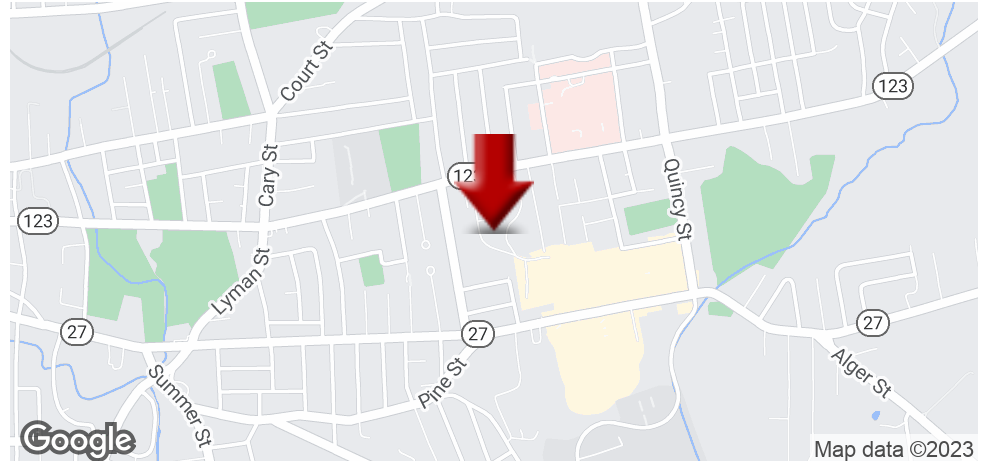


EASTWAY PLAZA

587 Centre St, Brockton, MA 02302



OFFERING SUMMARY

NUMBER OF UNITS:	5
AVAILABLE SF:	Fully Leased
LEASE RATE:	N/A
LOT SIZE:	16.6 Acres
BUILDING SIZE:	78,000
ZONING:	C2

PROPERTY OVERVIEW

Located on the East Side of Brockton off of Route 123 near the Brockton/Abington line. The Plaza is adjacent to Brockton Hospital, the area's primary healthcare provider servicing Brockton and nearby communities and in close proximity to Downtown Brockton. The trade area includes Home Depot, Planet Fitness, Shaw's Supermarket and Massasoit Community College. The plaza is anchored by regional retailer Home Outlet/Bargain Outlet and hosts local retailers such as the South Shore Haitian Adult Day Health, Metro Chiropractor, Bimbo Bakery, Open Arms Healthcare and Super Value Liquors. Coming in 2020 Sunrise Cuisine and Live Well Nutrition. Only two lease spaces left 1,210 and 2,340 sq ft, which include an end cap unit configured with a drive through. Potential Pad Site also available.

PROPERTY HIGHLIGHTS

- Close proximity to Brockton Hospital and affiliated Beth Israel Deaconess Medical Cancer Center
- Ample parking provided
- Approx. 100,000 residents within a three mile radius
- Dense urban demographics
- Excellent visibility

KW COMMERCIAL
574 Washington Street
Easton, MA 02375

CESAR A. MIRANDA, CCIM
Commercial Real Estate Advisor
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C: 508.326.8306
cmiranda@kw.com
MA #9051149

