

AVAILABLE: 1 UNIT FOR LEASE & 3 PAD SITES

WEST BRIDGEWATER PLAZA

2077 MAIN ST, BROCKTON, MA 02301 AND 860 N MAIN ST, WEST BRIDGEWATER, MA 02379



FOR LEASE & PAD SITE DEVELOPMENT

KW COMMERCIAL
574 Washington Street
Easton, MA 02375



Each Office Independently Owned and Operated

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PROPERTY DESCRIPTION

860 N MAIN ST



Property Description

Westbridgewater Plaza is a vibrant retail center anchored by Fun City Trampoline Park, located on the Brockton/West Bridgewater line along Route 28.

The plaza features a diverse tenant mix and offers both leasing and development opportunities. With strong visibility, ample parking, and a high-traffic location, it's an ideal setting for retail, service, and hospitality businesses looking to grow in a dynamic corridor.

Property Overview

- Anchor Tenant: Fun City Trampoline Park
- Available Space:
 - One (1) inline retail space for lease
 - Three (3) pad sites available for development
 - One pad site includes approx. 1 acre ± of upland with frontage on N Main Street
- Tenant Mix: Family Dollar, Borderland Discount Liquor, El Shadday Church, Crazy Hot Deals, Mafy's Nail Academy
- Zoning: Commercial
- Ideal Uses: Quick-service restaurants, retail, professional services, medical, fitness, and more

PROPERTY SUMMARY

860 N MAIN ST



Property Summary

Building Name:	West Bridgewater Plaza
Building SF:	123,584
Cross Streets:	Route 28 and Skyview Dr
Dock Doors:	4
Lot Size:	22.75 Acres
Parking Ratio:	4.69
Type:	Shopping Center
Year Built:	1971
Zoning:	General Commercial

Location Overview

Situated on Route 28 at the Brockton/West Bridgewater line, West Bridgewater Plaza offers excellent visibility and accessibility in a densely populated area.

The center is less than 1.5 miles from Campello Station (MBTA Commuter Rail) and minutes from Route 24, providing direct access to Boston and southeastern Massachusetts.

Surrounding landmarks include Campanelli Stadium, Brockton Country Club, and War Memorial Park. With strong traffic counts and a diverse local population, the plaza is well-positioned to support long-term business success.

