



BROCKTON MASSACHUSETTS



NEW ENGLAND
DEVELOPMENT

OPPORTUNITY

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 regional center daily. **Westgate is anchored by Market Basket, Best Buy Outlet, DICK'S Sporting Goods, Burlington, Staples, and Planet Fitness.**

Surrounding big box retailers, including Walmart, Lowe's, Marshalls and ALDI, make this a powerful retail destination.

- **Ideal location** on Route 24, a major North/South axis between Boston and Southeastern Massachusetts
- **Excellent visibility**, with 125,982 ADT on Route 24
- **Strong demographics**, with AHI exceeding \$107,964 within 7 mile radius

Burlington

DICK'S
SPORTING GOODS

MARKET BASKET
"MORE FOR YOUR DOLLAR"



BEST BUY
Outlet

OLD NAVY

Staples

verizon





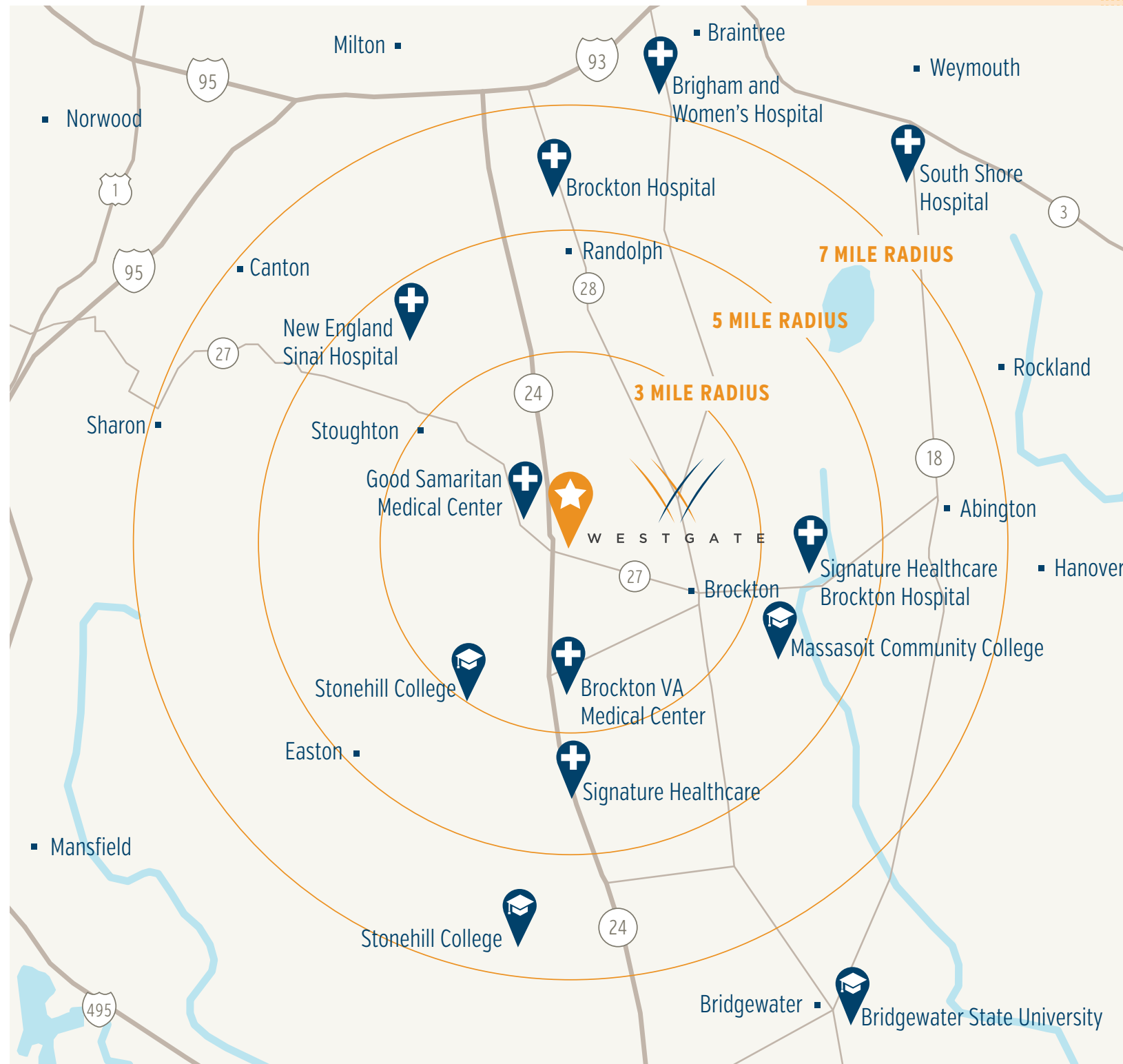
125,982
ADT

Average daily
traffic on
Route 24

Westgate is easily
accessed at the
intersection of
Routes 24 & 27.



