

WEST BRIDGEWATER PAD OPPORTUNITY ON BUSY ROUTE 106

479 W Center Street, West Bridgewater, MA 02379

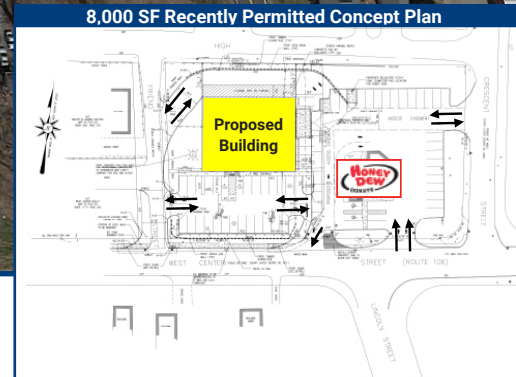
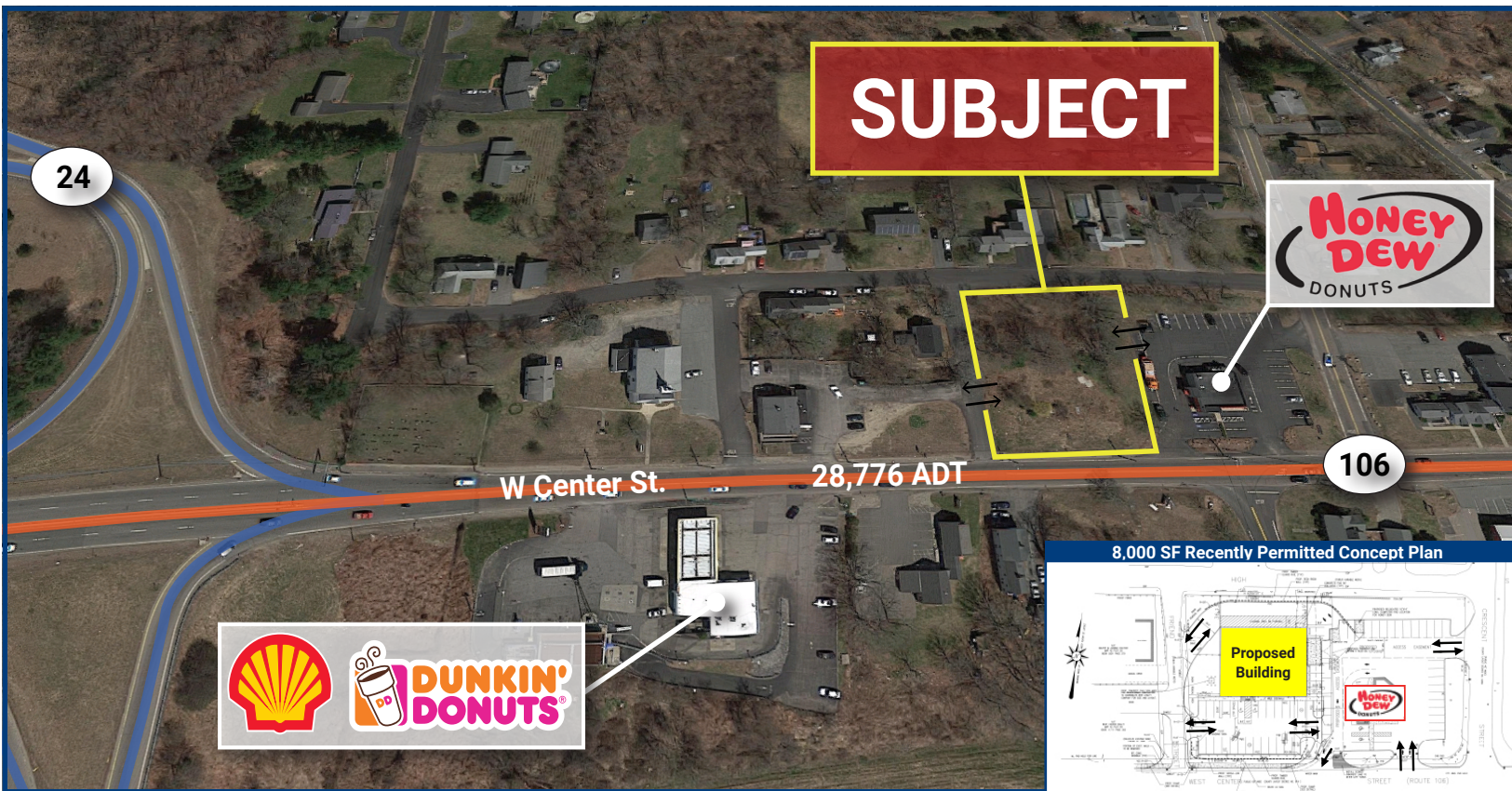


Highlights:

- Great site visibility
- Just off the Route 24 ramps
- Limited existing QSR competition
- 8,000 SF retail store recently permitted for this site
- Approximately 26, 674 vehicle trips a day passing the site

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Property Profile:

Total Land Area:	31,000 SF
Traffic Count:	26,674 ADT
Frontage:	200 +/- FT
Space Description:	This is sitting close to the Route 24/106 ramps and has full visibility from Route 106
Utilities:	Electricity, Water, Gas

Trade Area:

	1 - Mile	3 - Mile	5 - Mile
Total Population	15,972	104,485	209,892
Total Households	6,140	35,659	72,295
Med. HH Income	\$87,230	\$74,205	\$75,064
Owner Occ. Housing	4,971	22,929	48,117
Renter Occ. Housing	1,169	12,730	24,179
Total Businesses	1,296	4,184	6,995
Total Employees	17,298	51,776	90,247

For More Information Contact:

Walter Steinkrauss
617.845.5002

Matt Giokas
617.845.5003

wsteinkrauss@paramountpartners.com

mgiokas@paramountpartners.com

www.paramountpartners.com

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