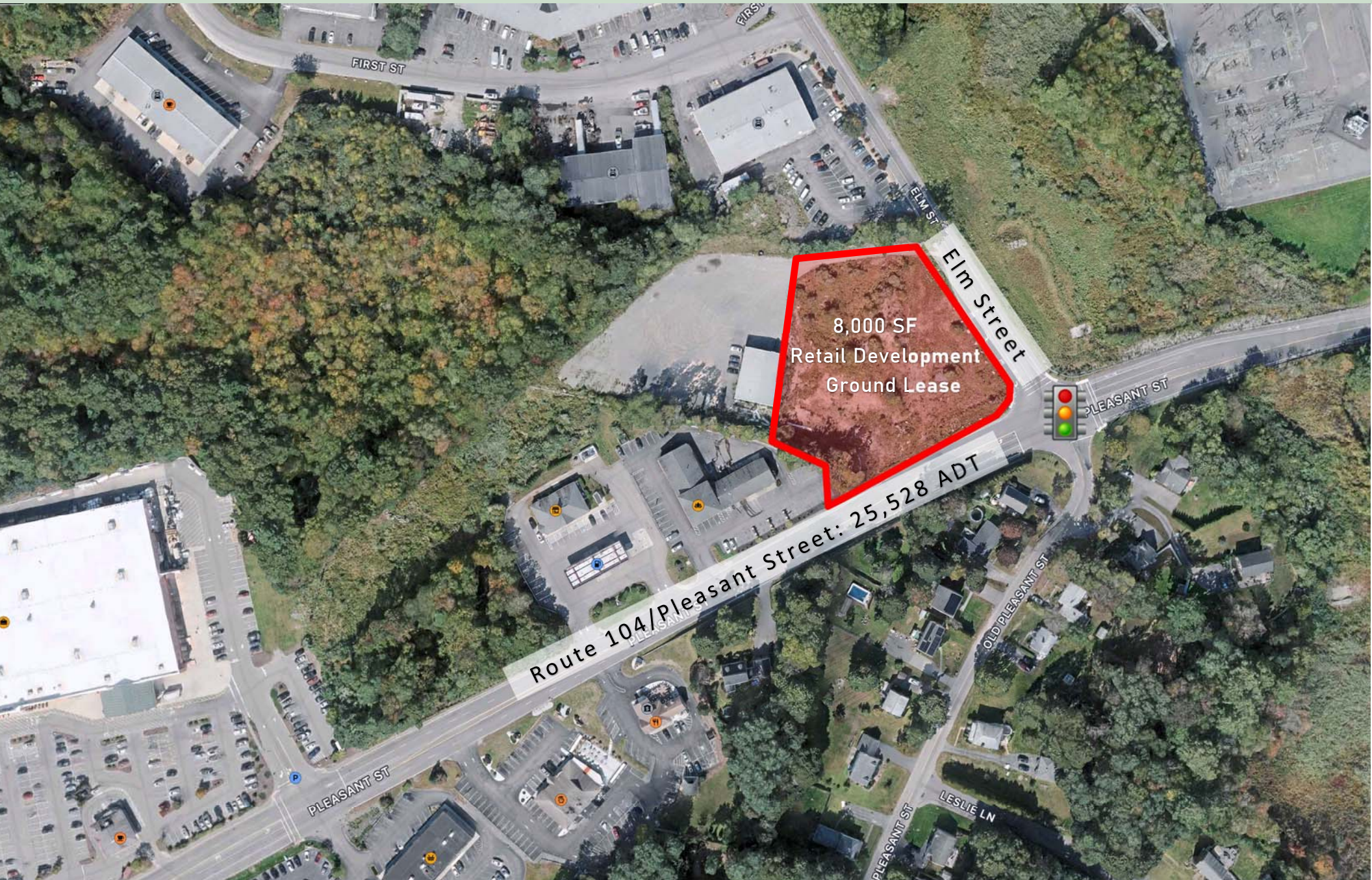


# BRIDGEWATER, MA

ROUTE 104 (PLEASANT ST AT ELM ST)





# BRIDGEWATER, MA

ROUTE 104 (PLEASANT ST AT ELM ST)



Route 104/Pleasant Street: 25,528 ADT

SAMPLE PLAN

## SITE OVERVIEW



### Space

8,000 SF retail development available for ground lease.  
Shovel-ready with all required utilities in place and a streamlined permitting process.



### Location

The site offers full controlled access at the traffic light on Rt. 104 (Pleasant St. at Elm) and is located just 1/3 of a mile from the Rt. 24 interchange.



### Area

Bridgewater State University, a regional high school, and a middle school are all within 2.5 miles. Home Depot serves as a shadow anchor.



