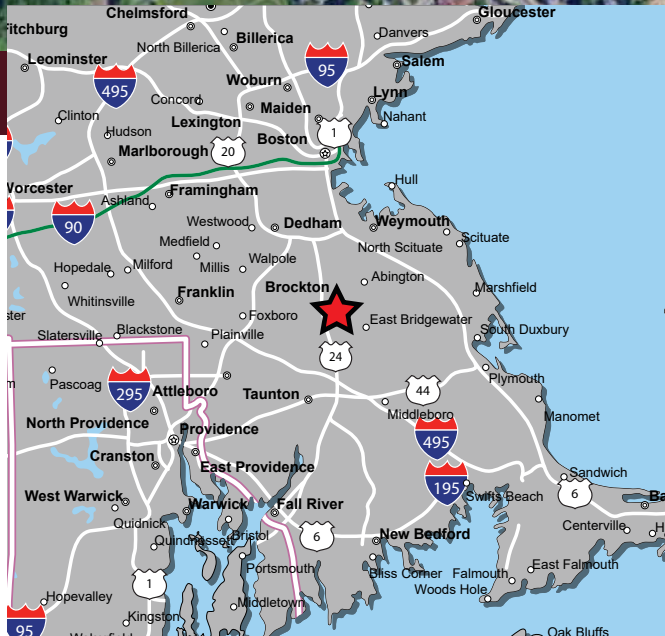


RETAIL OPPORTUNITY

995 North Montello Street (Route 28), Brockton, Massachusetts



PROPERTY HIGHLIGHTS

- » 6,782 SF Available
- » Conveniently Located on Route 28
- » Excellent Visibility & Access
- » Zoning - General Industrial (I2)
- » Multiple Uses Allowed
- » Large Parking Field
- » Densely Populated Trade Area
- » Pylon Signage Available



RETAIL OPPORTUNITY

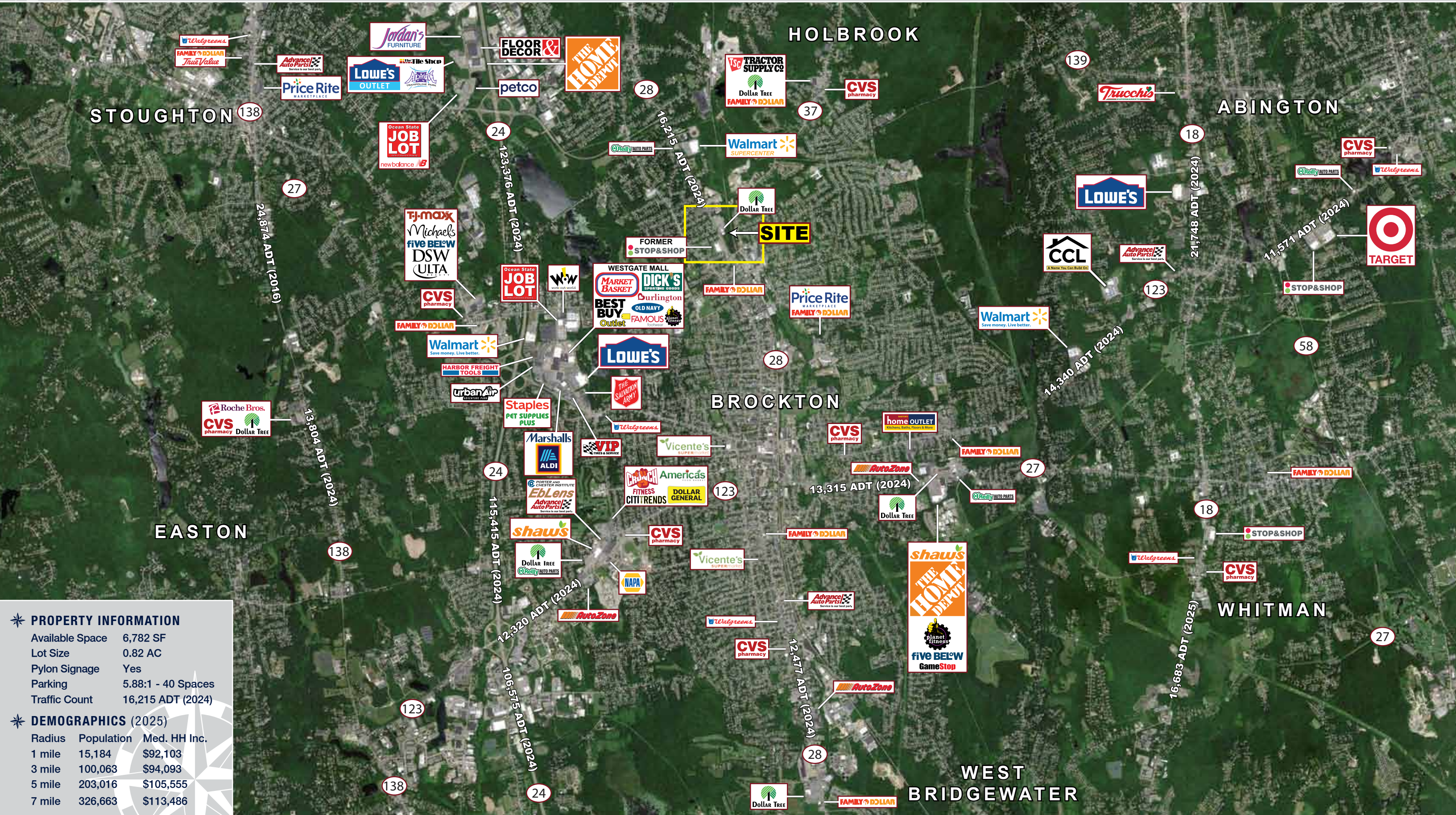
995 North Montello Street (Route 28), Brockton, Massachusetts



EASTERN
RETAIL PROPERTIES



Gordon Brothers



✦ **PROPERTY INFORMATION**

Available Space	6,782 SF
Lot Size	0.82 AC
Pylon Signage	Yes
Parking	5.88:1 - 40 Spaces
Traffic Count	16,215 ADT (2024)

✦ **DEMOGRAPHICS (2025)**

Radius	Population	Med. HH Inc.
1 mile	15,184	\$92,103
3 mile	100,063	\$94,093
5 mile	203,016	\$105,555
7 mile	326,663	\$113,486



Retail Opportunity - 995 North Montello Street (Route 28), Brockton, Massachusetts



**Gordon
Brothers**

FOR MORE INFORMATION CONTACT:

Andrew Bonica

781.849.9011

abonica@easternretail.com

Tommy Landry

781.849.9016

tlandry@easternretail.com

P 781.849.9010 + F 781.849.9050 + www.easternretail.com + 25 Braintree Hill Office Park, Suite 404 + Braintree, MA 02184

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.