

RETAIL BUILDING
FOR LEASE



CENTER PLAZA

4 S MAIN ST, WEST
BRIDGEWATER, MA 02379

DANIEL MORTON

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PROPERTY SUMMARY

CENTER PLAZA



PROPERTY DESCRIPTION

1,170SF retail space available in Center Plaza in West Bridgewater. Currently occupied by a smoothie and wellness business, the unit is well-suited for a variety of retail, service, or specialty concepts. The plaza offers ample on-site parking with approximately 60 spaces, providing convenient access for both customers and staff.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Turnkey Buildout
- Ample Parking
- Recent Renovations

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Number of Units:	15
Available SF:	1,170 SF
Lot Size:	60,793 SF
Building Size:	12,900 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	61	245	864
Total Population	168	662	2,305
Average HH Income	\$153,529	\$151,201	\$147,716



**ELLIS
REALTY
ADVISORS**

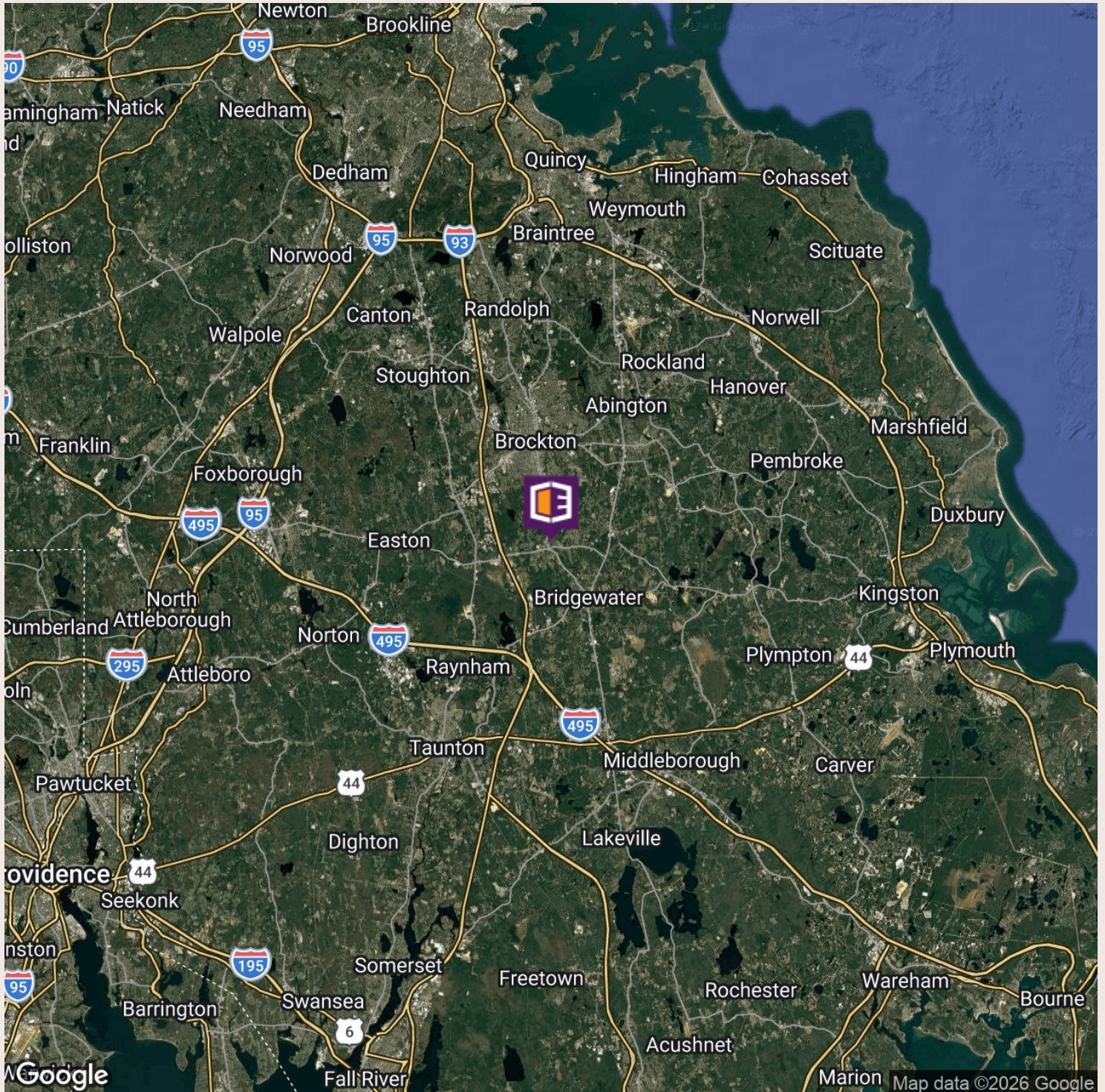
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AERIAL MAP