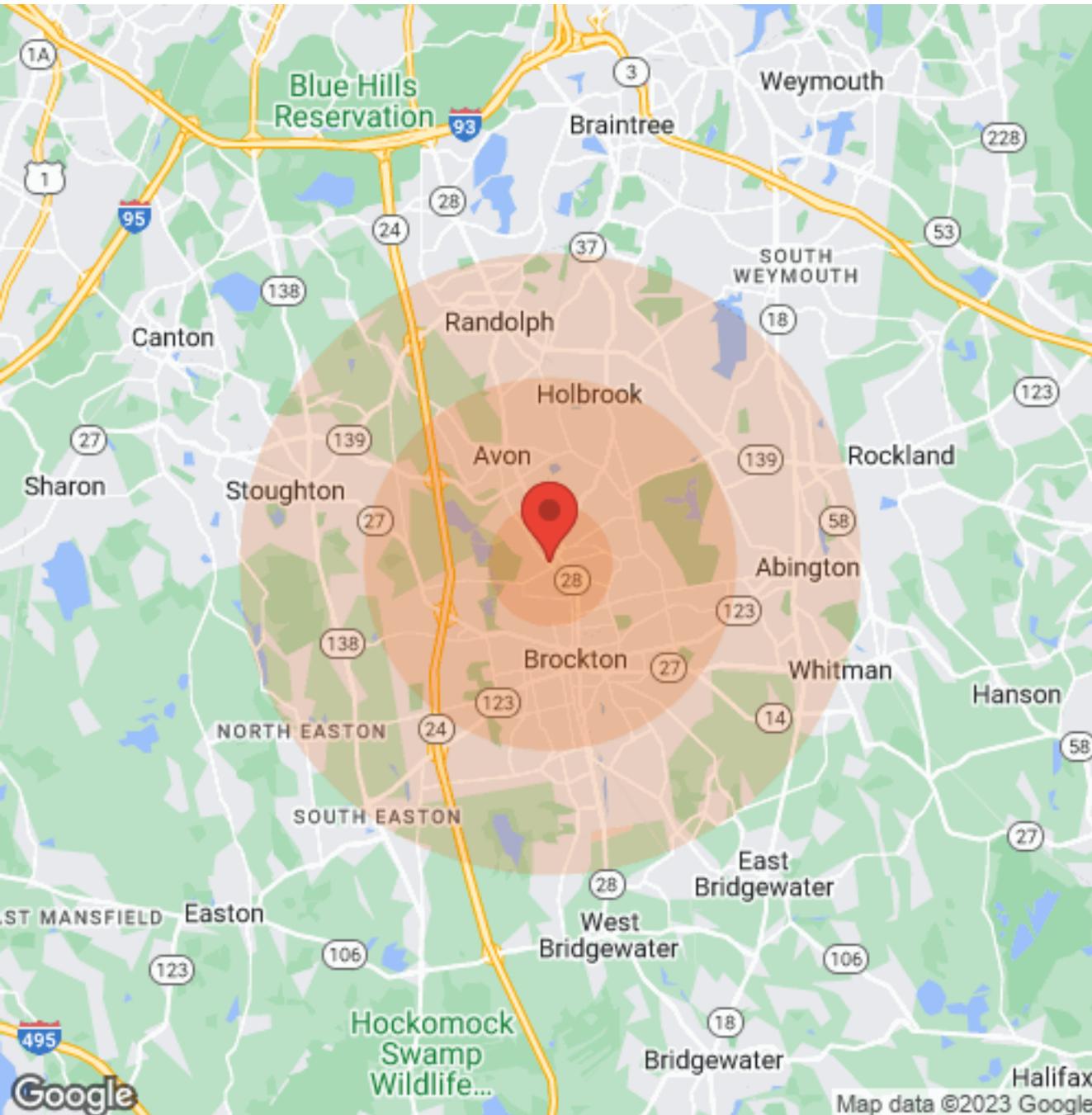
PROPERTY PHOTOS

860 N MAIN ST



DEMOGRAPHICS

860 N MAIN ST



Population	1 Mile	3 Miles	5 Miles
Male	9,372	46,498	89,683
Female	10,489	48,967	94,330
Total Population	19,861	95,465	184,013

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,680	21,103	37,144
Ages 15-24	2,860	13,996	25,535
Ages 25-54	7,838	37,129	72,470
Ages 55-64	2,001	10,471	21,979
Ages 65+	2,482	12,766	26,885

