



Established Neighborhood Retail Center with Available Inline & Pad Site Opportunities

2071-2097 Main St, Brockton, MA 02301 and 860 N Main St, West Bridgewater, MA 02379

Property Overview

West Bridgewater Plaza is a highly visible, established neighborhood shopping center positioned along Route 28 at the Brockton/West Bridgewater line within one of the largest trade areas in the Metro South region. The plaza draws from a population of over 400,000 within a 10-mile radius and features approximately 770 feet of frontage on North Main Street, providing outstanding exposure along a highly active retail corridor.

The plaza currently offers a 10,500 SF space for lease, ideal for retail, fitness, entertainment, service, medical, or experiential users seeking strong visibility and consistent customer traffic. West Bridgewater Plaza is supported by a strong mix of established tenants and offers more than 700 parking spaces for convenient customer and employee access.

Surrounded by over 60,000 residents within a three-mile radius and benefiting from daily traffic counts of approximately 7,000 to 15,000 vehicles, the plaza captures both neighborhood and regional demand. The plaza offers excellent accessibility, including proximity to MBTA commuter rail service and a Brockton Area Transit stop directly at the property.

Zoned C-2, the plaza also offers three pad site opportunities, including a ±1-acre upland parcel, ideal for standalone or build-to-suit development.

West Bridgewater Plaza presents a compelling opportunity to join a proven retail destination with strong demographics, excellent accessibility, and long-standing market presence. For additional leasing opportunities and potential future availability, please contact the listing broker.

Field	Information
Property Name	West Bridgewater Plaza
Property Type	Retail Shopping Center
Addresses	2071-2097 Main St, Brockton, MA 02301 & 860 N Main St, West Bridgewater, MA 02379
Available Spaces	10,500 SF
Parking	±700 Spaces
Frontage	±770 FT on North Main Street
Zoning	C2
Pad Site Opportunity	3 pad sites including ±1-acre upland
Lease Type	Retail / Pad Site / Inline Space
BAT (Bus Routes)	10, 11, 13, 14
MBTA Commuter Rail Access	Brockton (Downtown), Campello, Montello

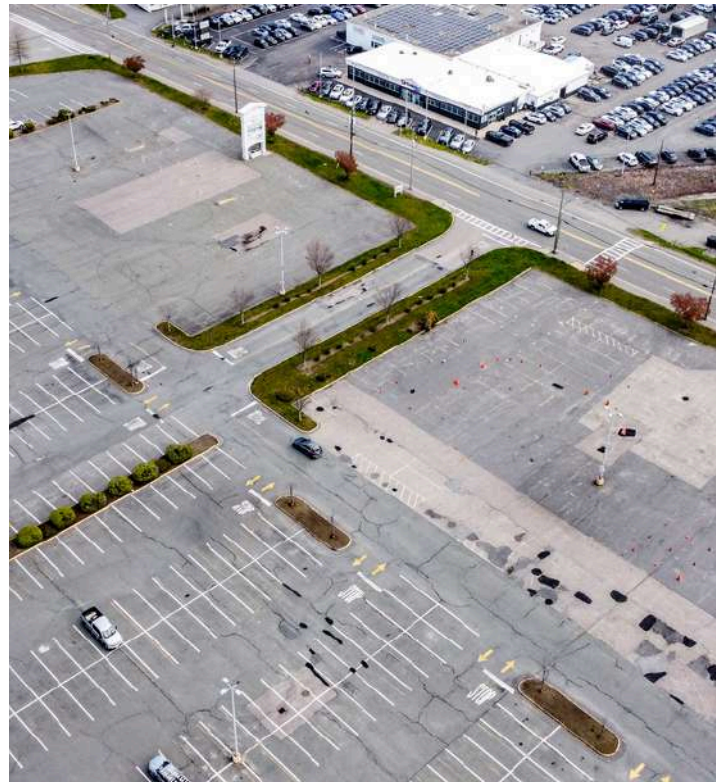
LOCATION & SURROUNDING BUSINESSES





2071-2097 Main St, Brockton, MA 02301
860 N Main St, West Bridgewater, MA 02379

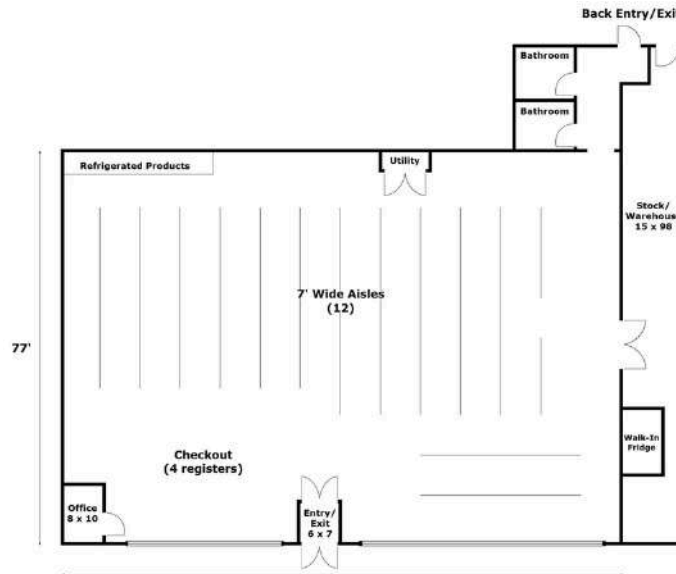
EXTERIOR





2071-2097 Main St, Brockton, MA 02301
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FLOOR PLAN



108'
Total Square Footage: ~ 10,500

10,500 SF - Floor Plan



Site Plan