

FOR LEASE

MEDICAL/RETAIL PROPERTY



# PLEASANT STREET MEDICAL SUITES

627 PLEASANT ST, BROCKTON, MA 02301

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*For More Information*



# PLEASANT STREET MEDICAL SUITES



## 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

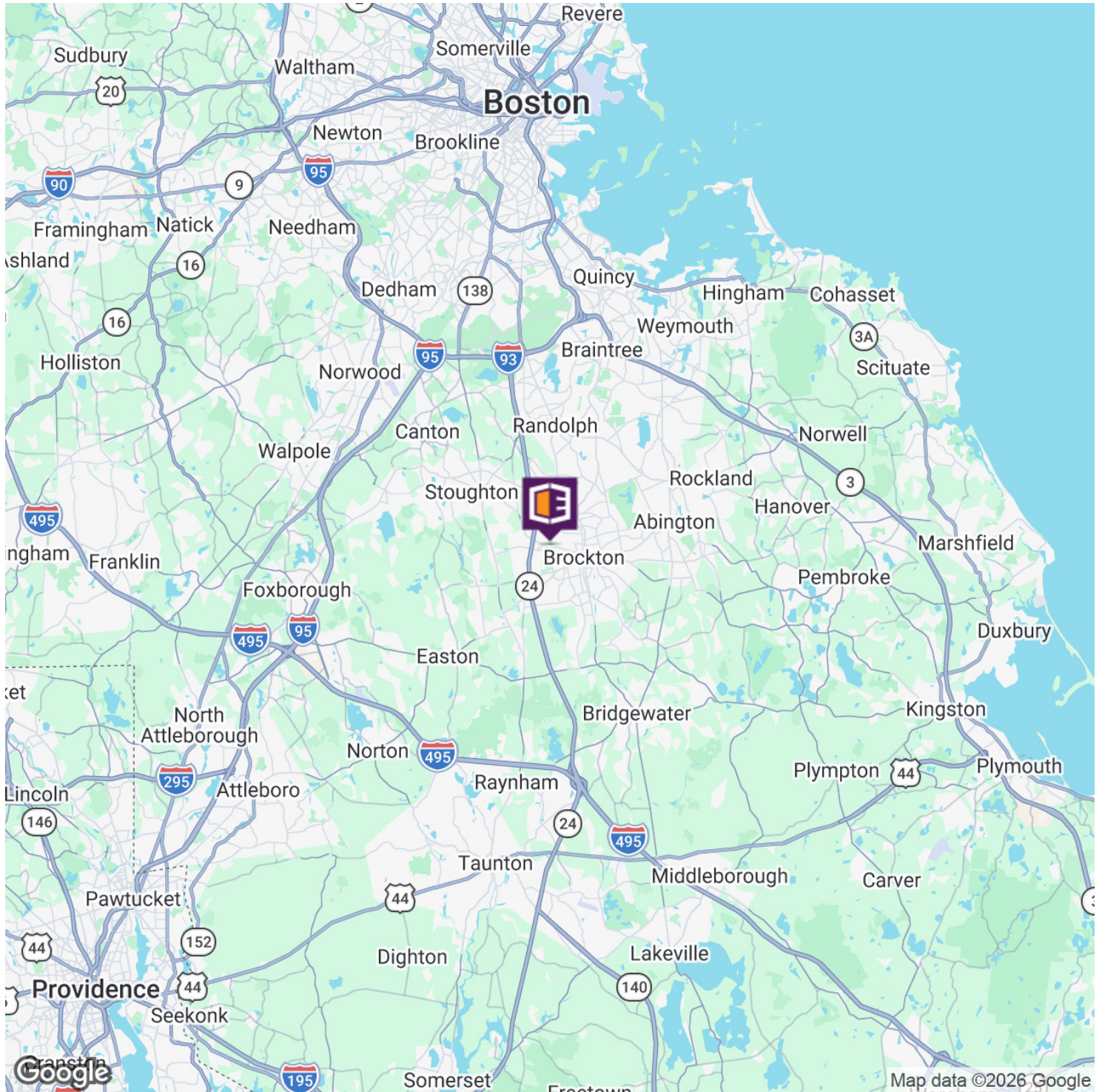
- Prime Location
- Convenient Highway Access
- New Construction
- Flexible Layout

