

FOR SALE

SPECIAL PURPOSE PROPERTY



PROVEN BEHAVIOR SOLUTIONS - SINGLE TENANT NET LEASE

393 W CENTER ST, WEST BRIDGEWATER, MA 02379

For More Information

DAVE ELLIS, SIOR

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393 W CENTER ST



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	9,880 SF
Available SF:	
Lot Size:	81,969 SF
Number of Units:	1
Price / SF:	-
Cap Rate:	6.66%
NOI:	\$186,227
Year Built:	2000
Zoning:	B

PROPERTY OVERVIEW

393 West Center Street offers the opportunity to acquire a 9,880 SF, single-tenant commercial building situated on 1.92± acres in West Bridgewater, Massachusetts. Constructed in 2000, the property is 100% occupied by Proven Behavior Solutions and features a functional layout, ample surface parking, and monument signage. The commercial zoning, combined with a low site coverage ratio, provides long-term flexibility for investors or future owner-users in a well-located South Shore market. Proven Behavior Solutions, LLC is a private-equity-backed ABA therapy platform, founded in 2015 and headquartered in Norwell, MA, with Health Enterprise Partners as its controlling institutional investor since 2022, operating a regional, multi-site behavioral health platform with growth driven by acquisitions.

PROPERTY HIGHLIGHTS

- 9,880 SF single-tenant commercial building
- Multi-site ABA Therapy Tenancy with Long Term Lease
- 1.92± acre commercially zoned parcel
- Built in 2000
- Easy access to Route 24, Route 28, and Route 3



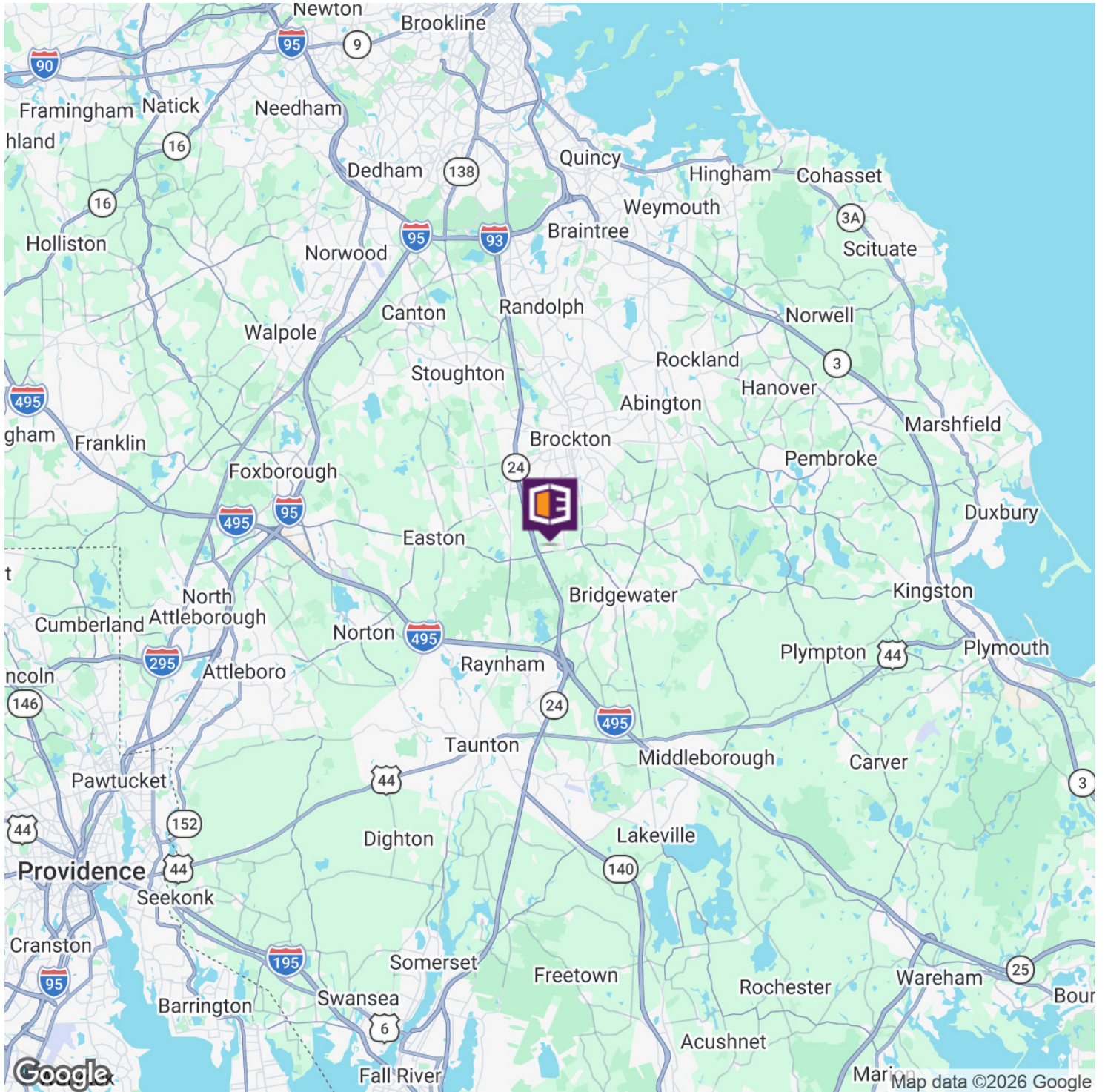
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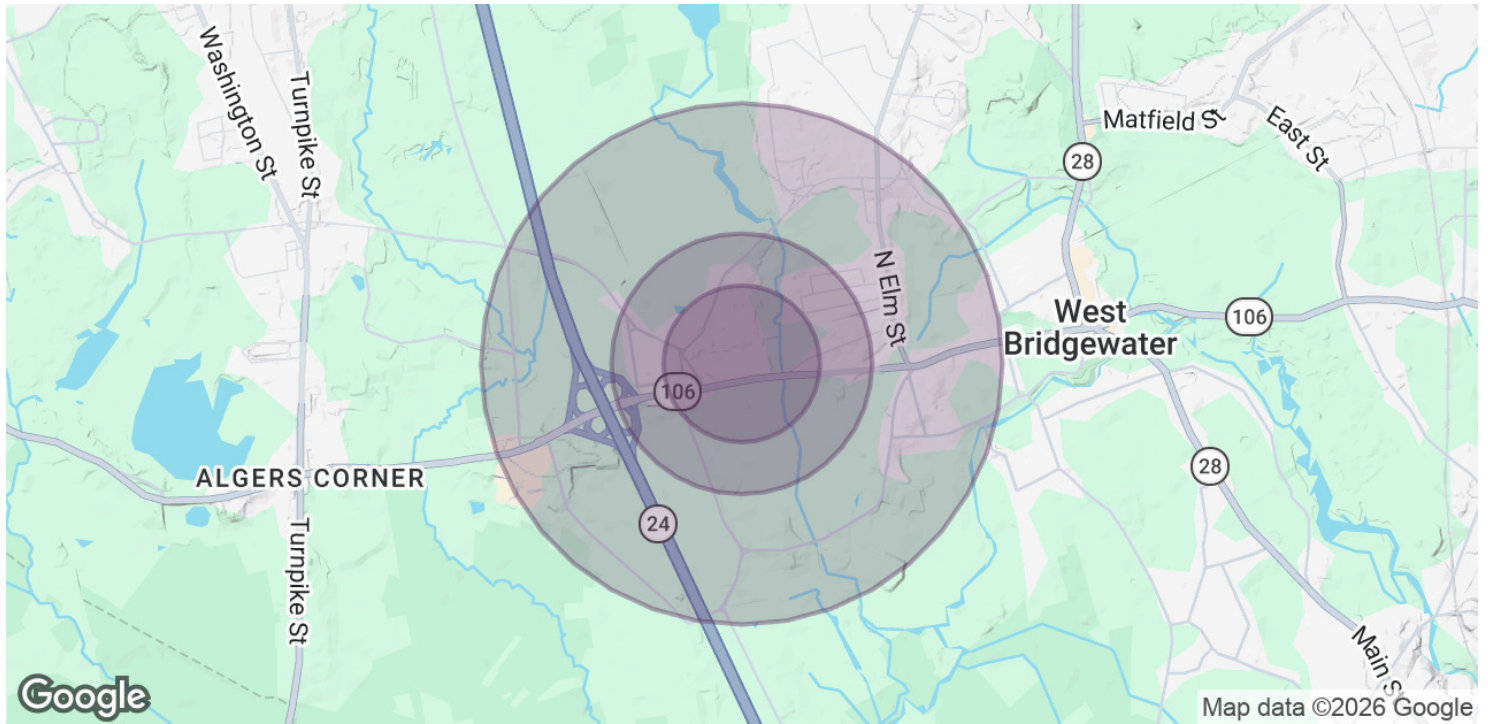
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	333	636	1,680
Average Age	40	41	41
Average Age (Male)	39	40	41
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	119	232	613
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$153,297	\$149,934	\$148,947
Average House Value	\$536,903	\$555,208	\$577,575

