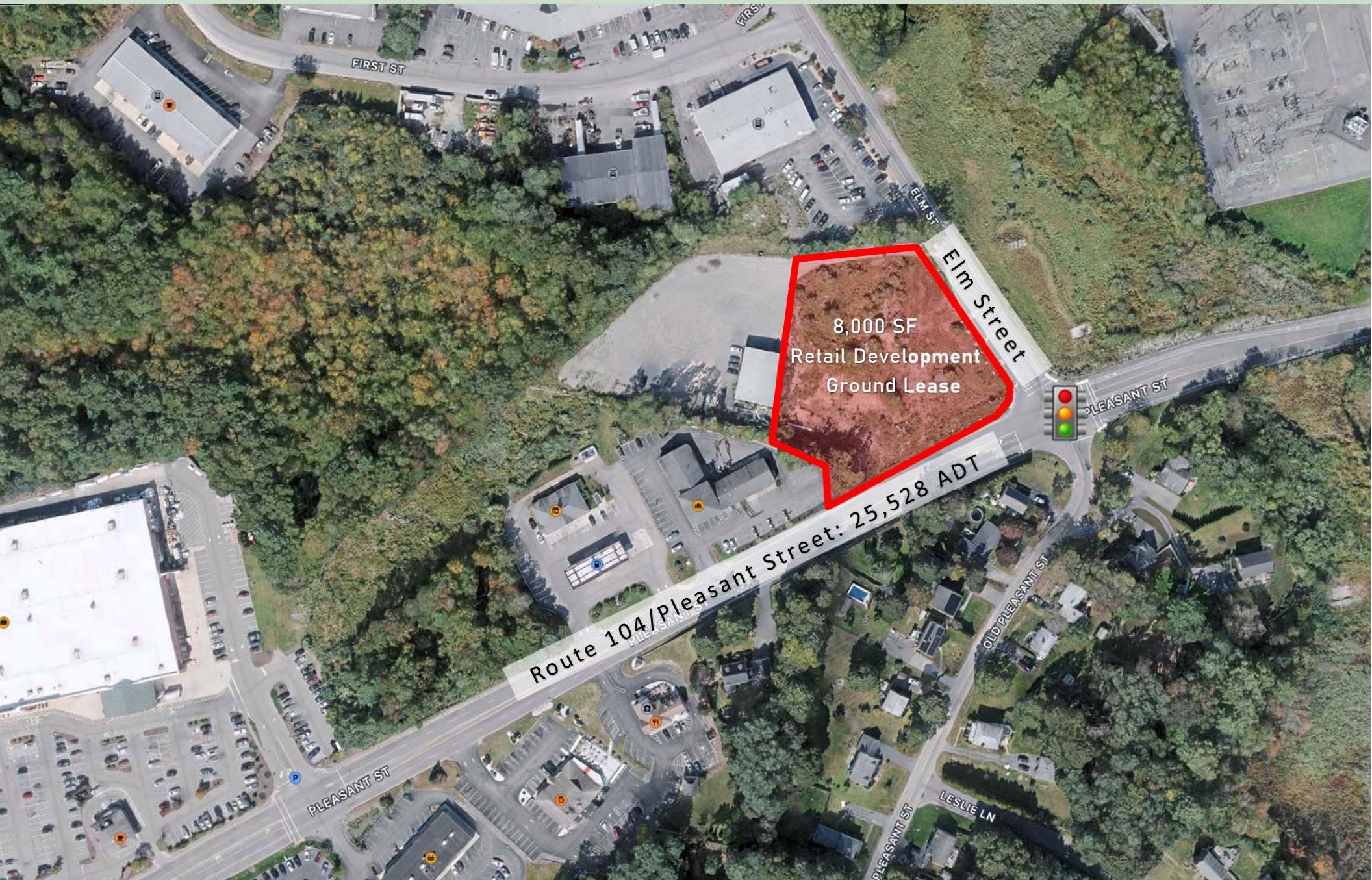


# BRIDGEWATER, MA



ROUTE 104 (PLEASANT ST AT ELM ST)



