

OFFICE FOR SALE  
140 BROCKTON AVENUE  
ABINGTON, MA 02351  
PRICE: \$499,900



FOR SALE

**KW COMMERCIAL**  
574 Washington Street  
Easton, MA 02375



*PRESENTED BY:*

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# Executive Summary



|                          |                                |
|--------------------------|--------------------------------|
| <b>Address:</b>          | 140 Brockton Avenue            |
| <b>City, State, Zip:</b> | Abington, MA 02351             |
| <b>County:</b>           | Plymouth                       |
| <b>Price:</b>            | \$499,900                      |
| <b>Year Built:</b>       | 1900                           |
| <b>Building SF:</b>      | 2,124                          |
| <b>Lot Size:</b>         | 0.34 Acres                     |
| <b>Living Area SF:</b>   | 918                            |
| <b>Floors:</b>           | 1.5                            |
| <b>Tenants/Units:</b>    | 1                              |
| <b>Frontage:</b>         | 126.00                         |
| <b>Zoning:</b>           | HC                             |
| <b>Parking:</b>          | 7                              |
| <b>Sprinklers:</b>       | No                             |
| <b>Roof:</b>             | Asphalt/Fiberglass Shingles    |
| <b>Traffic Count:</b>    | 16,708 - MA 123 & Bedford St E |
| <b>Cross Streets:</b>    | Centre Street (Route 123)      |

## Property Highlights

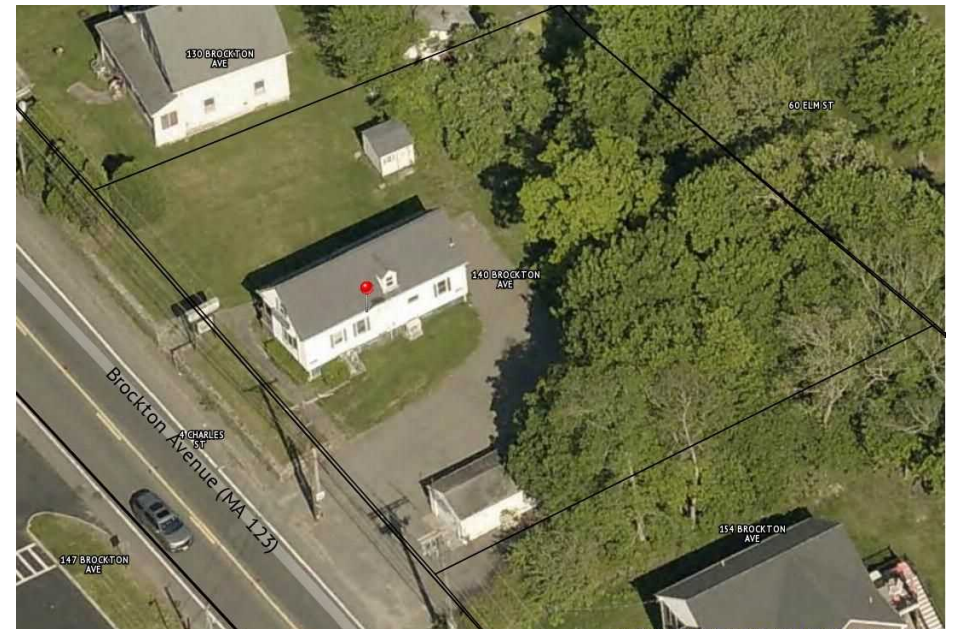
- Office building on 0.34 acres
- One-car garage and storage shed
- Two bathrooms (1 full, 1 half)
- Vinyl exterior, one-and-a-half-story
- Heating: forced hot water
- Excellent visibility and accessibility near commuter rail and Route 18, 58 & 123
- Flexible use potential for professional or medical offices

## Property Overview

Discover a unique opportunity near the heart of Abington Center! This vinyl sided office building sits on a 0.34 acre lot with excellent visibility along Brockton Avenue, blending historic character with practical functionality in a Highway Commercial (HC) zone.

Inside, the flexible layout includes multiple adaptable rooms and two bathrooms (one full, one half), making it ideal for professional offices, medical use, or other business needs.

The location is a standout feature, positioned near major MA Routes 18, 58 & 123 and just one mile from the Abington MBTA commuter rail. With great accessibility, strong local demographics, and closeness to Boston's South Shore markets, this property is ideal for an owner-occupant or investor looking for a well-located commercial space.





