

FOR LEASE

RETAIL PROPERTY



BROCKTON RETAIL SPACE

165 WESTGATE DRIVE, BROCKTON, MA 02301

For More Information

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PROPERTY DESCRIPTION

165 Westgate Drive in Brockton is a highly visible retail center, located across from the 600,000 SF Westgate mall (Market Basket, Chic Fil A, Starbucks) and just minutes from the highway. There are two spaces available in the plaza - A 3,500 SF endcap and a 2,500 SF endcap, allowing for flexible size options. This retail plaza offers incredible traffic given the proximity to the mall making it a popular and easily accessible retail destination for local residents and businesses.

PROPERTY HIGHLIGHTS

- Located next to the Westgate Mall
- Highly visible retail center
- Endcap spaces available
- Restrooms in suite
- Minutes from the Highway
- Ample parking

OFFERING SUMMARY

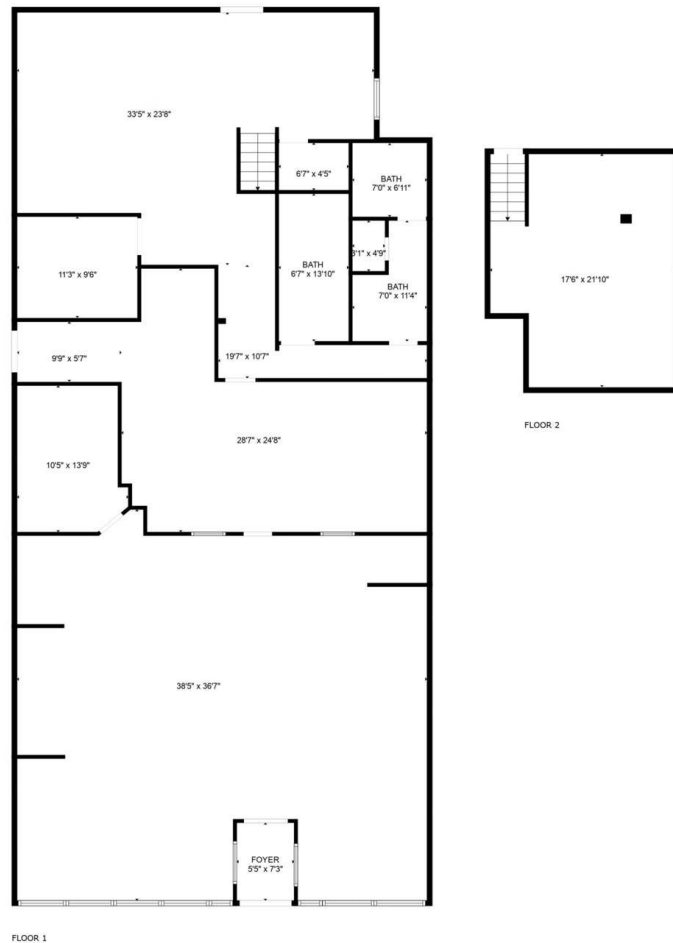
Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	2
Available SF:	2,500 - 3,462 SF
Building Size:	26,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	226	1,045	4,989
Total Population	662	3,100	12,936
Average HH Income	\$74,513	\$73,851	\$65,324



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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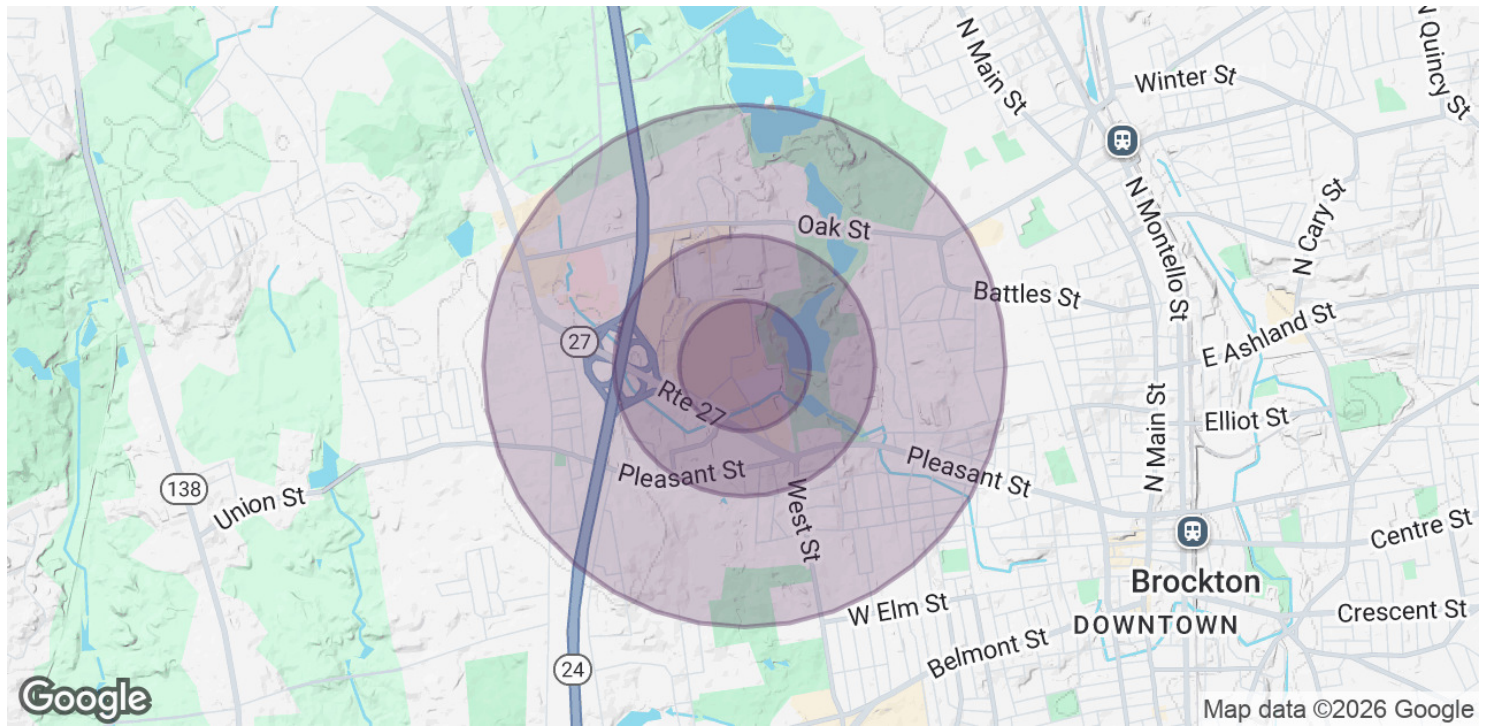


Logistical Details

27 ----- 2 Minute Drive Via Westgate Drive

24 ----- 3 Minute Drive Via MA-27

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	662	3,100	12,936
Average Age	34.9	35.9	38.3
Average Age (Male)	35.1	35.9	35.3
Average Age (Female)	34.3	36.3	40.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	226	1,045	4,989
# of Persons per HH	2.9	3.0	2.6
Average HH Income	\$74,513	\$73,851	\$65,324
Average House Value	\$170,251	\$217,596	\$205,218

2020 American Community Survey (ACS)