## 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 |

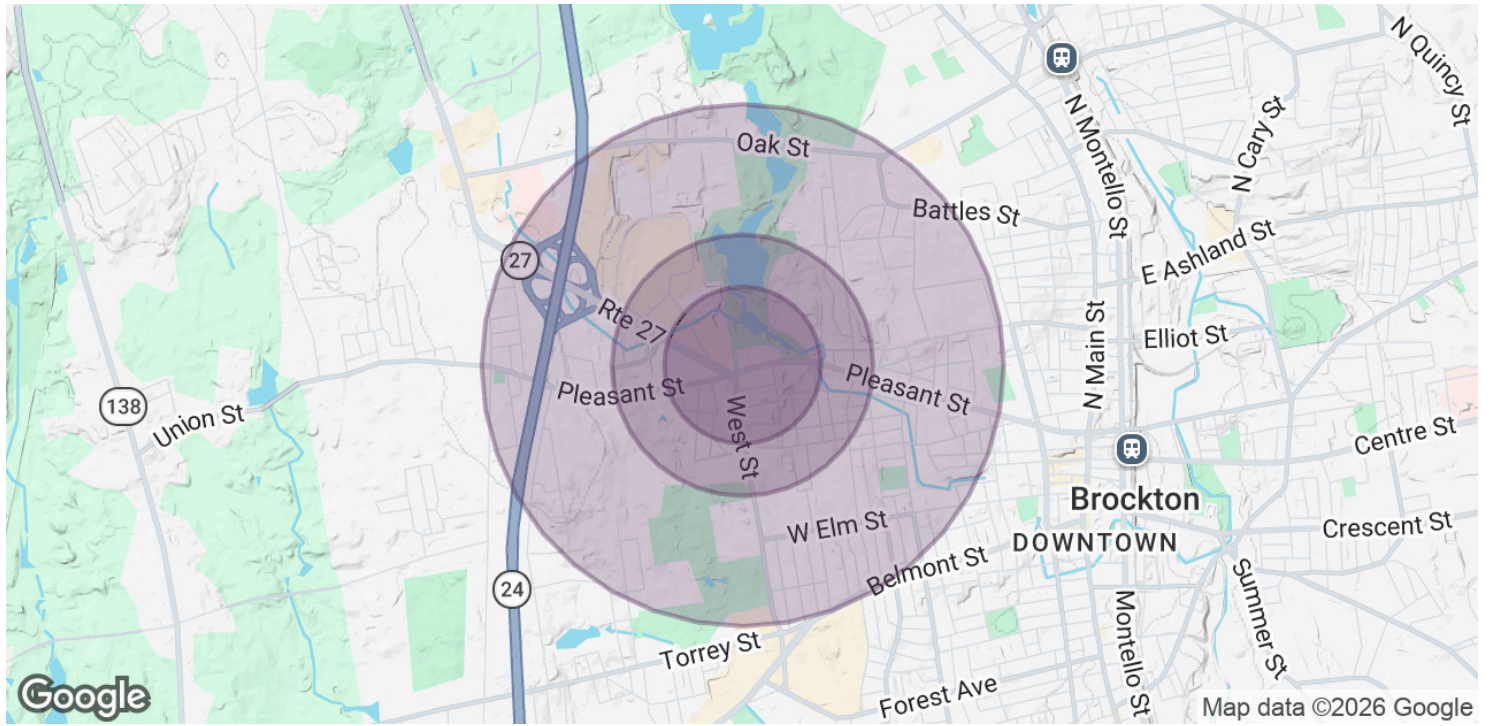
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 1,325     | 3,540     | 18,929    |
| Average Age          | 31.7      | 35.9      | 34.9      |
| Average 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)

ADDITIONAL PHOTOS

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