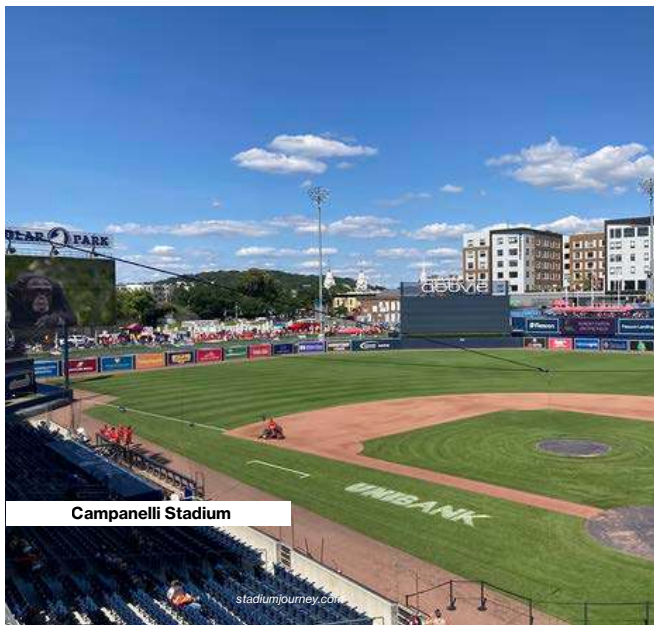
Brockton Fire Museum

travel.com



D.W. Field Park

dwfieldpark.info



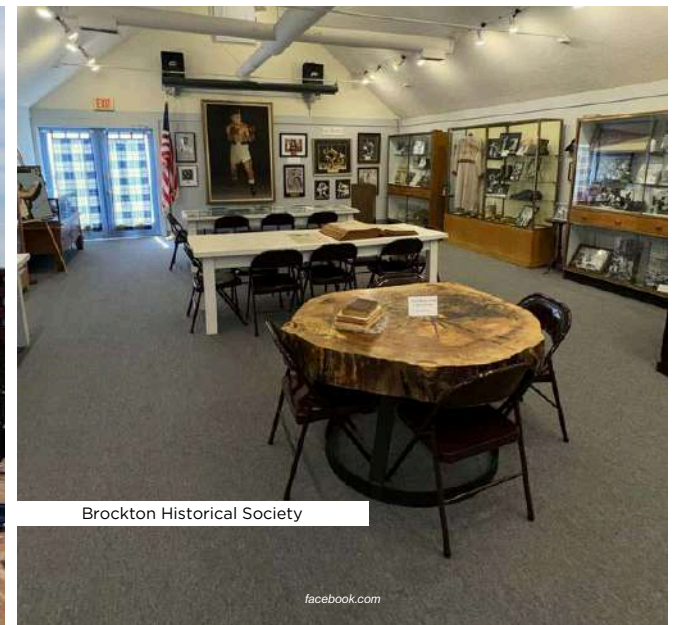
Campanelli Stadium

stadiumjourney.com



Living Downtown Brockton Museum Trail

evendo.com



Brockton Historical Society

facebook.com



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