CENTER PLAZA



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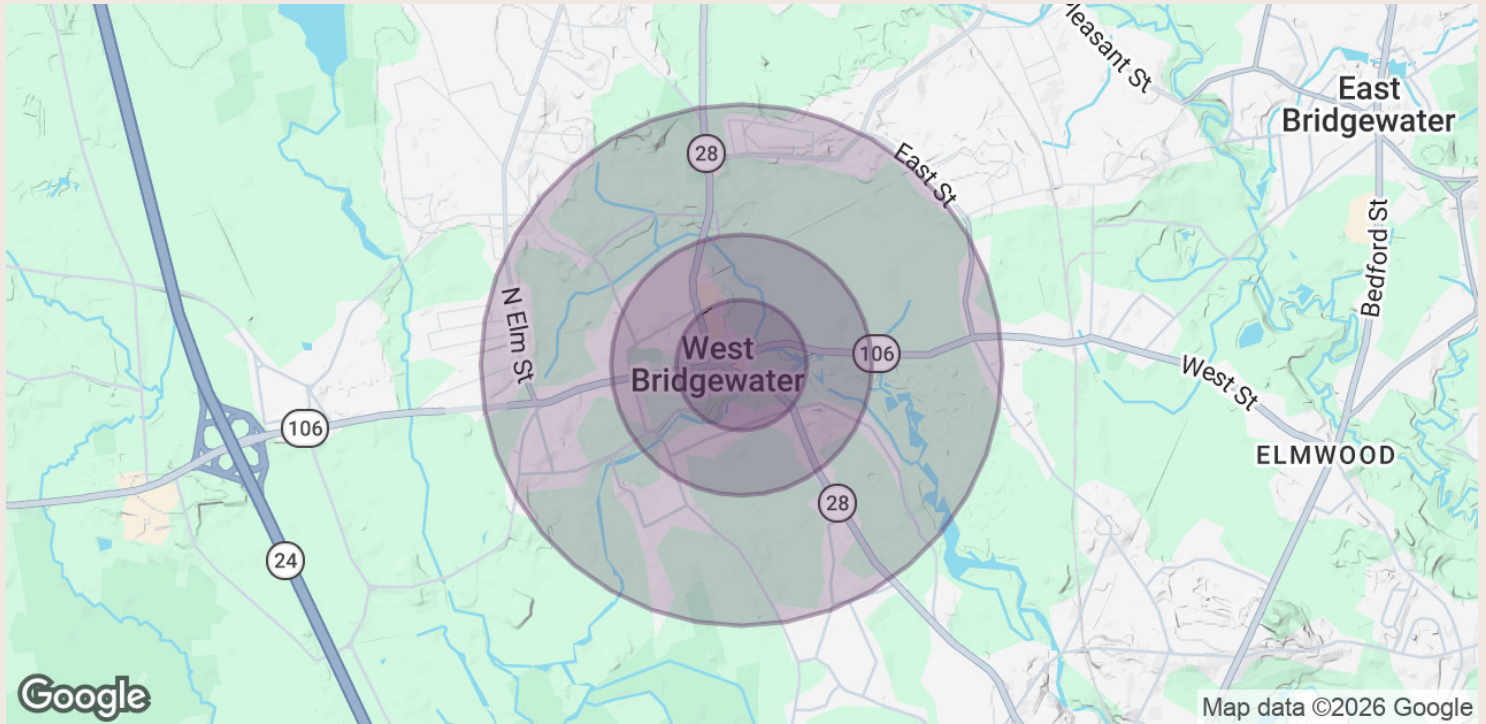
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DEMOGRAPHICS MAP & REPORT

CENTER PLAZA



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	168	662	2,305
Average Age	37.6	38.3	40.3
Average Age (Male)	36.5	36.7	37.6
Average Age (Female)	37.9	39.0	41.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	61	245	864
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$153,529	\$151,201	\$147,716
Average House Value	\$554,541	\$543,048	\$514,872

2023 American Community Survey (ACS)



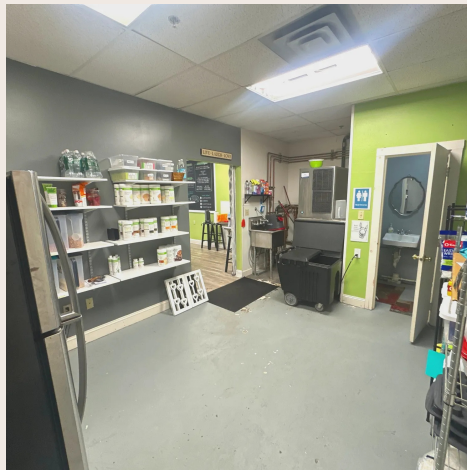
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ADDITIONAL PHOTOS

CENTER PLAZA



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