

FOR LEASE

RETAIL PROPERTY



BROCKTON RETAIL SPACE

165 WESTGATE DR, BROCKTON, MA 02301

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For More Information



BROCKTON RETAIL SPACE



PROPERTY DESCRIPTION

165 Westgate Drive in Brockton is a highly visible retail center, located across from the 600,000 SF Westgate mall (Market Basket, Chic Fil A, Starbucks) and just minutes from the highway. There are two spaces available in the plaza - A 3,500 SF endcap and a 2,500 SF endcap, allowing for flexible size options. This retail plaza offers incredible traffic given the proximity to the mall making it a popular and easily accessible retail destination for local residents and businesses.

PROPERTY HIGHLIGHTS

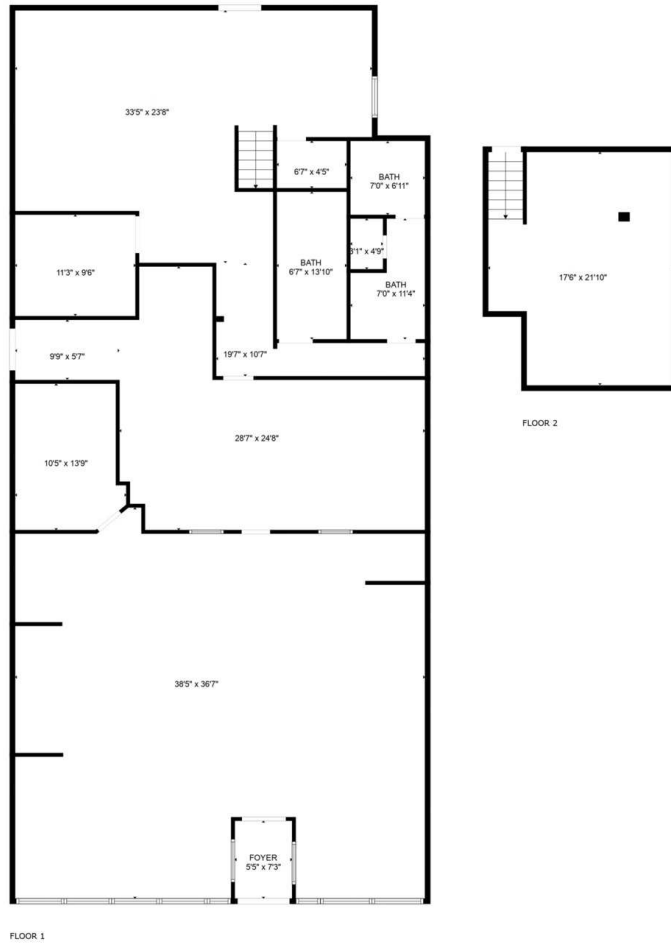
- Located next to the Westgate Mall
- Highly visible retail center
- Endcap spaces available
- Restrooms in suite
- Minutes from the Highway
- Ample parking

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Number of Units:	2
Available SF:	2,500 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

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

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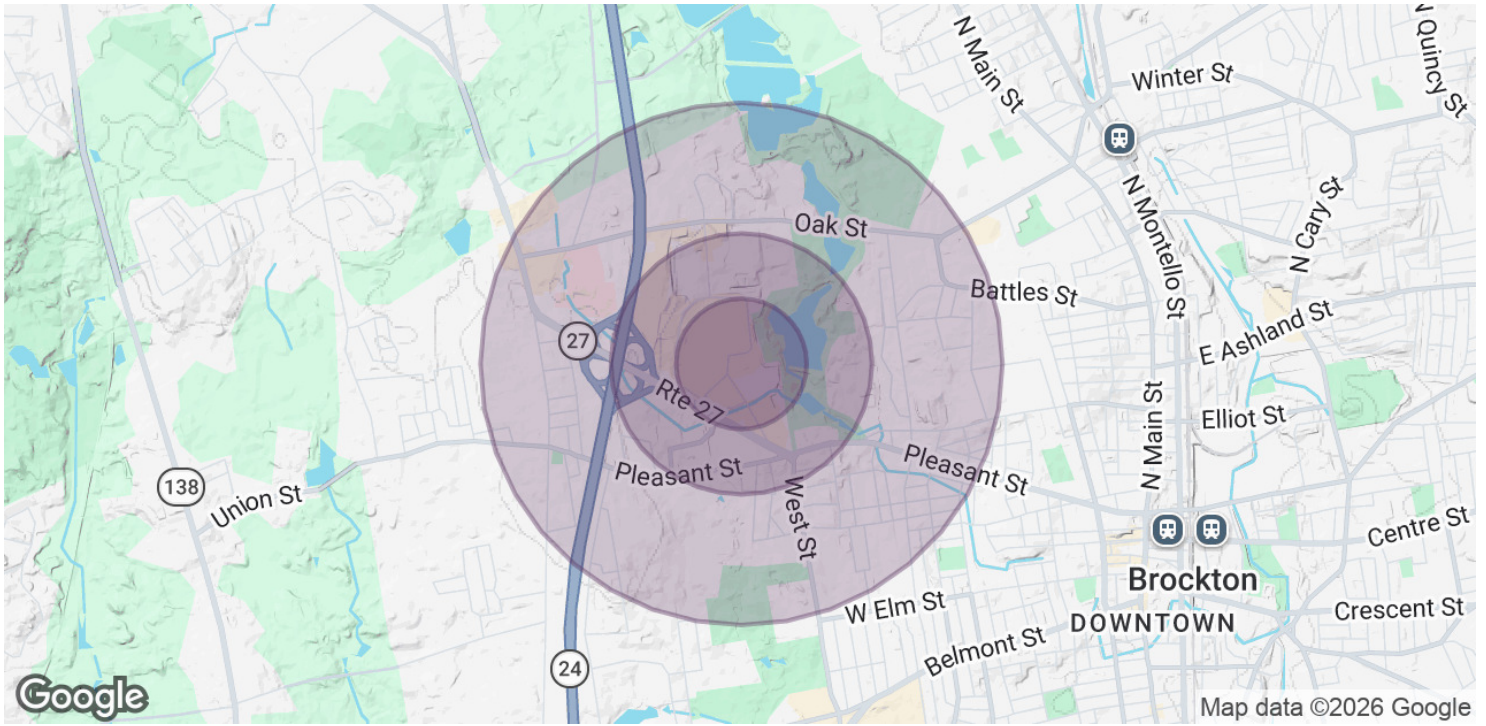


Logistical Details

27 ----- 2 Minute Drive Via Westgate Drive

24 ----- 3 Minute Drive Via MA-27

BROCKTON RETAIL SPACE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	600	2,726	13,986
Average Age	35.4	37.2	39.4
Average Age (Male)	34.8	37.2	39.4
Average Age (Female)	36.4	38.5	39.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	249	1,040	5,308
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$73,424	\$78,576	\$91,290
Average House Value	\$248,608	\$278,539	\$406,082

2023 American Community Survey (ACS)



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