

NEW ENGLAND DEVELOPMENT

WESTGATE

Brockton, Massachusetts

PROJECT DETAILS

Project Type:
Regional Center

GLA:
600,000 sf

Address:
200 Westgate Drive
Brockton, Massachusetts
02301
Plymouth County



Westgate is the centerpiece of the largest retail hub on Route 24. Located in Brockton at the interchange with Route 27, nearly 126,000 cars pass by this center daily. Westgate is anchored by Market Basket, DICK'S Sporting Goods, Burlington, Staples, and Planet Fitness.

LOCATION

- Ideal location on Route 24, a major North/South axis between Boston and Southeastern Massachusetts
- Surrounded by big box retailers, including Walmart, Lowe's, Marshalls, and ALDI, making this a powerful retail destination
- Excellent visibility, with 125,982 ADT on Route 24
- Strong demographics, with AHI exceeding \$107,964 within 7 mile radius

KEY TENANTS

Market Basket, Burlington, Planet Fitness, DICK'S Sporting Goods, Best Buy Outlet, Old Navy, Staples and Planet Fitness



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75 Park Plaza
Boston, Massachusetts 02116
617.965.8700
NEDevelopment.com



AERIAL VIEW

Location

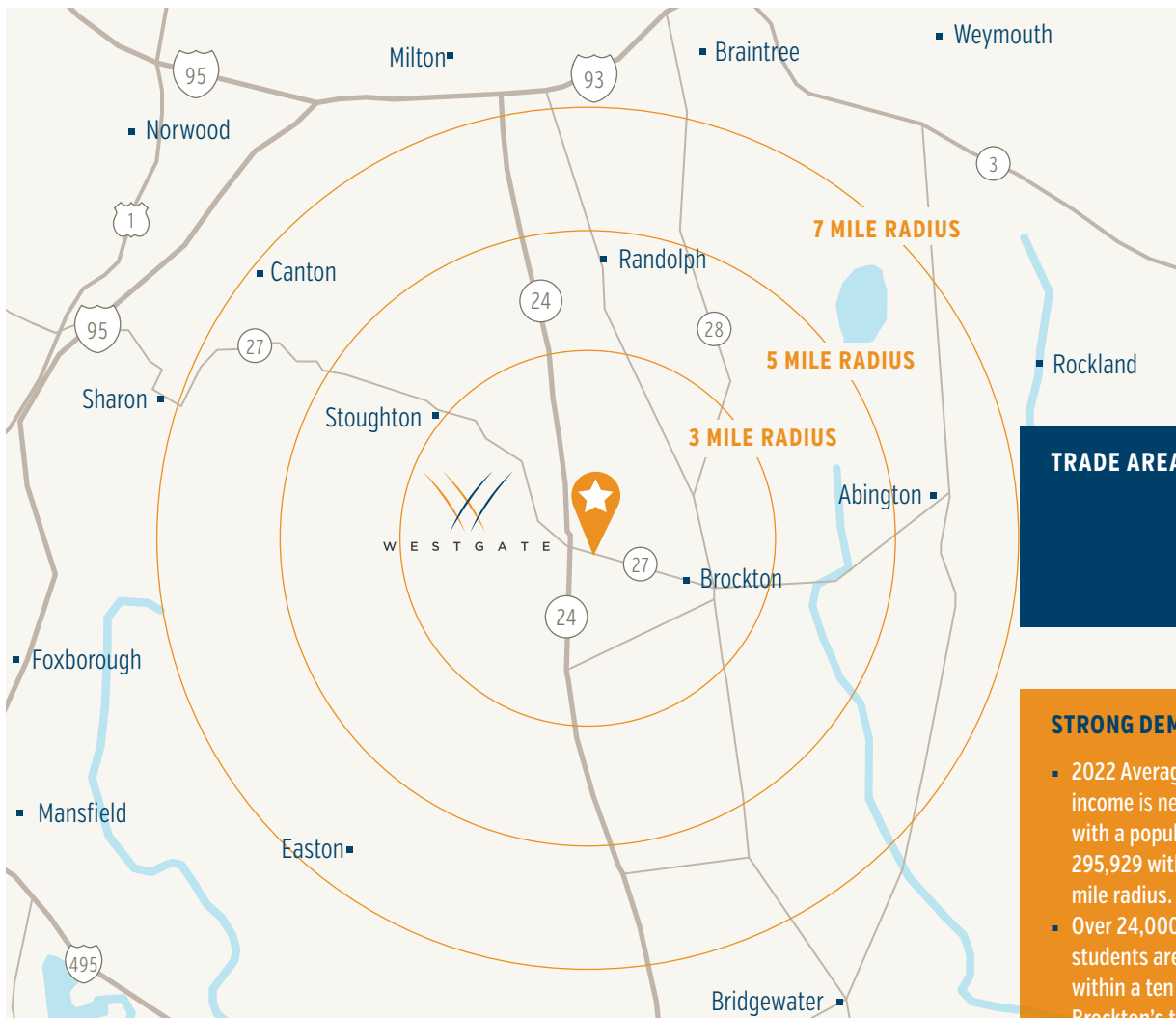
ACCESS/EGRESS

- Highly visible and accessible from the heavily trafficked Route 24 with easy access

AVERAGE DAILY TRAFFIC

- Route 24: 125,982 ADT
- Route 27: 27,052 ADT





TRADE AREA

STRONG DEMOGRAPHICS

- 2022 Average household income is nearly \$108,000 with a population of 295,929 within a seven mile radius.
- Over 24,000 college students are enrolled within a ten mile radius.
- Brockton's three regional hospitals—Signature Healthcare, Good Samaritan and the VA Boston Healthcare system, employ over 5,700 people.

