

# 5,810 +/- SF Restaurant/Retail Space Available for Lease

## Pad Site to Lowe's Home Improvement

726 West Center St (Route 106), West Bridgewater, MA



### Property Information

|                  |  |                 |   |
|------------------|--|-----------------|---|
| Address:         | 726 West Center St<br>(Route 106),<br>West Bridgewater, MA | Traffic Counts: | 20,412 ± VPD<br>(Route 106)   |
| Available Space: | 5,810 ± SF   | Water:          | Municipal   |
| Total SF:        | 146,400 ± GLA  | Sewer:          | Private, septic   |
| Land Area:       | 26.44 ± Total<br>Shopping Center                           | Gas:            | Natural   |
| Parking Spaces:  | 65 ± Spaces (pad site)                                     | Zoning:         | Industrial, allows for a<br>wide variety of Retail uses<br>by right or special permit |
| Date Available:  | Available Now  | Year Built:     | 2008 ±  |

### Demographics

|                    | 3 Miles   | 5 Miles   | 7 Miles   |
|--------------------|-----------|-----------|-----------|
| Population:        | 12,409    | 98,150    | 210,877   |
| Households:        | 5,047     | 33,538    | 73,980    |
| Average HH Income: | \$137,668 | \$133,131 | \$123,883 |



Freestanding 5,810 ± SF former Chili's restaurant available for lease on a shopping center pad site anchored by Lowe's Home Improvement. Building is suitable for restaurant or retail uses. The shopping center benefits from its proximity to Route 24 north of 495 and significant pylon signage opportunity at the lighted intersection that services the shopping center. There are several major retailers in the immediate area including Market Basket, Wendy's, Dunkin, Valvoline, 7-Eleven and Honey Dew Donuts. Other area synergies include the adjacent Shaw's Supermarket corporate office, Lifecare Center of West Bridgewater, Westbridge Veterinary Hospital, Pleasant Hill Pediatrics and local restaurant groups like Barrett's Alehouse and Boston Tavern. Traffic counts on West Center Street (Route 106) are reported to be 20,412 ± VPD at the entrance to the shopping center and over 100,000 ± VPD on Route 24.

### For Leasing Information:

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5,810 ± SF Freestanding Building For Lease



5,810 ± SF Freestanding Building or Lease



AVAILABLE FOR LEASE  
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West Bridgewater, MA  
5,810 ± SF



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