### Drive-Thru

Drive-through allowed

## DEMOGRAPHICS

	3-MILE	5-MILE	57MILE	10-MILE
POPULATION	22,358	56,930	151,768	337,445
AVG HH INCOME	\$157,494	\$150,732	\$134,492	\$132,993
EMPLOYEES	8,668	24,173	65,595	122,746

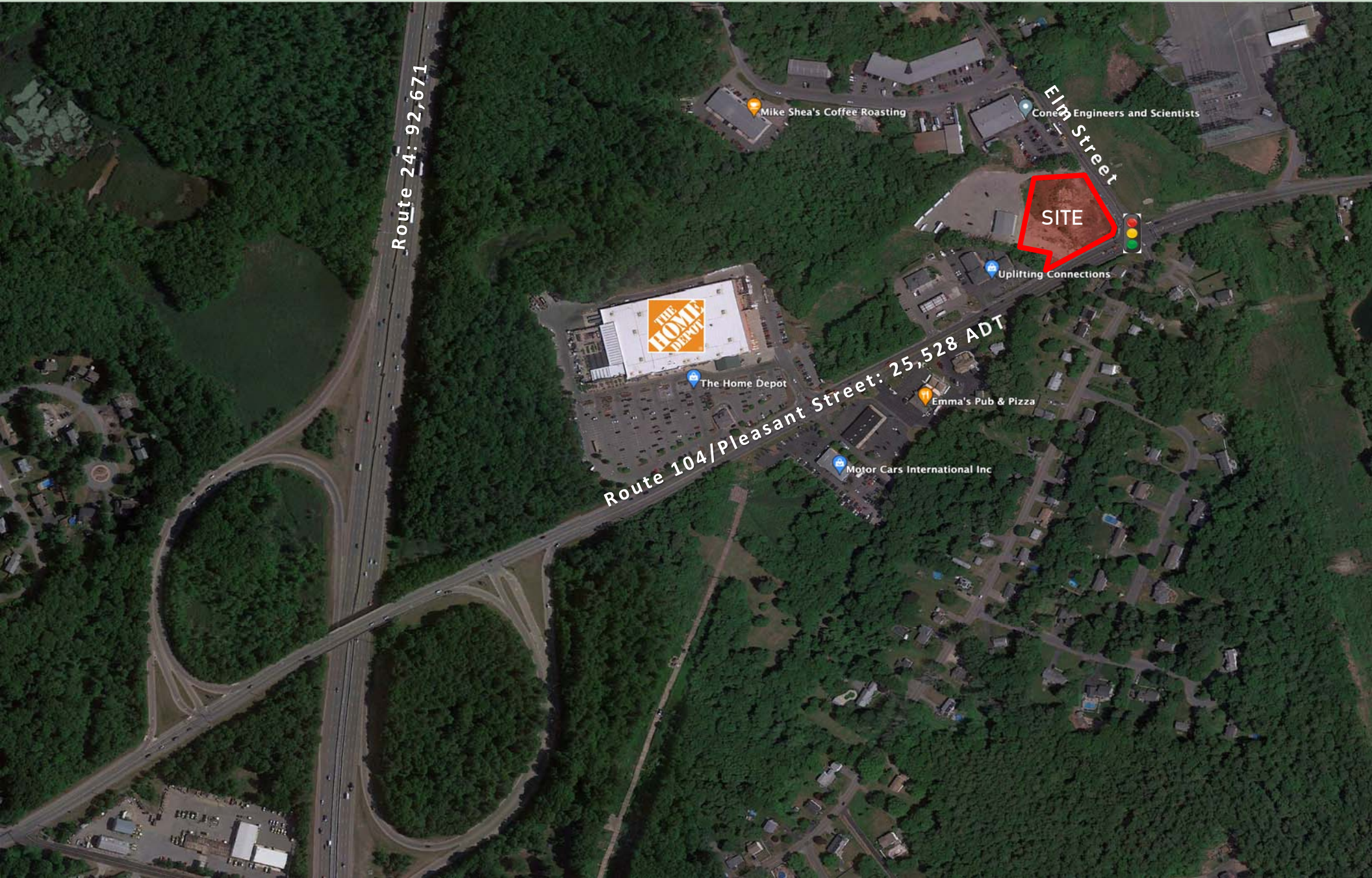
## DRIVE TIMES

	10-MINUTES	20-MINUTES	30-MINUTES
POPULATION	39,684	133,404	306,085
AVG HH INCOME	\$150,437	\$134,319	\$130,958
EMPLOYEES	22,722	69,797	141,231



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ROUTE 104 (PLEASANT ST AT ELM ST)







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