

541 West St, Brockton, MA 02301



SALE PRICE:	\$1,400,000
PRICE PER UNIT:	-
CAP RATE:	8.74%
NOI:	\$122,339
LOT SIZE:	0.28 Acres
BUILDING SIZE:	11,391 SF
YEAR BUILT:	1979
ZONING:	C2
CROSS STREETS:	Belmont St To West St

PROPERTY OVERVIEW

Free standing modern style building, long established School of Cosmetology. Property built in 1979 by current owner. Property could be used as is or redeveloped. Located near the intersection of West St. and Belmont St., within the Belmont Street retail corridor with accessibility to Route 24. Across from Campanelli Stadium (home of the Brockton Rox Baseball Team), The Shaws Center, Stop & Shop and Shaws Supermarket. Additional parking across the street. Property available for Sale or Lease, contact Broker to schedule private tour.

PROPERTY FEATURES

- Approximately 23,000 Average Daily Vehicle Traffic Count on Belmont St.
- Nearby landmarks include: Brockton High School, Brockton Fair Grounds and Registry of Motor Vehicle.
- Property equipped with sprinkler system and elevator that runs to rooftop.
- Building constructed with steel load to support 4th floor expansion (ner owner).

KW COMMERCIAL
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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.

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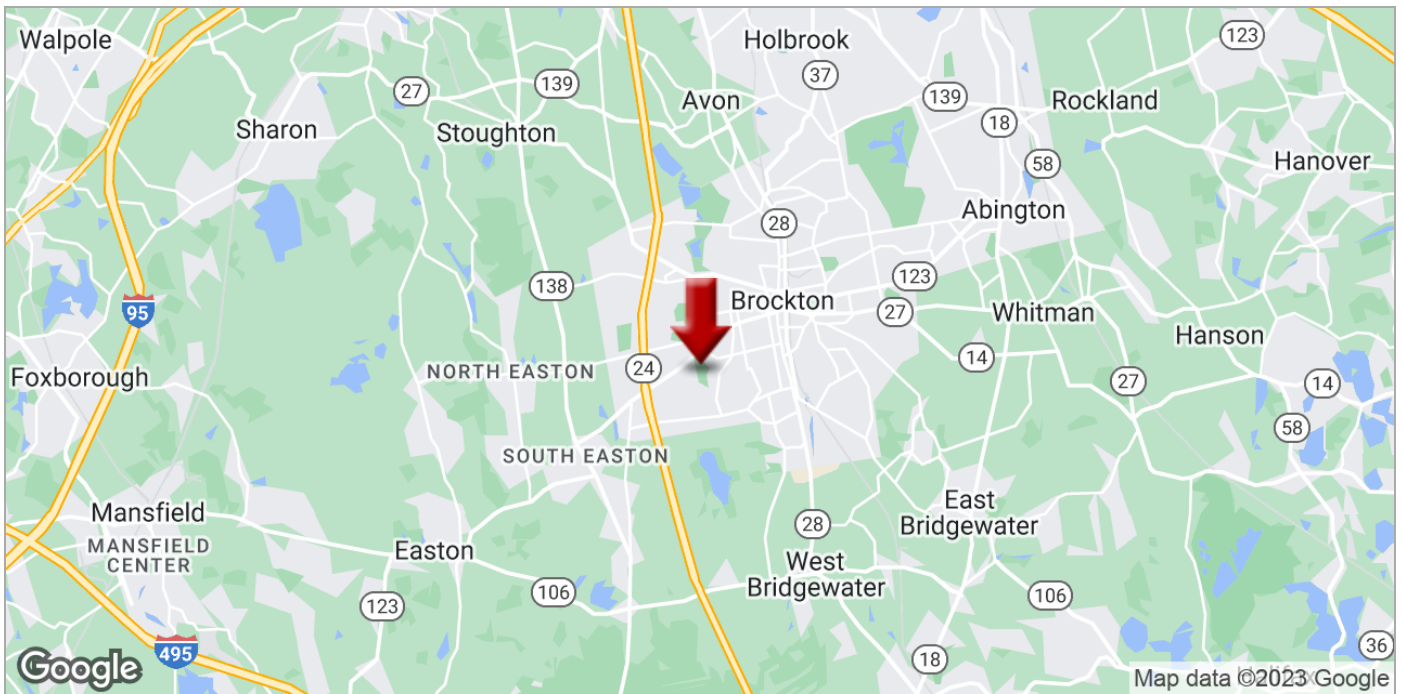
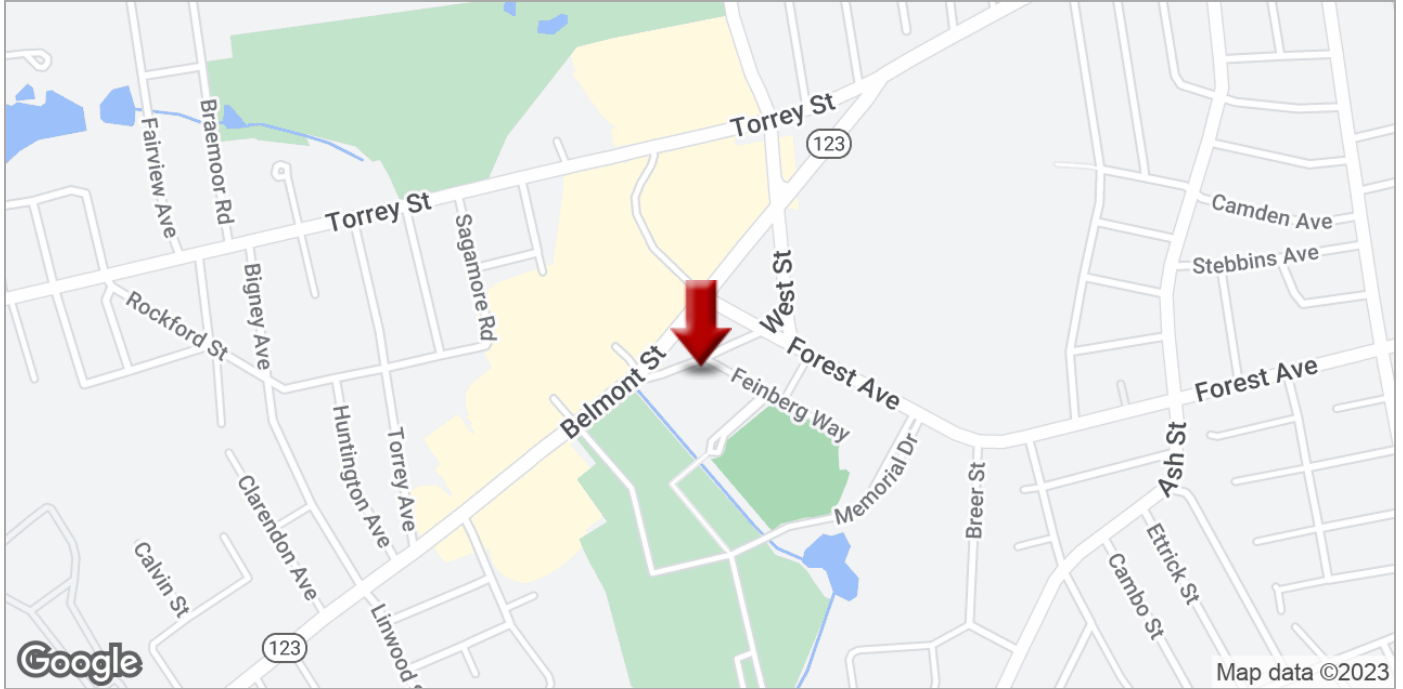
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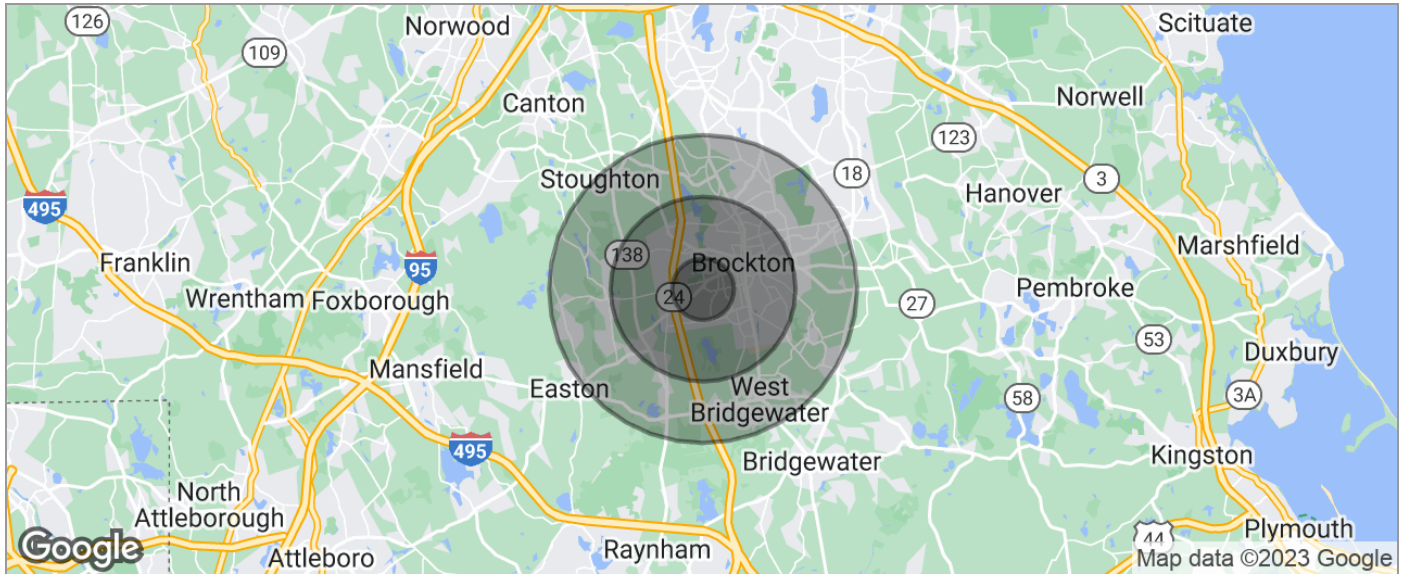
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,918	96,309	171,869
MEDIAN AGE	40.3	35.1	36.4
MEDIAN AGE (MALE)	40.7	34.1	35.1
MEDIAN AGE (FEMALE)	39.8	35.8	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,241	34,471	61,483
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$73,004	\$61,036	\$67,679
AVERAGE HOUSE VALUE	\$333,166	\$321,050	\$330,920
RACE	1 MILE	3 MILES	5 MILES
% WHITE	62.9%	49.3%	60.6%
% BLACK	24.9%	36.7%	27.8%
% ASIAN	1.4%	2.0%	2.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	8.2%	8.3%	5.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.4%	10.3%	8.2%

* Demographic data derived from 2020 ACS - US Census

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