LOCATION



Central Destination



5,700
HOSPITAL
EMPLOYEES

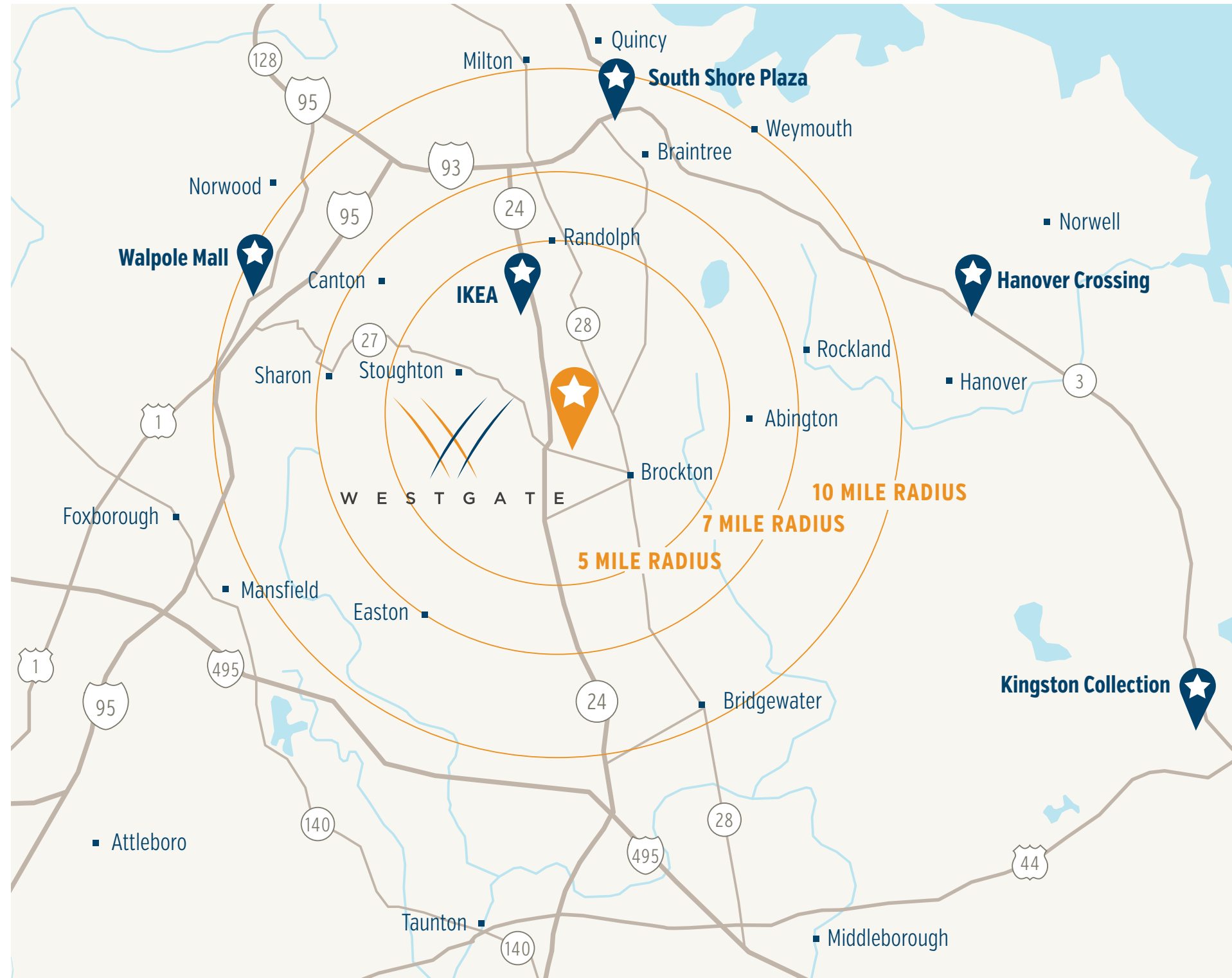
*At 3 regional
hospitals*



29,000
COLLEGE
STUDENTS

*Within a 15
mile radius*

COMPETITION



Close proximity to I-95 and I-495, providing easy access to Greater Boston suburbs.

