

MEDICAL/RETAIL BUILDING
FOR LEASE



PLEASANT STREET MEDICAL SUITES

627 PLEASANT ST, BROCKTON,
MA 02301

DAVE ELLIS, SIOR

781.919.0800 x701
dave@ellisrealtyadvisors.com

DANIEL MORTON

781.919.0800 x715
Dmorton@ellisrealtyadvisors.com

PLEASANT STREET MEDICAL



PROPERTY DESCRIPTION

Newly constructed modern medical/retail building located directly on Route 27 in Brockton. Multiple suites available for lease with flexible layouts. Ideal for medical, wellness, or professional service users seeking high visibility in a well-appointed, prime location. Ample on-site parking with 75 spaces available.

PROPERTY HIGHLIGHTS

- Prime Location
- Convenient Highway Access
- New Construction
- Flexible Layout

OFFERING SUMMARY

Lease Rate:	\$26 SF/yr (NNN)
Available SF:	2,400 - 6,000 SF
Lot Size:	72,379 SF
Building Size:	15,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	1,205	5,974
Total Population	1,325	3,540	18,929
Average HH Income	\$80,958	\$103,747	\$122,063



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REALTY
ADVISORS**

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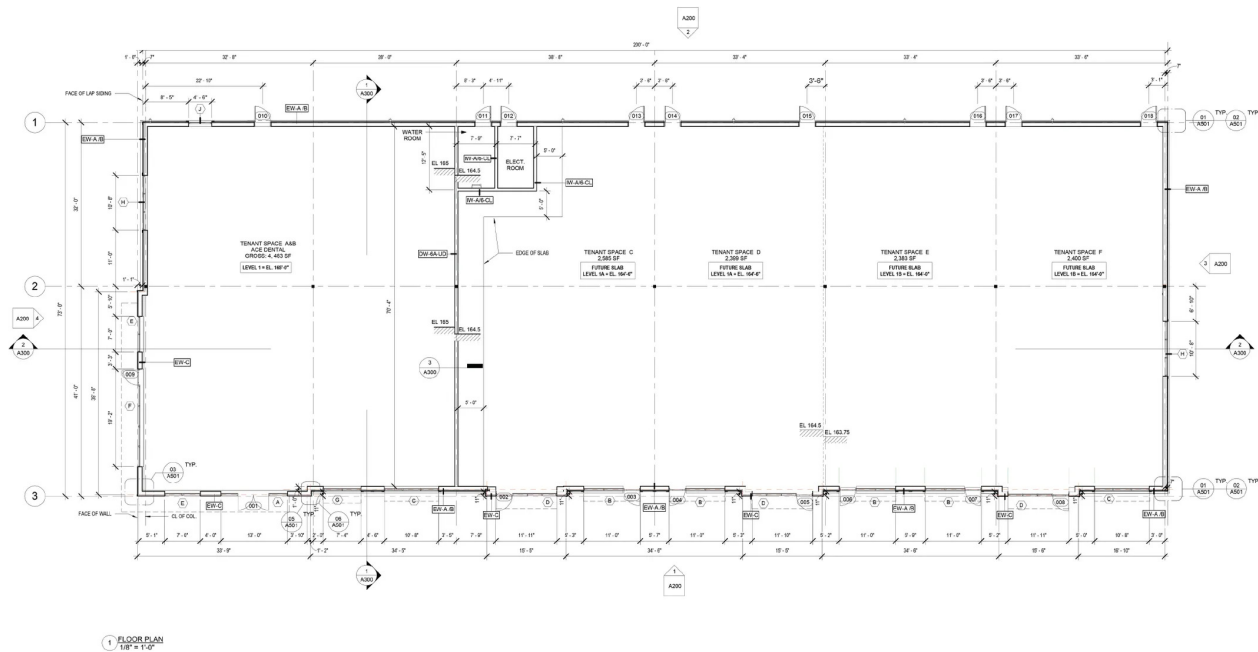
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FLOOR PLANS