# Property Photos





# Business Map



## Points of Interest / Community & Services

Abington Center shops & eateries  
Fieldstone and Pinetree Parks  
Abington Historic Society  
South Shore attractions  
MBTA Commuter Rail  
Walmart/Target  
Brockton Hospital



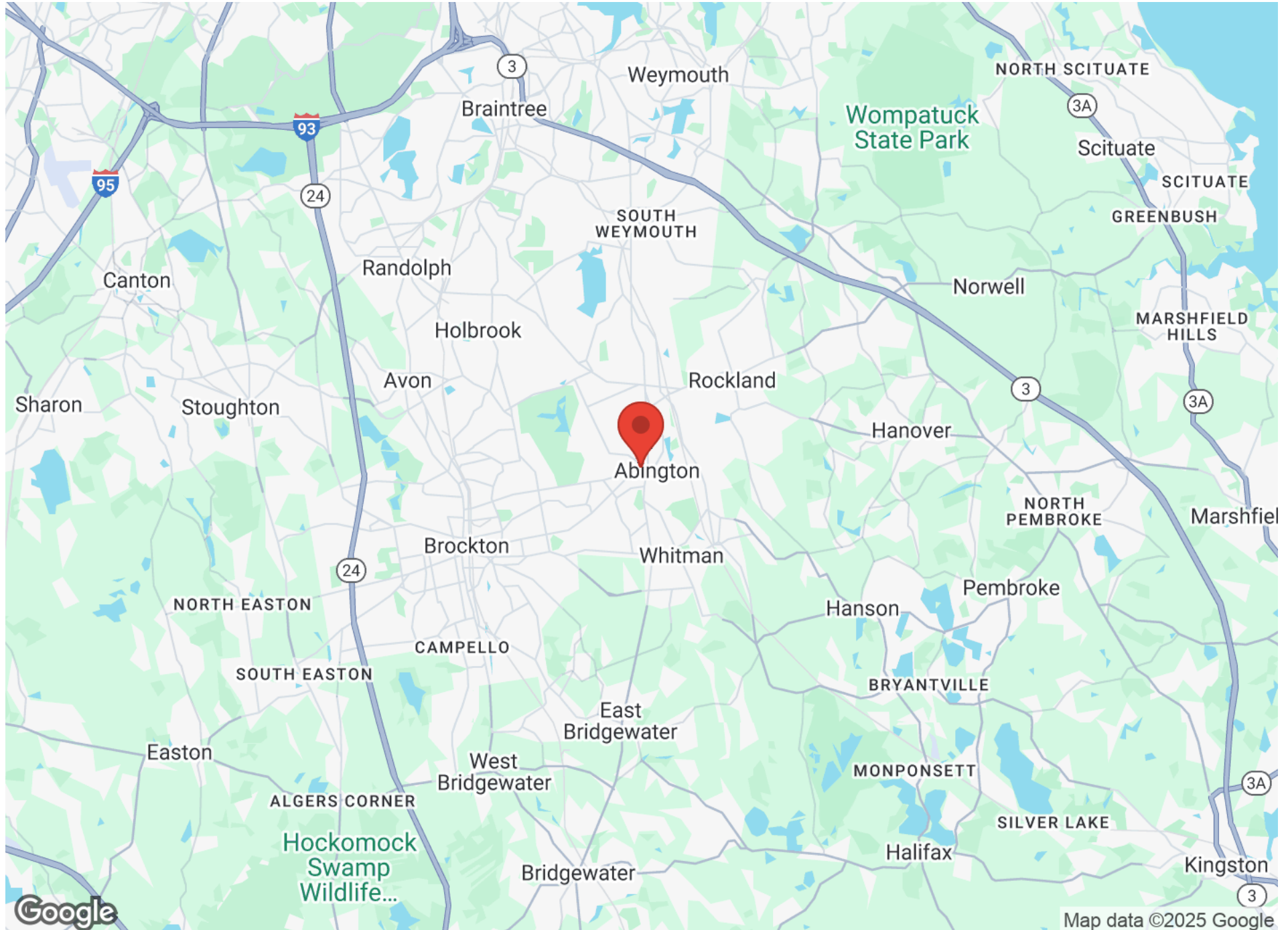
Over 14,000 vehicles per day on Brockton Ave

Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

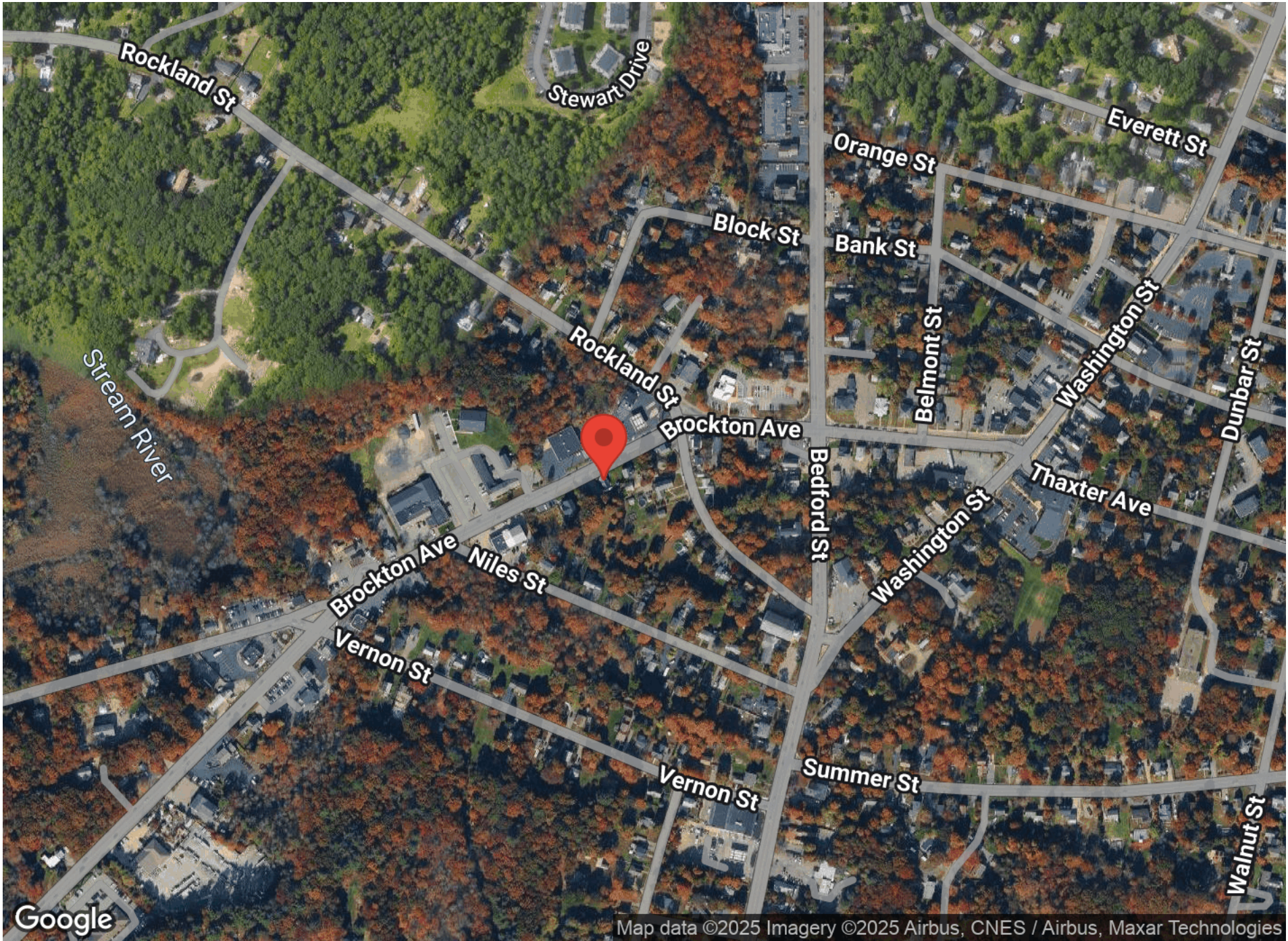


# Regional Map



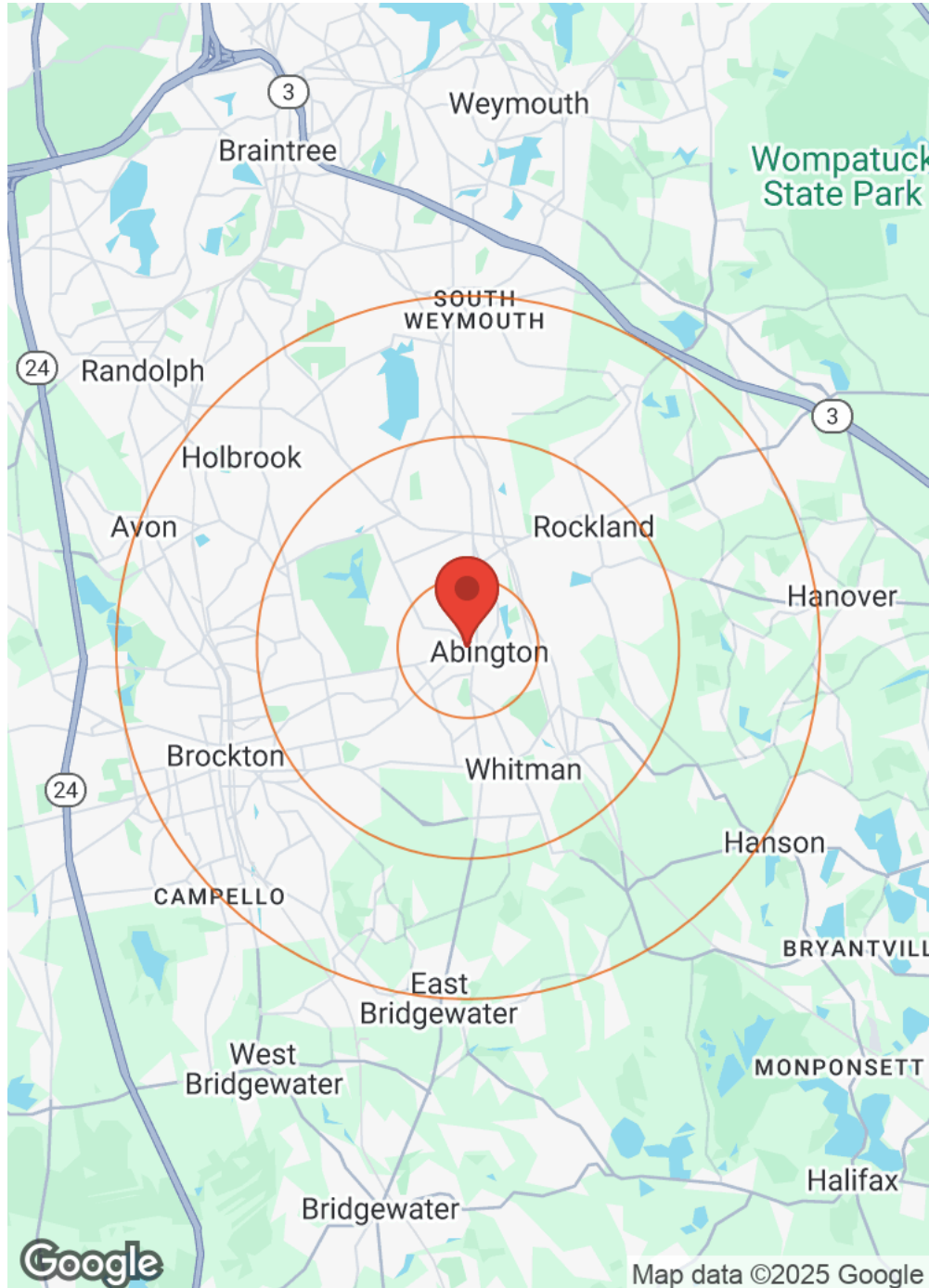


# Aerial Map





# Demographics



| Category   | Sub-category        | 1 Mile    | 3 Miles   | 5 Miles  |
|------------|---------------------|-----------|-----------|----------|
| Population | Male                | 2,913     | 30,441    | 88,750   |
|            | Female              | 3,056     | 31,388    | 92,943   |
|            | Total Population    | 5,969     | 61,829    | 181,693  |
| Age        | Ages 0-14           | 1,002     | 10,717    | 33,473   |
|            | Ages 15-24          | 695       | 7,057     | 22,632   |
|            | Ages 25-54          | 2,411     | 24,669    | 73,213   |
|            | Ages 55-64          | 835       | 8,726     | 23,591   |
|            | Ages 65+            | 1,028     | 10,659    | 28,782   |
| Race       | White               | 4,707     | 44,882    | 110,506  |
|            | Black               | 657       | 10,363    | 46,550   |
|            | Am In/AK Nat        | 2         | 19        | 55       |
|            | Hawaiian            | 1         | 6         | 18       |
|            | Hispanic            | 311       | 3,592     | 12,937   |
|            | Asian               | 158       | 1,521     | 6,087    |