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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   |

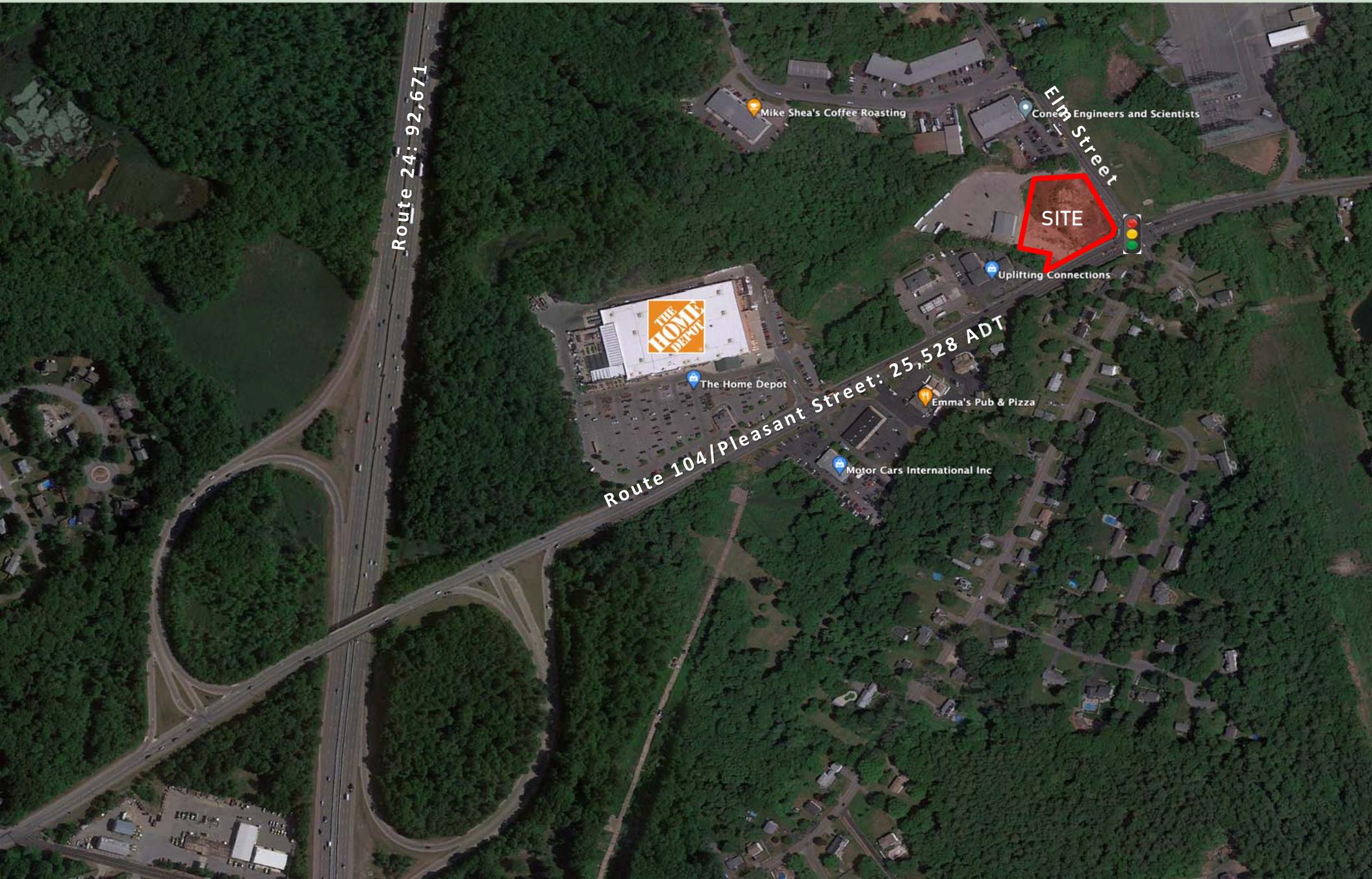
## DRIVE TIMES

|               | 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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