Demographics data derived from AlphaMap



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ADDITIONAL PHOTOS

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DAVE ELLIS, SIOR

President

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MA #9524572

PROFESSIONAL BACKGROUND

Ellis Realty Advisors has been providing creative real estate solutions since 2018. Prior to forming Ellis Realty Advisors, David Ellis was the top producing broker for Jack Conway Realtor for four consecutive years and has completed over \$250,000,000 worth of lease and sale transactions. Ellis Realty Advisors specializes in commercial leasing and sales, investment sales, development consulting, business brokerage and property management solutions.

EDUCATION

Marshfield High School (2002)
Bachelor's Degree - Babson College (2006)

MEMBERSHIPS

SIOR
GBREB
NAIOP
South Shore Economic Development Corporation
South Shore Chamber of Commerce
South Shore Health System President's Circle

Ellis Realty Advisors

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MA #9630486

PROFESSIONAL BACKGROUND

Hailey Minicucci is a Commercial Real Estate Associate at Ellis Realty Advisors, where she is involved in commercial leasing, financial analysis, and property marketing. She graduated from the University of South Carolina Honors College, the #1 public honors college in the United States, earning a Bachelor of Science in Business Administration with a double major in Finance and Real Estate and a concentration in Data Analytics from the University of South Carolina Darla Moore School of Business. Her strong analytical background and market insight enable her to provide strategic support and deliver value to clients throughout the transaction process.

EDUCATION

- University of South Carolina Honors College (2025)
- B.S.B.A in Finance and Real Estate with a Concentration in Data Analytics
- Florence University of the Arts (Spring 2024)
- Whitman-Hanson Regional High School (2021)

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