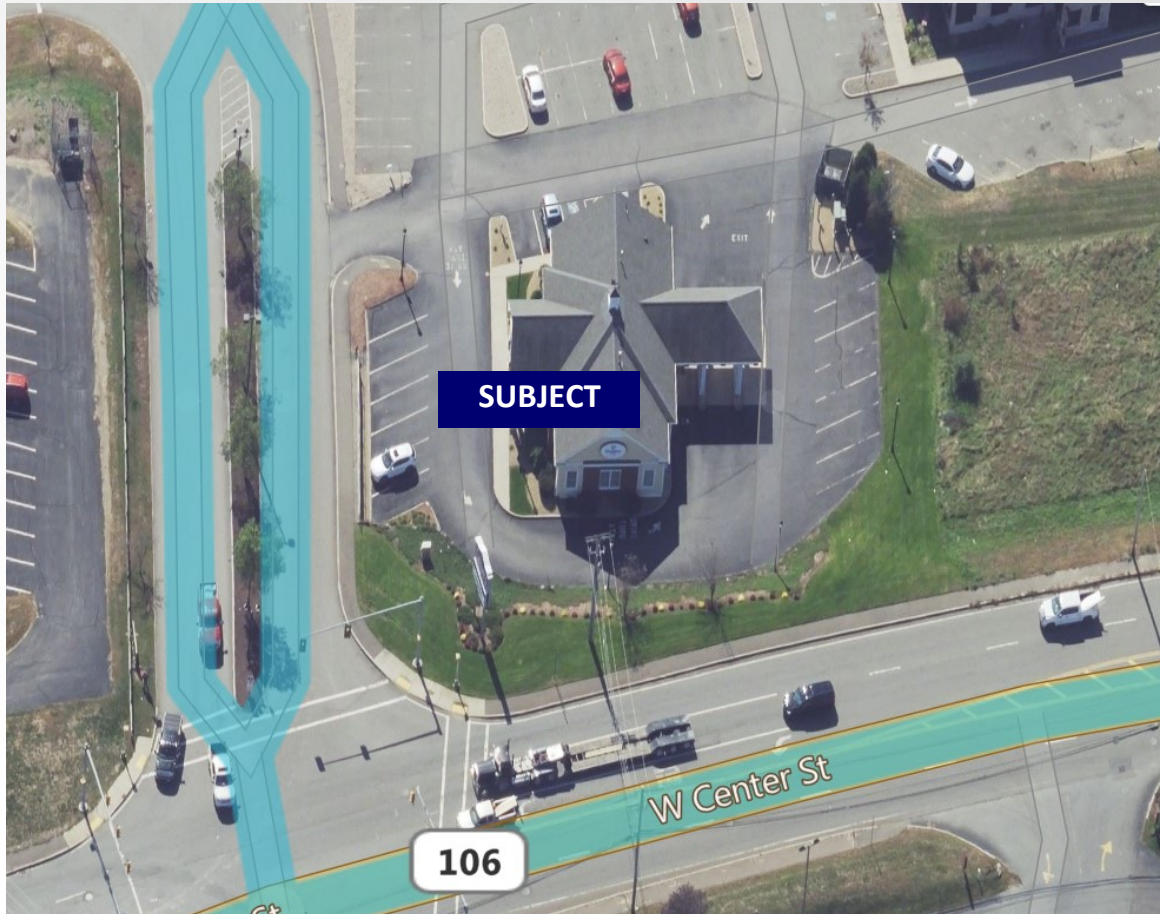


±2,900 SF Stand Alone Retail Building | OR Development Opportunity

728 W Center Street, Bridgewater, Mass.

781.551.8888



FOR LEASE: ±2,900 SF

Price Negotiable

±0.61 Acre Retail Pad Site

- In Front of Lowe's at Signalized Intersection
- Immediately Off Route 24 and with Prominent visibility on Route 106
- Average HHI within 2 Mile Radius: \$109,903
- Great Location for a QSR, Medical / Urgent Care, Financial Services or other Name Brand Operators
- High Traffic Count, High Visibility, Prime Location—Join other Name Brands like Lowe's today!

