

NEW ENGLAND
DEVELOPMENT

Brockton
Massachusetts

Westgate Mall





WITHIN A 7 MILE RADIUS



\$141,916

Average Household
Income



199,620

Labor force 16
years old and over



299,144

Estimated
Population

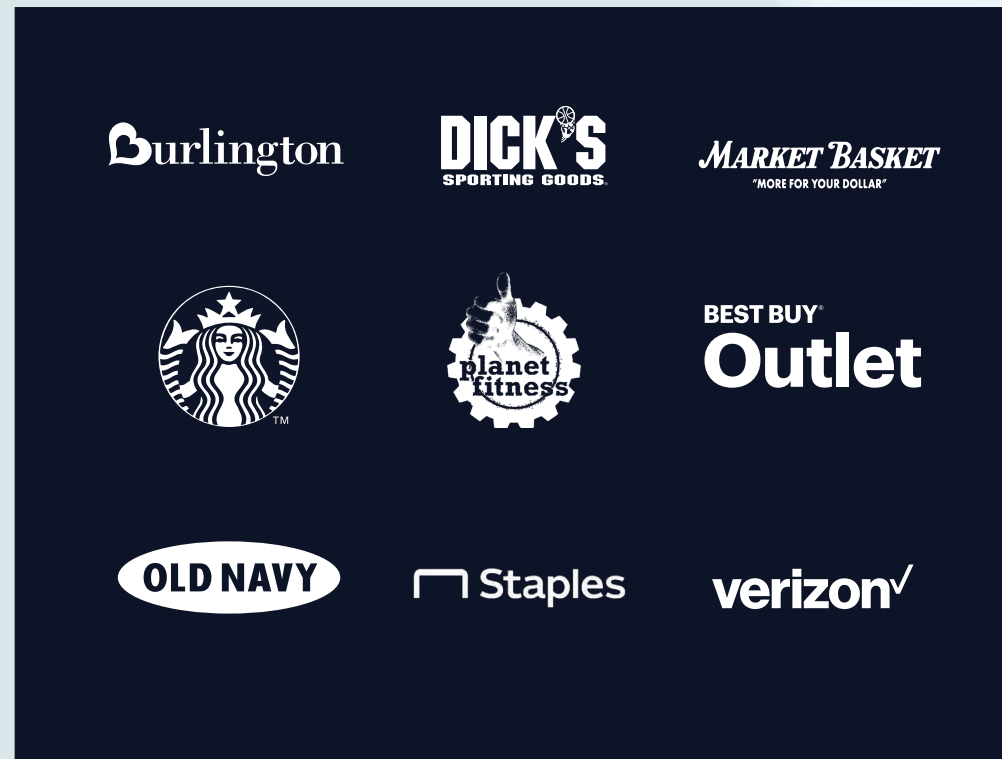


Opportunity

Westgate Mall is an enclosed regional mall in Brockton, Massachusetts. It is the centerpiece of the largest retail hub on Route 24. Located at the interchange of Route 27, nearly 124,000 cars pass by this regional center daily.

Westgate is anchored by Market Basket, Best Buy Outlet, DICK'S Sporting Goods, Burlington, Staples, and Planet Fitness. Other key tenants include Verizon and XFINITY Store by Comcast, Old Navy, Bath & Body Works, Famous Footwear, and The Children's Place. Eateries include Chipotle, IHOP and Auntie Anne's/Carvel/Cinnabon and more.

- » Ideal location on Route 24, a major North/South axis between Boston and Southeastern Massachusetts
- » Excellent visibility, with 123,158 ADT on Route 24
- » Strong demographics, with AHI exceeding \$141,000 within 7 mile radius