|            | Multi-Racial        | 101       | 1,144     | 4,415    |
|            | Other               | 32        | 309       | 1,145    |
| Income     | Median              | \$130,217 | \$113,377 | \$99,804 |
|            | < \$15,000          | 140       | 1,368     | 5,072    |
|            | \$15,000-\$24,999   | 49        | 865       | 3,308    |
|            | \$25,000-\$34,999   | 110       | 748       | 3,027    |
|            | \$35,000-\$49,999   | 117       | 1,673     | 5,215    |
|            | \$50,000-\$74,999   | 111       | 2,604     | 7,870    |
|            | \$75,000-\$99,999   | 189       | 2,985     | 8,541    |
|            | \$100,000-\$149,999 | 703       | 4,996     | 12,276   |
|            | \$150,000-\$199,999 | 444       | 3,670     | 8,777    |
|            | > \$200,000         | 433       | 4,250     | 11,847   |
| Housing    | Total Units         | 2,414     | 24,421    | 69,608   |
|            | Occupied            | 2,298     | 23,160    | 65,934   |
|            | Owner Occupied      | 1,562     | 16,835    | 41,809   |
|            | Renter Occupied     | 736       | 6,325     | 24,125   |
|            | Vacant              | 116       | 1,261     | 3,674    |



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Exclusively Listed by

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