PLEASANT STREET MEDICAL

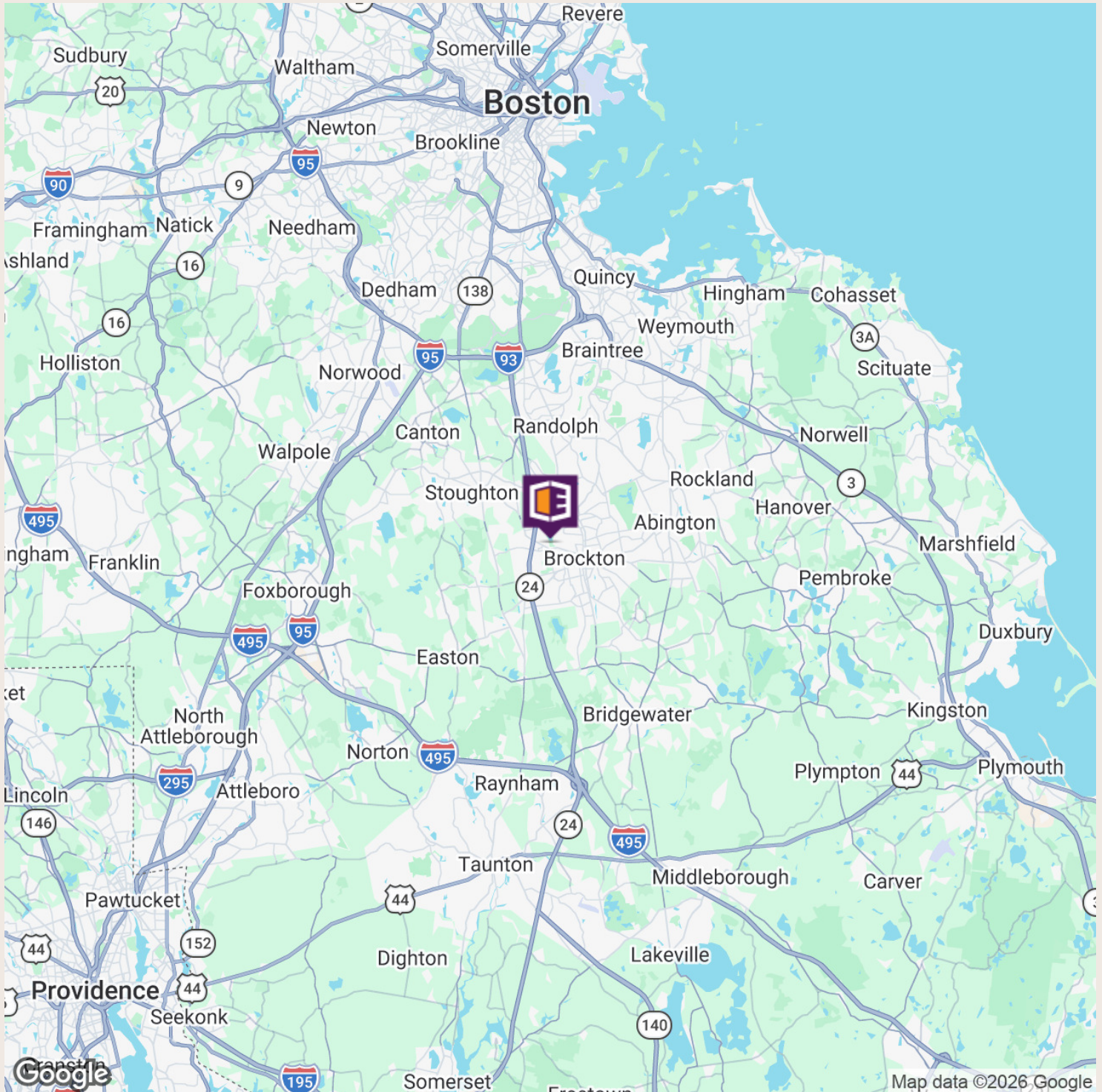


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AERIAL MAP

PLEASANT STREET MEDICAL



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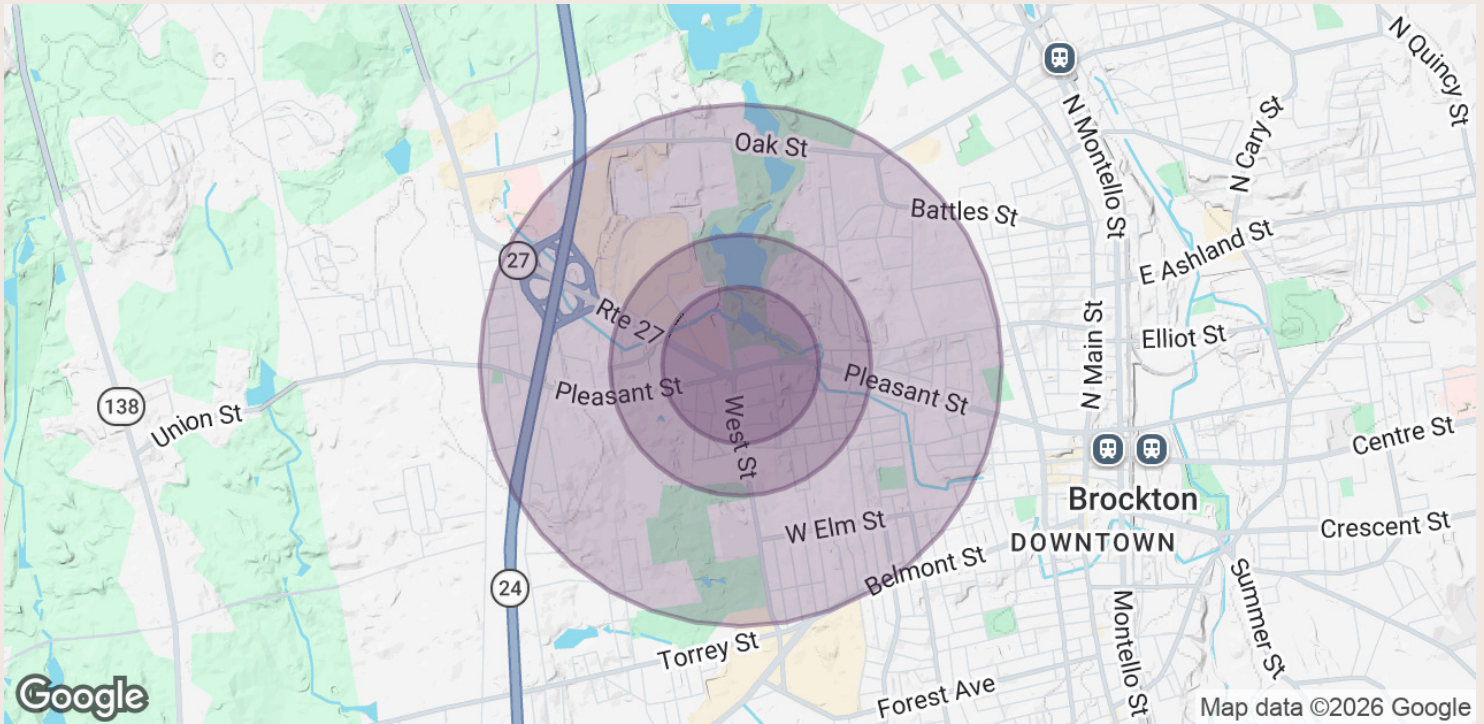
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DEMOGRAPHICS MAP & REPORT

PLEASANT STREET MEDICAL



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,325	3,540	18,929
Average Age	31.7	35.9	34.9
Average Age (Male)	35.2	38.1	36.1
Average Age (Female)	30.5	34.6	33.4

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	1,205	5,974
# of Persons per HH	3.0	2.9	3.2
Average HH Income	\$80,958	\$103,747	\$122,063
Average House Value	\$369,600	\$405,092	\$436,243

2023 American Community Survey (ACS)



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ACE DENTAL
IMPLANT CENTER
ADDITIONAL PHOTOS

PLEASANT STREET MEDICAL



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