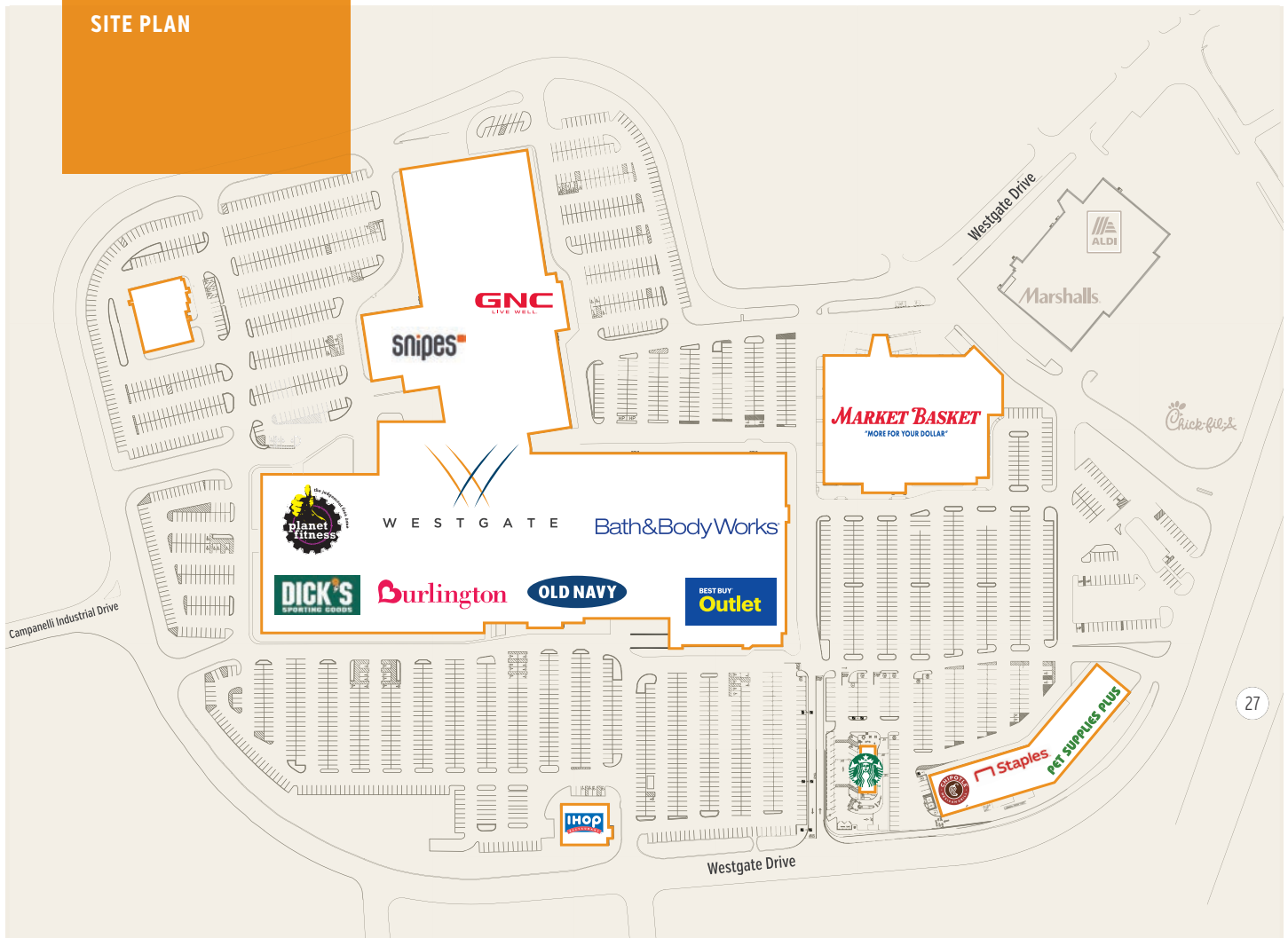
Demographics

2022 TRADE AREA DEMOGRAPHICS

	3 miles	5 miles	7 miles
Population	105,372	186,960	295,929
Households	35,491	65,360	106,741
Average Household Income	\$80,156	\$96,544	\$107,964
Number of Businesses	4,041	8,211	12,559
Daytime Population	80,898	156,325	224,825



SITE PLAN



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