DEMOGRAPHICS

DEMOGRAPHIC ANALYSIS

Population	3 miles	5 miles	7 miles
2022 Estimated Population	105,372	186,960	295,929
2027 Projected Population	107,196	190,132	302,163
2022 Adj. Daytime Demographics Age 16 Years or Over	80,898	156,325	224,825
2022 Median Age	35.8	38.1	39.3
2022 Estimated Average Household Income	\$80,156	\$96,544	\$107,964
2022 Estimated Median Household Income	\$74,206	\$83,631	\$91,528
2022 Estimated Per Capita Income	\$27,319	\$34,033	\$39,162

Households	3 miles	5 miles	7 miles
2022 Estimated Households	35,491	65,360	106,741
2027 Projected Households	36,913	67,904	111,225

Education (Age 25+)	3 miles	5 miles	7 miles
2022 Some College	17.9%	17.8%	17.1%
2022 Associates Degree Only	8.1%	8.4%	9.0%
2022 Bachelors Degree Only	15.6%	18.1%	20.9%
2022 Graduate Degree	7.3%	10.1%	12.9%

Business	3 miles	5 miles	7 miles
2022 Total Businesses	4,041	8,211	12,559
2022 Total Employees	48,527	99,120	137,085

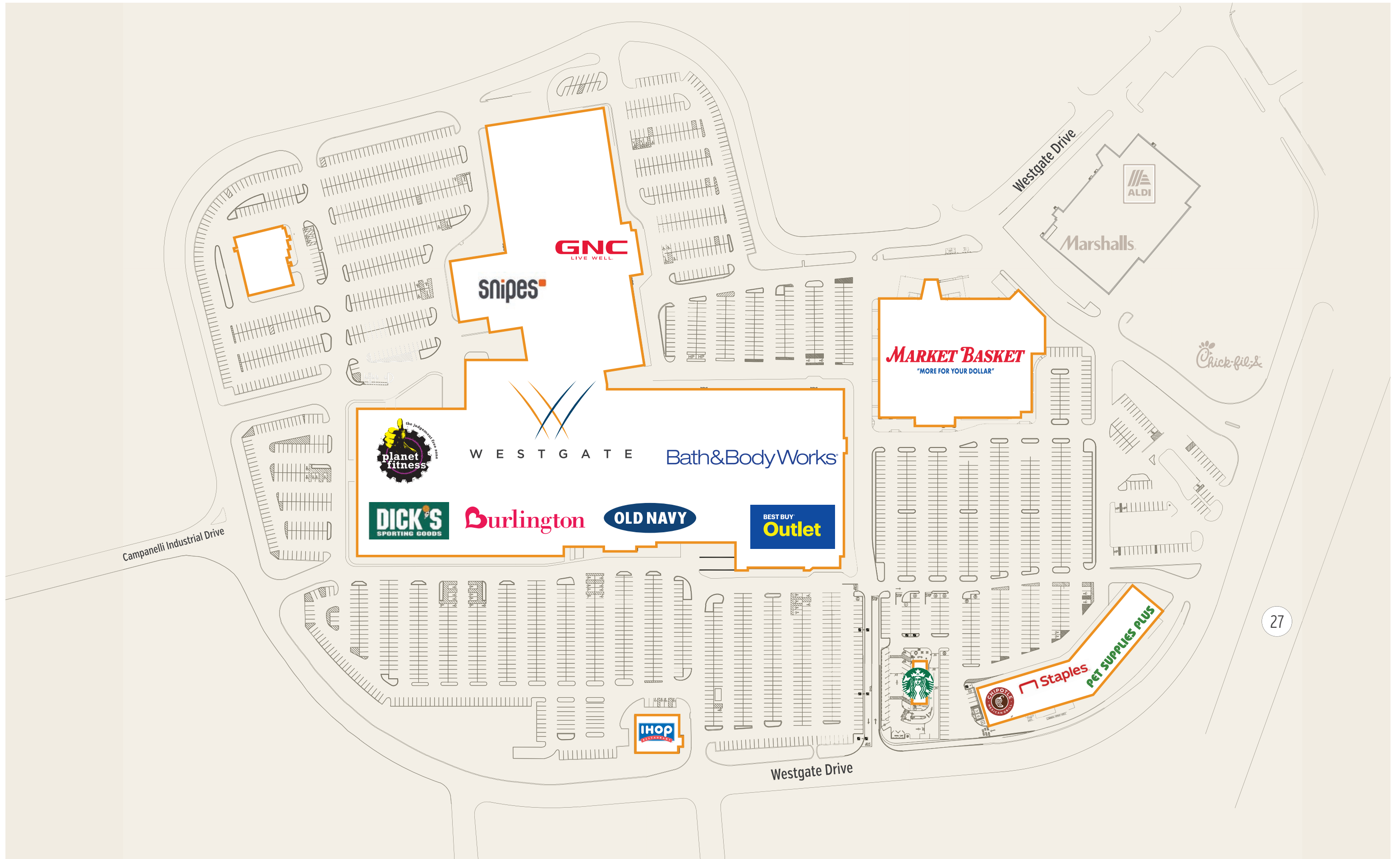


295,929
RESIDENTS
*Within a 7
mile radius*



\$107,964
AVERAGE
HOUSEHOLD
INCOME
*Within a 7
mile radius*







W E S T G A T E

NEW ENGLAND DEVELOPMENT

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