

# Adjacent To Westgate Mall • Brockton, MA

## Ground Lease: Out Parcel

### Harbor Freight Tools Shopping Center



#### Highlights

- Adjacent to 700,000 SF Westgate Mall & additional 600,000 SF retail, office, and hotels
- Surrounded by big box retailers including Market Basket, Walmart, Lowe's, Dick's Sporting Goods, Marshalls, Staples, and more
- Regional location at Route 24 & Route 27 (Exit 18)
- Average HH Income: \$109,672 with a population of 285,031 within a 7 mile radius
- Over 20,000 college students within 7 miles
- Daytime employment within 7 miles is 222,845
- Route 27 traffic volume: 36,100 ADT
- Route 24 traffic volume: 125,982 ADT

#### Property (Site Details)

- Up to 3,500 SF Building with drive-up allowed
- Out Parcel - 23,070 +/- SF
- Faces main entrance to the Westgate Mall
- Visible from new Market Basket
- Approved Uses:
  - Retail
  - Restaurant
  - Office/Service
  - Bank
  - Fast Food
  - Drive-Up

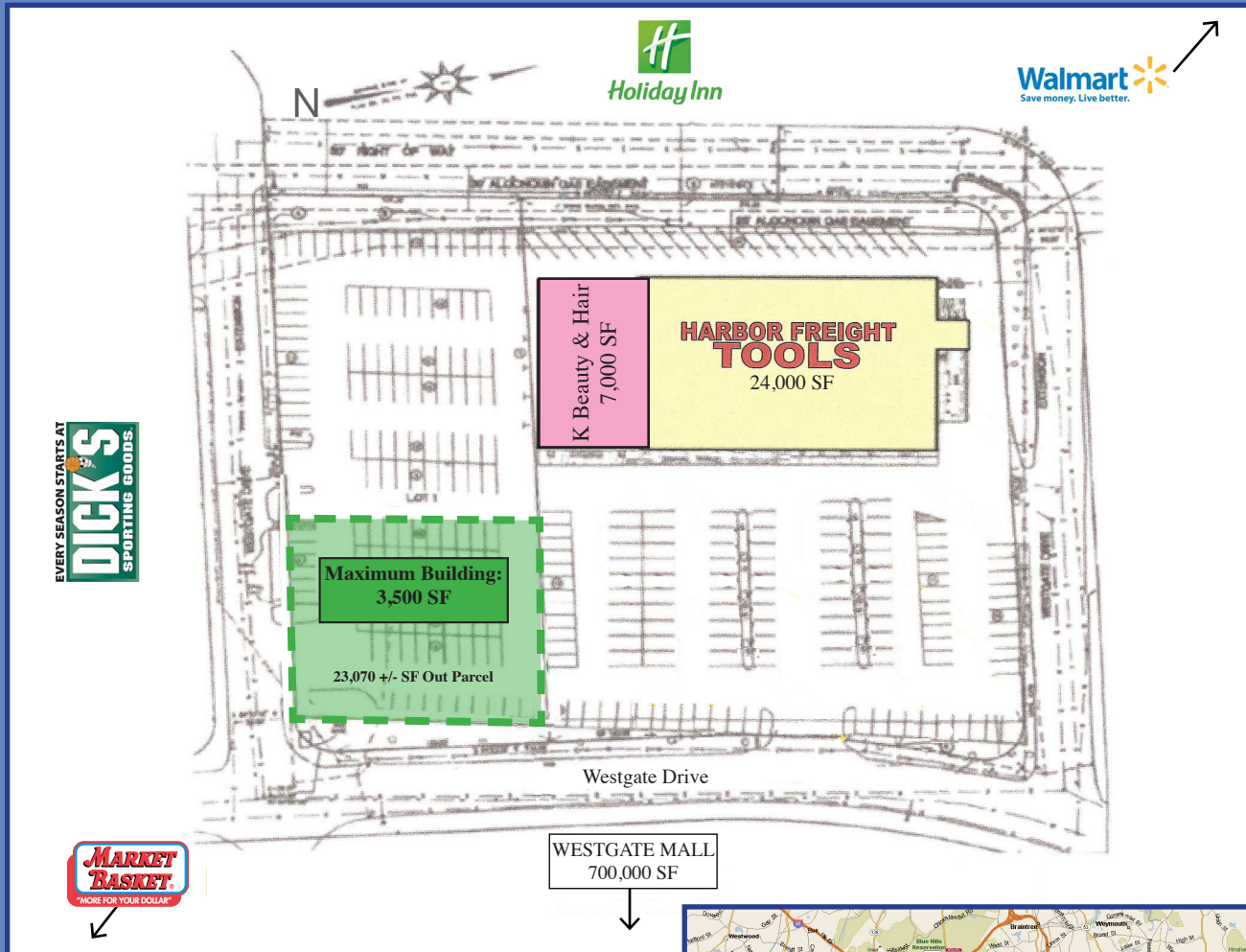
*M & J Associates, Inc.*

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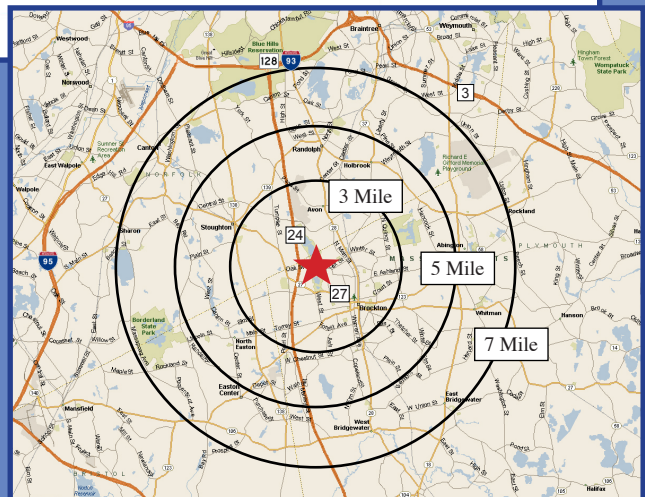
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#### Demographics

	3 Mile	5 Mile	7 Mile
Population	96,293	176,136	285,031
Households	34,364	64,025	105,553
Average HH Income	\$84,925	\$97,450	\$109,672
Number of Businesses	4,019	7,545	11,930
Daytime Employment	77,981	150,364	222,845



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