

New Construction Space Available for Lease

Office / Medical Office Building

609-627 Pleasant Street, Brockton, MA



Property Information

Address:	609-627 Pleasant Street Brockton, MA	Traffic Counts:	25,107 +/- VPD (Pleasant Street)
Available Space:	1,240 to 9,265 +/- SF	Frontage:	316 +/- Feet
Total GLA:	20,014 +/- SF	Water:	Municipal
Land Area:	1.96 acres	Sewer:	Municipal
Parking Spaces:	64	Gas:	Natural
Parking Ratio:	1 per 300 SF	Zoning:	C-5 (Wide Variety of Office and Medical Uses. Not zoned for retail.)
Proposed Delivery Date:	May 15, 2025		

Demographics

	1 Miles	3 Miles	5 Miles
Population:	17,239	107,263	180,417
Households:	6,552	38,261	64,770
Average HH Income:	\$83,221	\$87,310	\$99,788

609-627 Pleasant Street in Brockton, MA is a well-located new construction commercial development located on 1.96 +/- acres near the signalized intersection of Pleasant Street and Reynolds Memorial Highway (Rt 27). The development is located in close proximity to the Westgate Mall with a wide mix of national and regional retailers including, Walmart, Aldi, Market Basket, Marshalls, Chic Fil A, Chipotle, Starbucks, Chase Bank and more. The property benefits from 316 +/- feet of frontage, with convenient access and direct visibility from Pleasant Street. Located within 0.7 miles of Exit 33 off Route 24 and with convenient public transportation access, this modern commercial development is perfect for any office or medical office user looking to join the dynamic market of Brockton, MA. The development will be anchored by Ace Dental who is opening a 4,483 +/- SF medical office. Please note that the development is in the C-5 Zone, which allows for a wide variety of medical and office uses.

For leasing Information:

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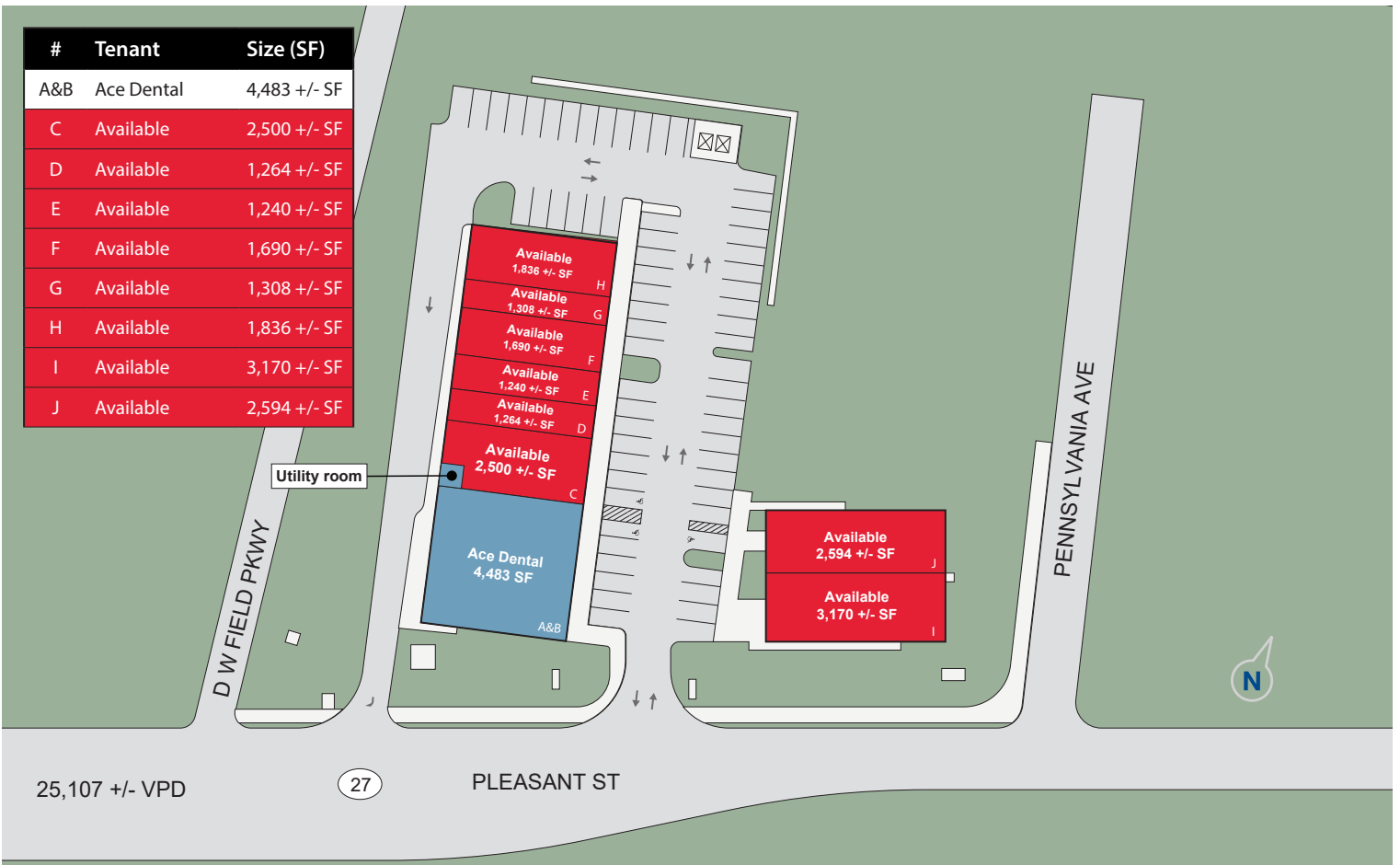
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Property Renderings (Under Construction)



#	Tenant	Size (SF)
A&B	Ace Dental	4,483 +/- SF
C	Available	2,500 +/- SF
D	Available	1,264 +/- SF
E	Available	1,240 +/- SF
F	Available	1,690 +/- SF
G	Available	1,308 +/- SF
H	Available	1,836 +/- SF
I	Available	3,170 +/- SF
J	Available	2,594 +/- SF



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