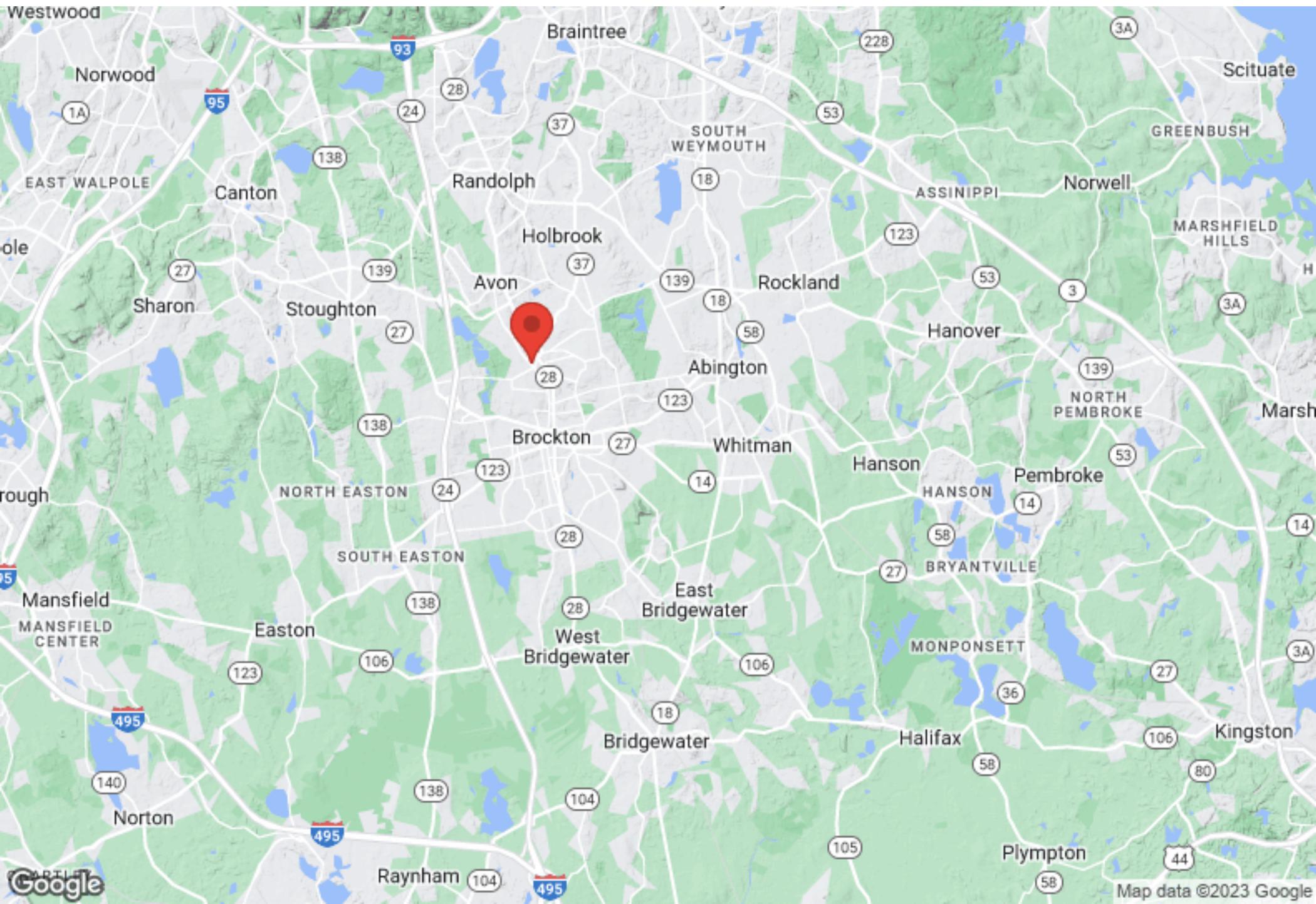
Race	1 Mile	3 Miles	5 Miles
White	8,712	47,707	116,611
Black	6,629	28,138	40,597
Am In/AK Nat	9	21	51
Hawaiian	2	3	7
Hispanic	2,021	8,888	12,053
Multi-Racial	8,518	36,728	46,904

Income	1 Mile	3 Miles	5 Miles
Median	\$44,906	\$56,219	\$63,362
< \$15,000	1,348	4,492	7,696
\$15,000-\$24,999	739	3,561	6,158
\$25,000-\$34,999	941	3,875	6,227
\$35,000-\$49,999	1,135	4,366	7,949
\$50,000-\$74,999	1,242	6,376	12,491
\$75,000-\$99,999	951	5,010	9,727
\$100,000-\$149,999	870	4,426	10,659
\$150,000-\$199,999	174	1,247	3,349
> \$200,000	30	515	1,786

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,619	38,349	71,551
Occupied	8,057	35,965	67,752
Owner Occupied	4,431	21,649	44,153
Renter Occupied	3,626	14,316	23,599
Vacant	562	2,384	3,799

REGIONAL MAP

860 N MAIN ST



AERIAL MAP

860 N MAIN ST

