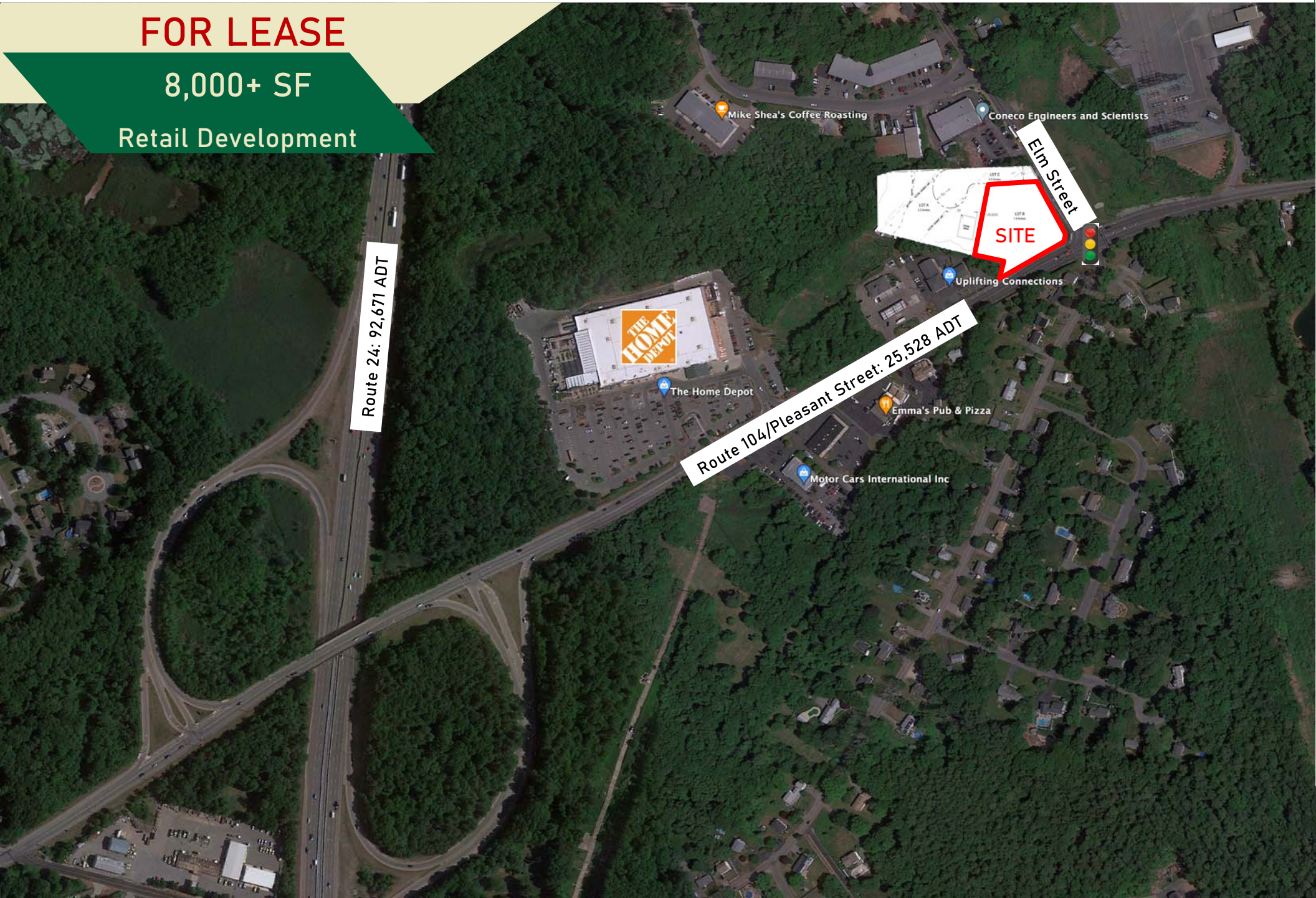


FOR LEASE

8,000+ SF

Retail Development



Route 24: 92,671 ADT

Route 104/Pleasant Street: 25,528 ADT

Elm Street

SITE

Mike Shea's Coffee Roasting

Coneco Engineers and Scientists

Uplifting Connections

THE HOME DEPOT

The Home Depot

Emma's Pub & Pizza

Motor Cars International Inc

BRIDGEWATER, MASSACHUSETTS

Route 104 (Pleasant @ Elm St)

CONCEPTUAL SITE PLAN

SITE OVERVIEW

- 1/3 mile to Rt. 24 Interchange
- Full controlled access at traffic light at Rt. 104 (Pleasant St. at Elm)
- Bridgewater State University, Regional High School and Middle School within 2.5 miles.
- Home Depot shadow anchor
- Drive-through allowed
- Shovel ready with all required utilities and streamlined permitting process

POPULATION

3 Miles	29,469
5 Miles	63,941
7 Miles	149,185

AVERAGE HH INCOME

3 Miles	\$145,089
5 Miles	\$151,888
7 Miles	\$137,906

EMPLOYEES

3 Miles	9,085
5 Miles	20,297
7 Miles	62,599