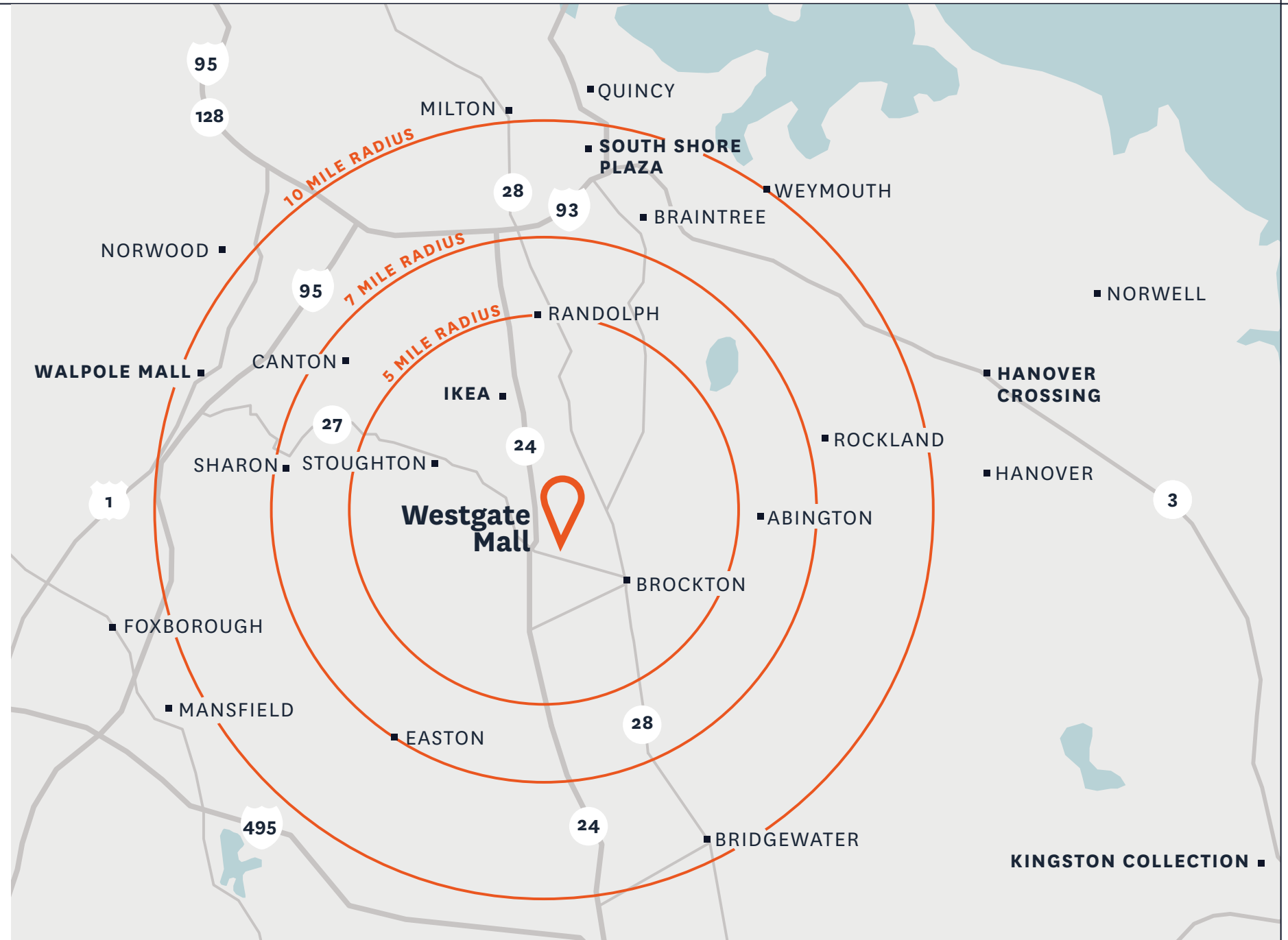




———— Avenues of entrance - - - - - Avenues of egress

Location





Market & Competition



Demographics

Demographic Analysis

2025 POPULATION	3 MILES	5 MILES	7 MILES
Estimated Population	104,866	186,001	299,144
Adj. Daytime Population	70,925	136,925	199,620
Median Age	35.3	37.3	38.6

2025 INCOME			
Estimated Average Household Income	\$117,022	\$130,289	\$141,916
Estimated Median Household Income	\$93,482	\$105,122	\$115,445

HOUSEHOLDS			
2025 Estimated Households	35,652	65,297	108,857
2030 Projected Households	35,725	65,565	109,759

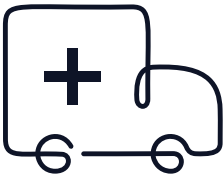
2025 EDUCATION AGE 25+			
Some College	16.8%	16.2%	15.5%
Associates Degree Only	8.0%	8.4%	8.6%
Bachelors Degree Only	16.3%	19.9%	23.0%
Graduate Degree	8.5%	11.2%	14.9%

2025 BUSINESS			
Total Businesses	4,113	8,265	12,687
Total Employees	41,333	85,904	120,724



29,000

College students within a 15 mile radius



5,700

Hospital employees at 3 regional hospitals



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