

RETAIL BUILDING
FOR LEASE



**165 WESTGATE DR,
BROCKTON, MA
02301**

DAVE ELLIS, SIOR

781.919.0800 x701
dave@ellisrealtyadvisors.com

KERRICK PIERCE

781.919.0800 x710
kpierce@ellisrealtyadvisors.com

**Benjamin Moore®****Fernandes
Paint & Decorating**

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 2,900 SF endcap suite, previously home to Benjamin Moore Paint Store, delivers a premier opportunity for an established or up-and-coming retail, service, or QSR business to plant its flag in a heavily populated and highly trafficked market. Endcap positioning provides maximum street visibility and signage exposure, ideal for driving brand awareness and capturing impulse traffic from the surrounding retail activity.

With unbeatable visibility, proven traffic generators, and unmatched accessibility, 165 Westgate Drive presents a rare opportunity to secure space in one of Brockton's most dynamic retail destinations.

PROPERTY HIGHLIGHTS

- Prime location adjacent to the 600,000 SF Westgate Mall
- Highly visible retail center with excellent street exposure
- 2,900 SF endcap space available
- Restrooms in suite
- Minutes from Route 24 highway access, close to Route 27
- Ample on-site parking

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Number of Units:	1
Available SF:	2,900 SF
Building Size:	26,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	249	1,040	5,308
Total Population	600	2,726	13,986
Average HH Income	\$73,424	\$78,576	\$91,290

**ELLIS
REALTY
ADVISORS****DAVE ELLIS, SIOR****781.919.0800 x701****dave@ellisrealtyadvisors.com****KERRICK PIERCE****781.919.0800 x710****kpierce@ellisrealtyadvisors.com**



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FLOOR PLANS



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



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ADDITIONAL PHOTOS



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RETAILER MAP



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