

# 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

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

## Demographics

	3 Miles	5 Miles	7 Miles
<b>Population:</b>	12,409	98,150	210,877
<b>Households:</b>	5,047	33,538	73,980
<b>Average HH Income:</b>	\$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 Lowes 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.

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

A photograph of a single-story commercial building with a tan-colored horizontal siding. A prominent feature is a tall, square chimney or corner structure finished with light-colored stone veneer. A red arrow points to the roofline of this stone structure. The building has several large windows with black awnings and a central entrance with a small gabled roof. The ground is covered in snow, and the sky is blue with some clouds.

An aerial photograph of a large commercial complex, likely a shopping center or office park, with a red arrow pointing to a specific building. The complex features a large, multi-story building with a prominent sign that reads "LOBBY". The building has a modern design with large windows and a flat roof. A red arrow points from the top right corner of the image to a smaller building located to the right of the main complex. The surrounding area is mostly flat and appears to be a parking lot or a road. The image is in black and white, with the red arrow providing a visual cue for the location of interest.



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