For more information or to schedule a tour, please contact:

Mark F. Kearins

Principal

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Brokerage Division

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Traffic Counts (Source: CoStar)

COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 W Center St	Manley St - E	22,369	2022	0.15 mi
2 Manley St	W Center St - S	6,848	2022	0.19 mi
3 MANLEY STREET	W Center St - S	7,428	2020	0.19 mi
4 Pleasant St	W Center St - N	2,099	2018	0.20 mi
5 W Center St	Pleasant St - NE	22,369	2022	0.21 mi
6 Manley Street	Pleasant St - NE	8,909	2022	0.34 mi
7 W Center St	Hwy 24 - NE	24,039	2022	0.36 mi
8 Manley St	United Dr - N	6,360	2022	0.37 mi
9 Manley Street	United Dr - N	8,913	2022	0.37 mi
10 RAMP-RT 24 SB TO RT 106 EB	United Dr - N	5,076	2022	0.37 mi



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Household Income (Source: CoStar)

	2 mile	5 mile	10 mile
Avg Household Income	\$109,903	\$108,071	\$106,476
Median Household Income	\$91,721	\$89,491	\$85,967
< \$25,000	183	4,225	20,210
\$25,000 - 50,000	278	4,890	21,918
\$50,000 - 75,000	319	4,210	19,174
\$75,000 - 100,000	305	4,564	17,849
\$100,000 - 125,000	214	4,112	16,060
\$125,000 - 150,000	278	2,925	12,614
\$150,000 - 200,000	202	3,616	15,602
\$200,000+	189	3,399	14,837



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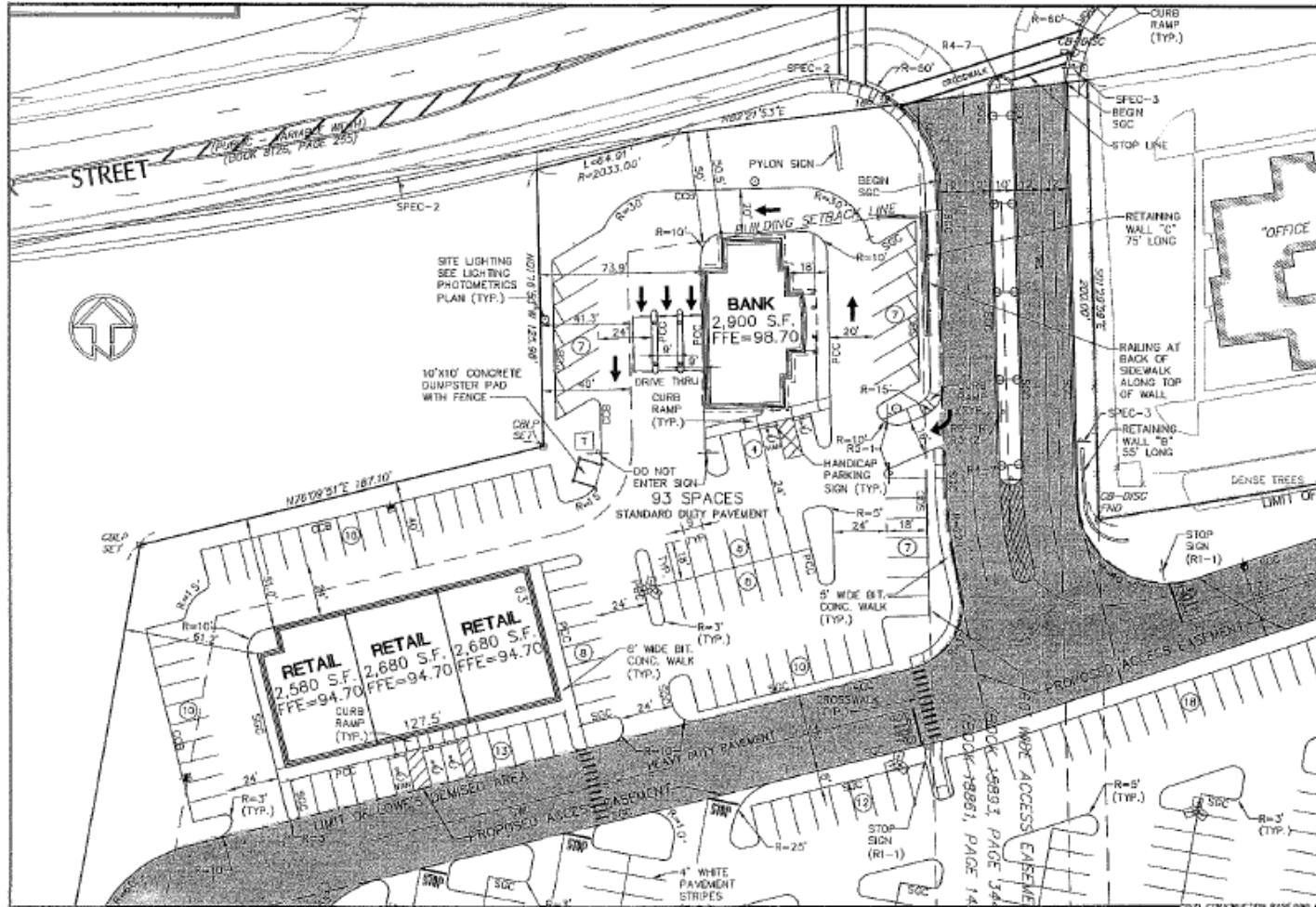
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Plan



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