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EASTWAY PLAZA

587 Centre St, Brockton, MA 02302



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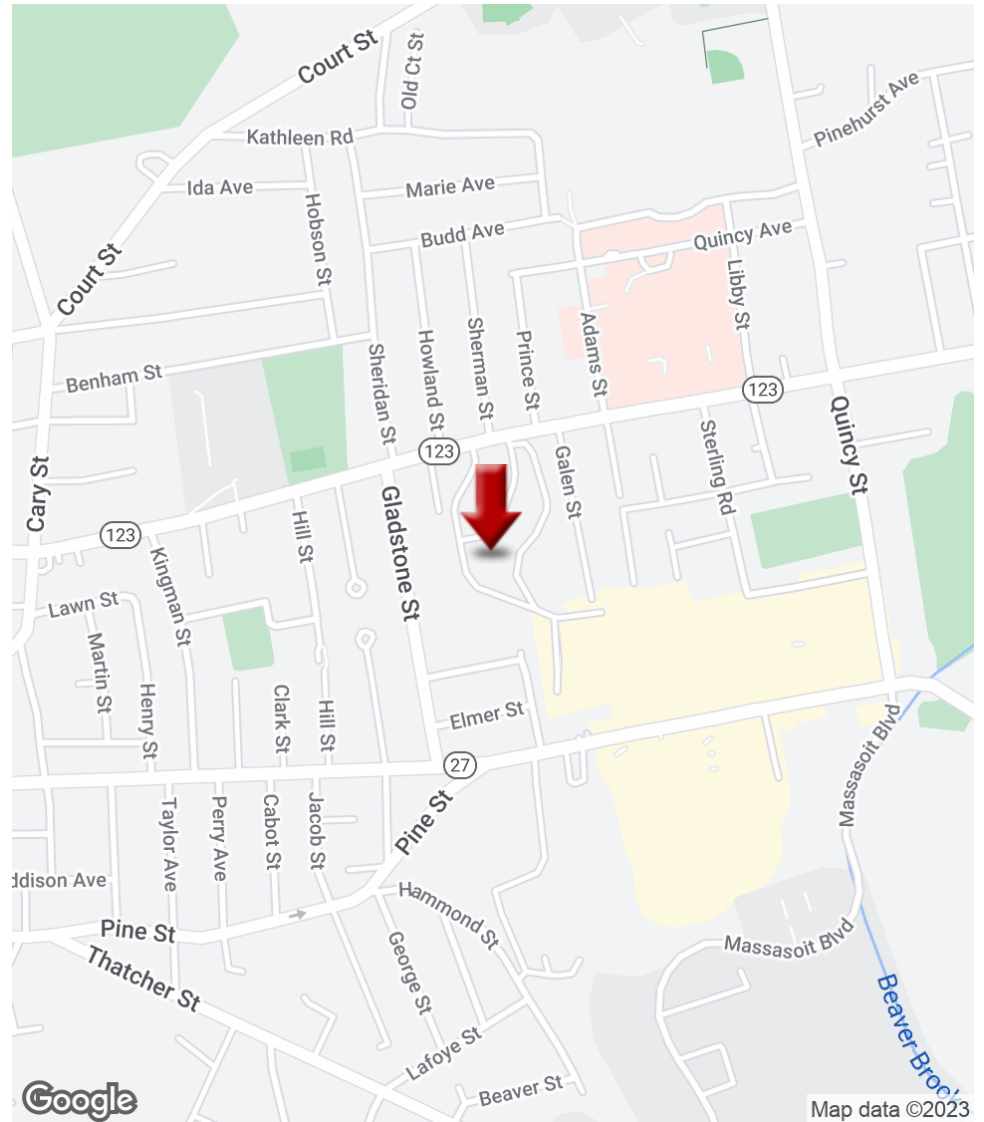
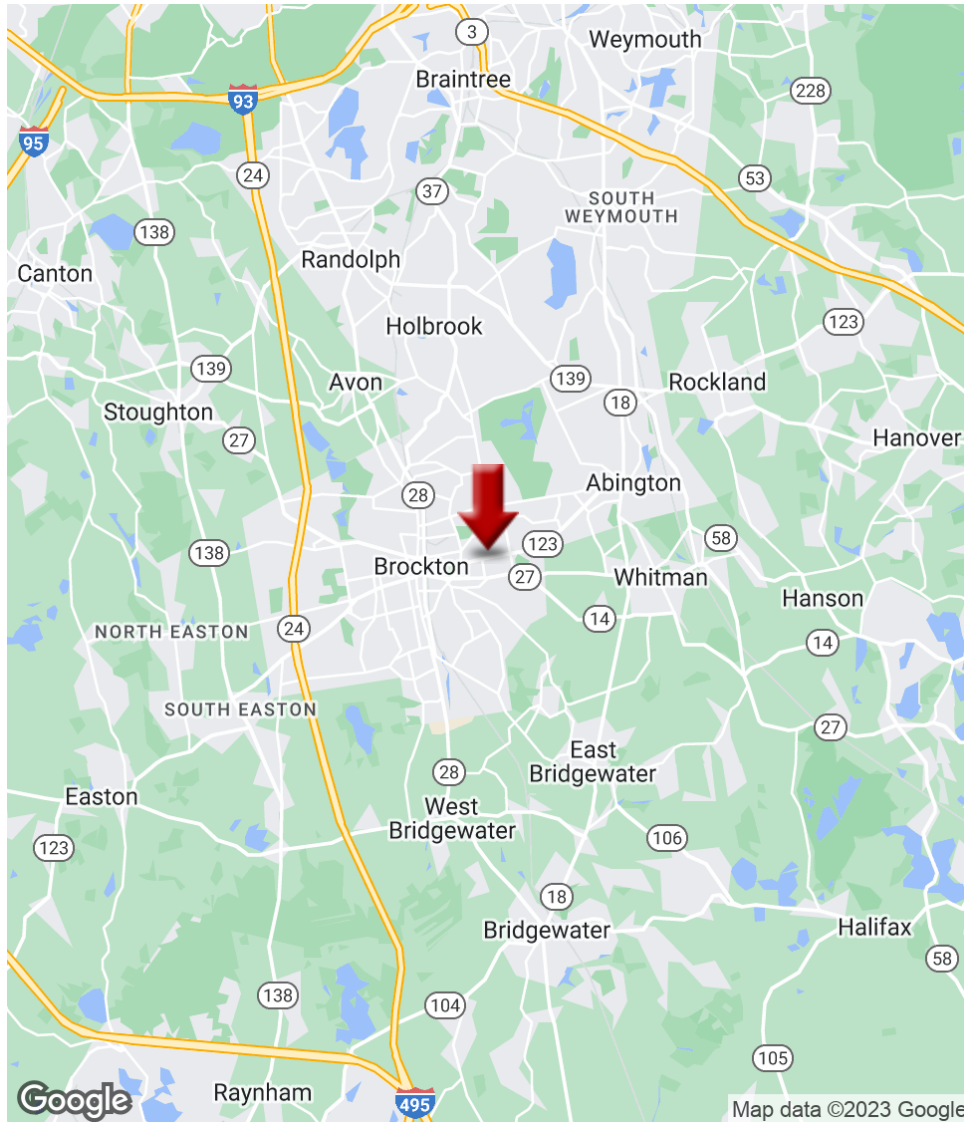
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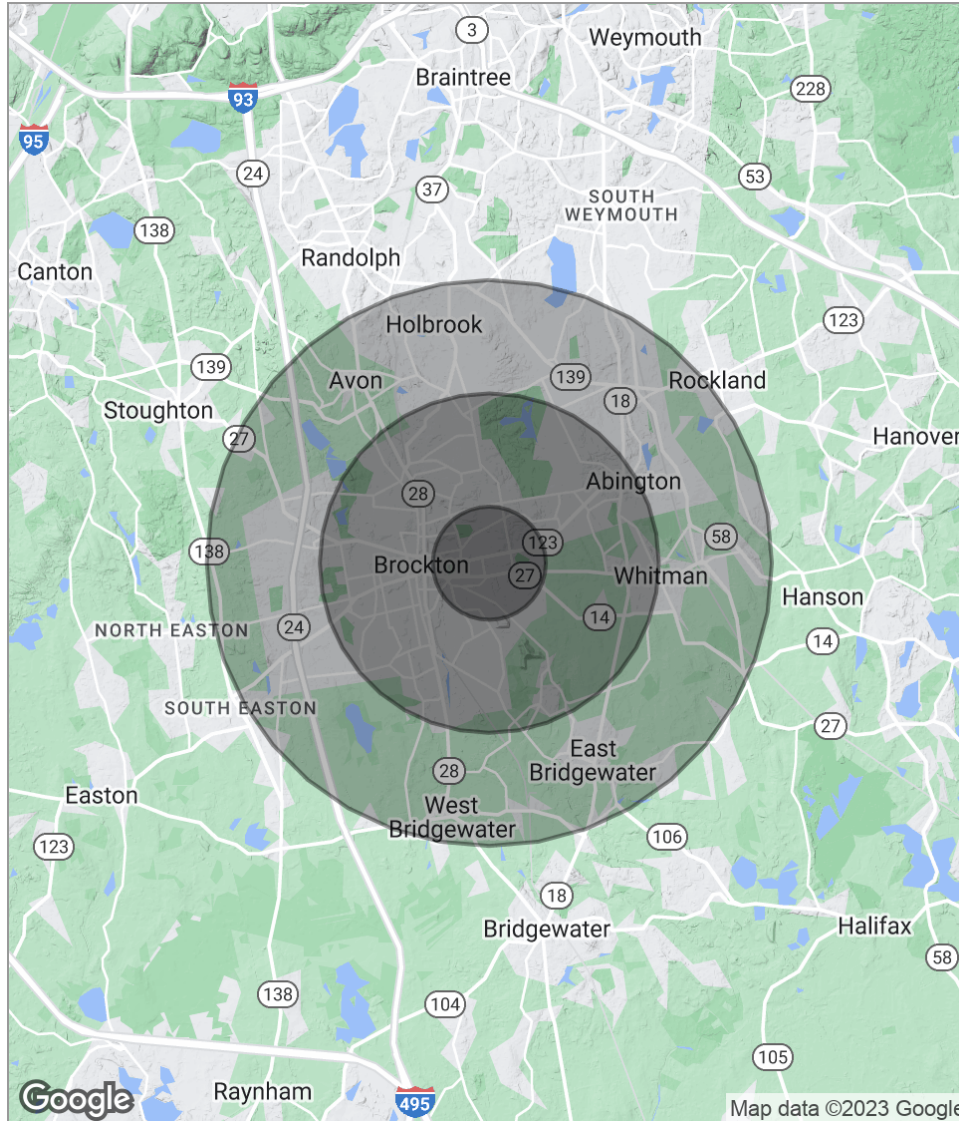
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,218	106,347	186,437
Median Age	35.6	34.4	36.7
Median Age (Male)	33.4	32.9	35.5
Median Age (Female)	37.3	35.8	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,186	37,493	67,622
# Of Persons Per HH	2.9	2.8	2.8
Average HH Income	\$64,246	\$62,126	\$68,076
Average House Value	\$282,116	\$302,472	\$322,904

