

5,810 +/- SF Restaurant/Retail Space Available for Lease Pad Site to Lowe's Home Improvement

726 West Center St (Route 106), West Bridgewater, MA



Property Information

Address:	726 West Center St (Route 106), West Bridgewater, MA	Traffic Counts:	20,412 ± VPD (Route 106)
Available Space:	5,810 ± SF	Water:	Municipal
Total SF:	146,400 ± GLA	Sewer:	Private, septic
Land Area:	26.44 ± Total Shopping Center	Gas:	Natural
Parking Spaces:	65 ± Spaces (pad site)	Zoning:	Industrial, allows for a wide variety of Retail uses by right or special permit
Date Available:	Available Now	Year Built:	2008 ±

Demographics

	3 Miles	5 Miles	7 Miles
Population:	12,409	98,150	210,877
Households:	5,047	33,538	73,980
Average HH Income:	\$137,668	\$133,131	\$123,883



Freestanding 5,810 ± SF former Chili's restaurant available for lease on a shopping center pad site anchored by Lowes Home Improvement. Building is suitable for restaurant or retail uses. The shopping center benefits from its proximity to Route 24 north of 495 and significant pylon signage opportunity at the lighted intersection that services the shopping center. There are several major retailers in the immediate area including Market Basket, Wendy's, Dunkin, Valvoline, 7-Eleven and Honey Dew Donuts. Other area synergies include the adjacent Shaw's Supermarket corporate office, Lifecare Center of West Bridgewater, Westbridge Veterinary Hospital, Pleasant Hill Pediatrics and local restaurant groups like Barrett's Alehouse and Boston Tavern. Traffic counts on West Center Street (Route 106) are reported to be 20,412 ± VPD at the entrance to the shopping center and over 100,000 ± VPD on Route 24.

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5,810 ± SF Freestanding Building For Lease



5,810 ± SF Freestanding Building or Lease



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