** Demographic data derived from 2020 ACS - US Census*

SITE PLAN - EXISTING TENANTS



EASTWAY PLAZA

587-607 CENTRE ST, BROCKTON MA



EASTWAY PLAZA

587 Centre St, Brockton, MA 02302

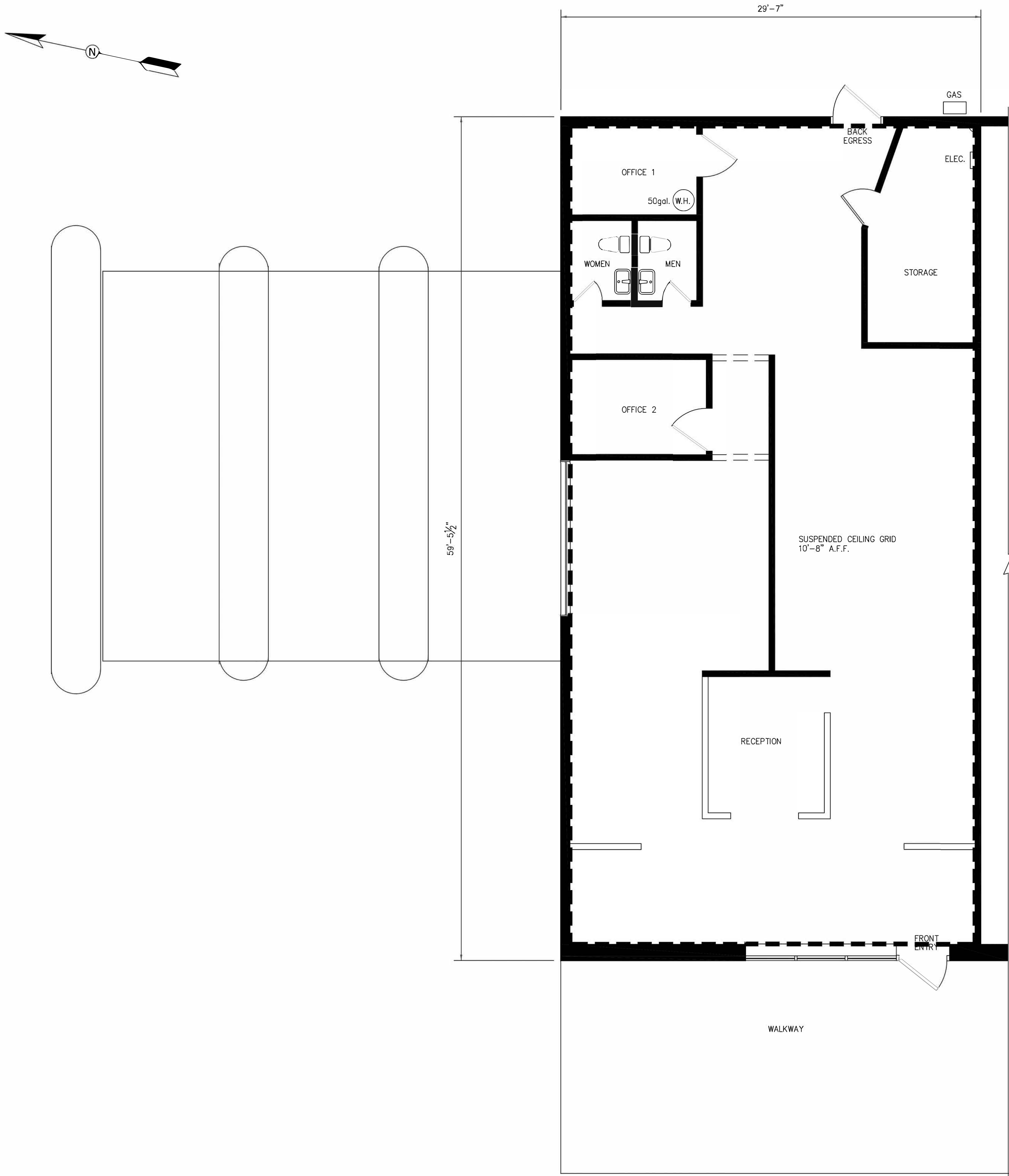


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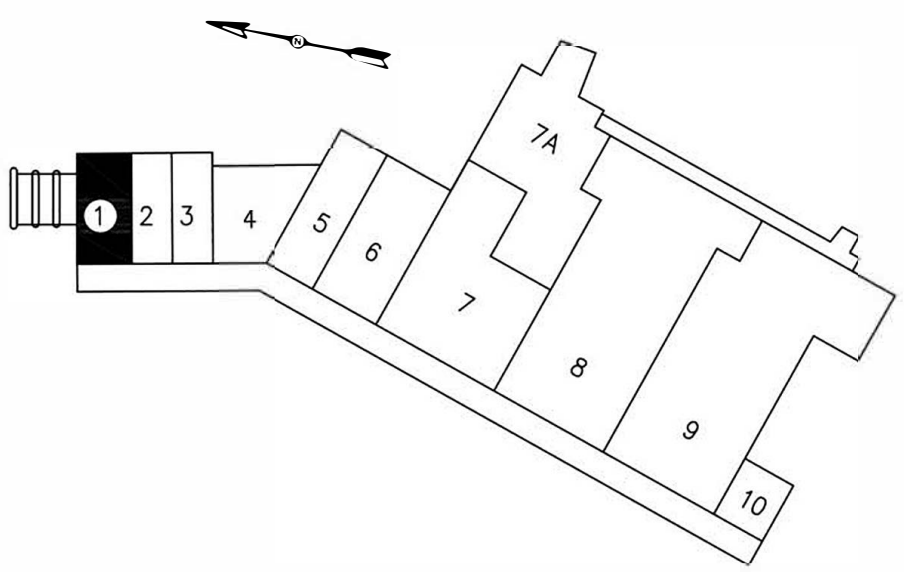
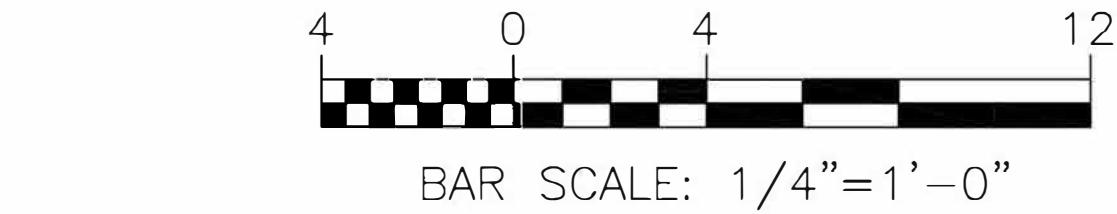
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UNIT 1 PLAN



KEY PLAN

FIELD NOTES:
1. THE OFFICE 1 AND BATHROOM WALLS ARE THE ONLY WALLS THAT PENETRATE THE SUSPENDED CEILING. ALL OTHER WALL PARTITIONS STOP 4"+/- SHORT OF THE CEILING.
2. ELECTRICAL PANEL IN BACK STORAGE ROOM AMP RATING IS NOT INDICATED ON PANEL.

DIVIDEND
CAPITAL
TOTAL REALTY TRUST

518 17TH STREET
17TH FLOOR
DENVER, CO 080202

STAMP

JOB TITLE

TRT BROCKTON
EASTWAY PLAZA, LLC
587-607 CENTRE STREET (RTE 123)
BROCKTON, MA 02302

DRAWING TITLE

UNIT NO. 1
FIRST FLOOR
LAYOUT PLAN

DATE
05/09/14

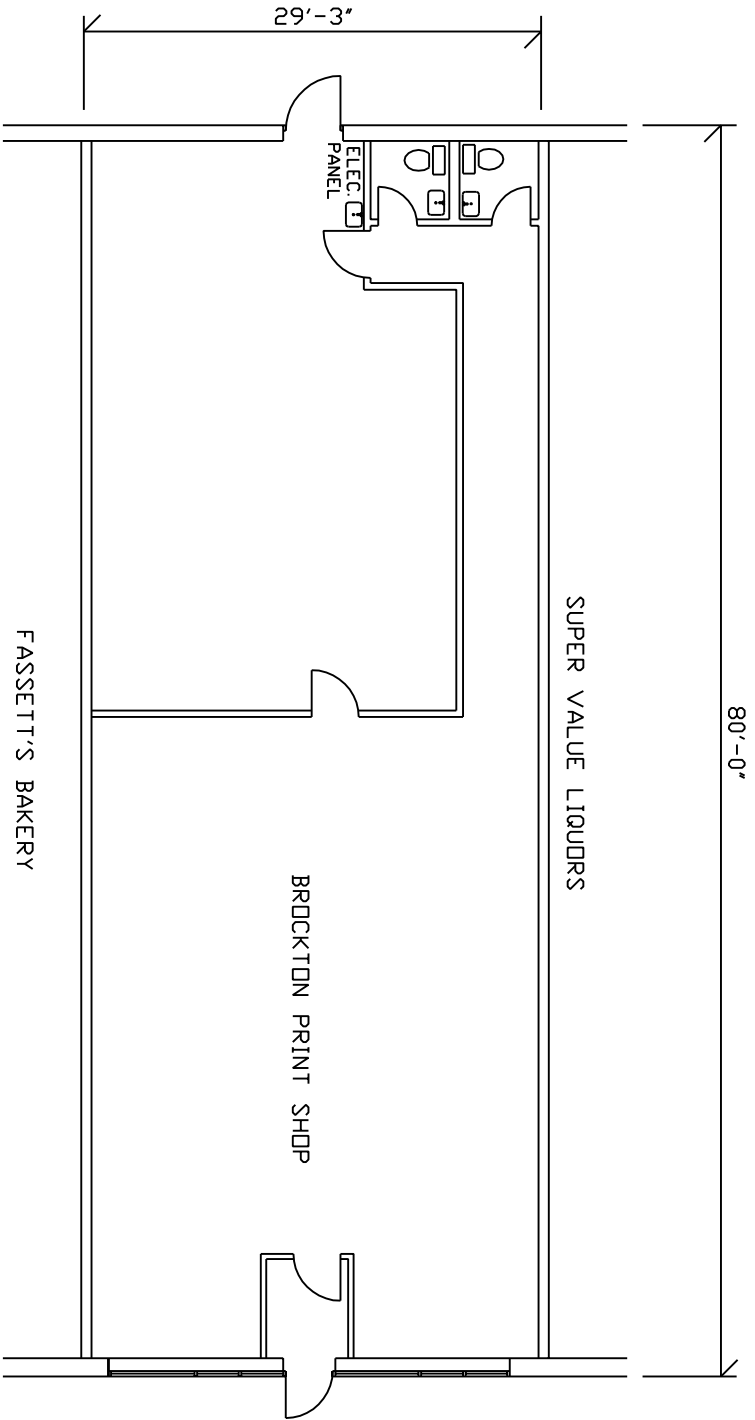
SCALE
1/4" = 1'-0"

APPROVED BY

PROJECT NO.
140325

DRAWING NO.

A-1



EXISTING CONDITIONS FLOOR PLAN:

UNIT #5 = 2,340 SF

DIVIDEND
CAPITAL
TOTAL REALTY TRUST
518 17TH STREET
17 FLOOR
DENVER, CO 80202

EASTWAY PLAZA:
587 - 607 Centre Street
Brockton, MA 02302

EXISTING
PLAN

DATE:
06-28-12

SCALE:
1/8" = 1'-0"

A-1