

Westgate Mall | Brockton, MA



Westgate Mall, an enclosed, regional mall in Brockton, Massachusetts, features Macy's, Sears, Best Buy, and Old Navy, plus a great mix of more than 65 specialty stores such as Aéropostale, Victoria's Secret, American Eagle Outfitters, and The Children's Place. Ideally located at the heavily trafficked intersection of Routes 24 and 27, Westgate Mall has excellent access and visibility in the heart of a densely populated trade area. A current expansion, which includes an 80,000 square foot Market Basket scheduled to open in 2012, will bring the mall to in excess of 600,000 square feet and heighten the popularity of this already successful mall.

LOCATION

- Located in Brockton, Massachusetts, the hub of the Metro South region
- Ideally positioned with no other major mall competition within the trade area
- Surrounded by big box retailers making this a powerful retail destination, including Walmart, Lowe's, Dick's Sporting Goods, Marshalls, A.C. Moore, Toys R Us to name a few.

KEY TENANTS

Macy's, Sears, Old Navy, Best Buy, Market Basket, Aéropostale, American Eagle Outfitters, Bath & Body Works, The Children's Place

GLA:

600,000 sf (50 acres)

ADDRESS:

200 Westgate Drive
Brockton, Massachusetts
02301
Plymouth County

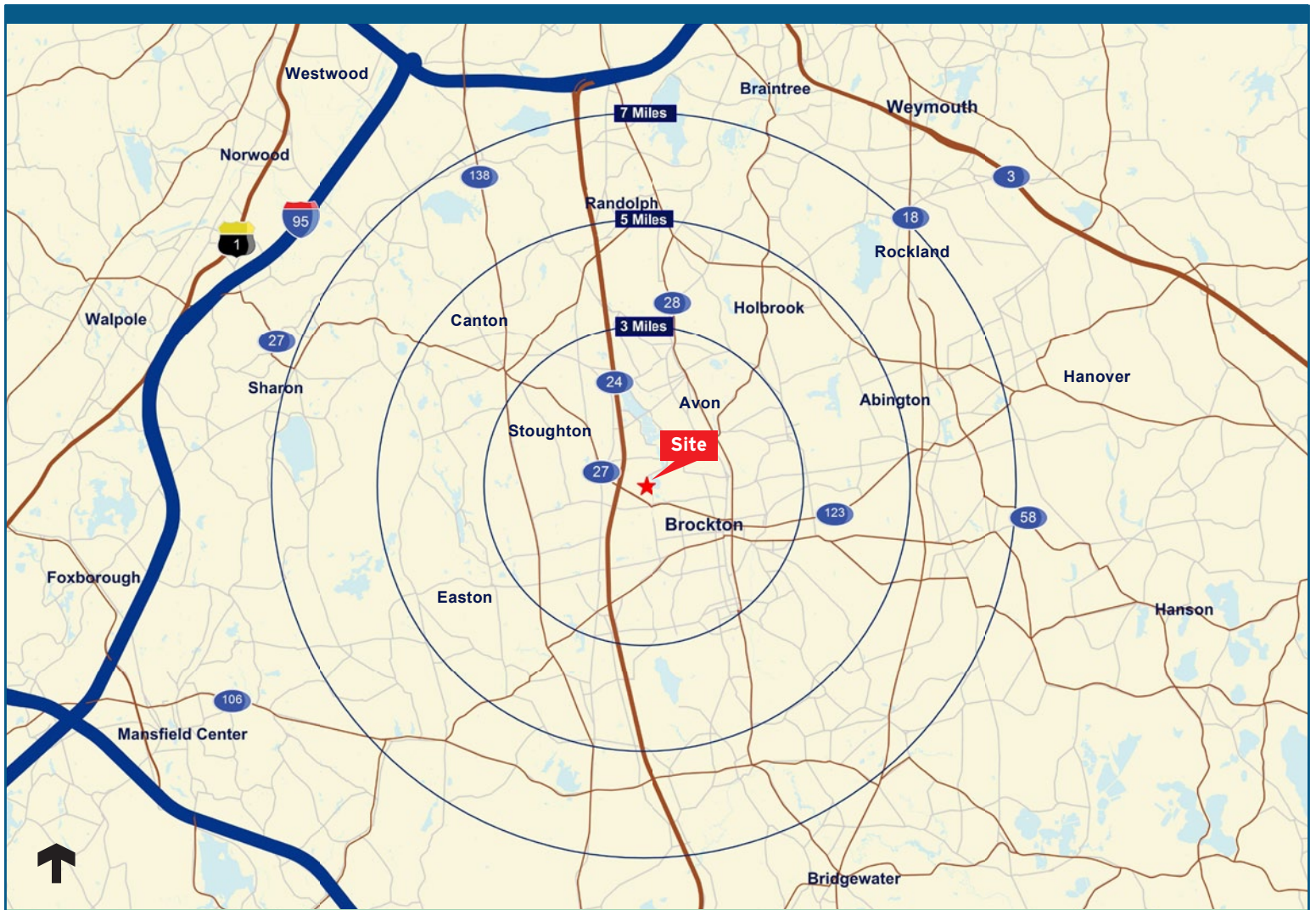


W E S T G A T E
M A L L

NewEngland
DEVELOPMENT

New England Development
One Wells Avenue
Newton, Massachusetts 02459
617-965-8700

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DEMOGRAPHICS

- 2010 Average household income is \$83,062 with a population of 268,585 within a seven mile radius.
- Over 20,000 college students are enrolled within a seven-mile radius.
- Brockton is home to two regional hospitals, including one of the largest hospitals in Massachusetts – employing over 4,500 people.

TRADE AREA DEMOGRAPHICS (2010)	3 MILES	5 MILES	7 MILES
Population	92,067	170,749	268,585
Households	32,498	61,103	97,378
Average Household Income	\$64,483	\$74,495	\$83,062
Number of Businesses	3,127	6,140	9,988
Daytime Employment	44,211	84,322	134,720

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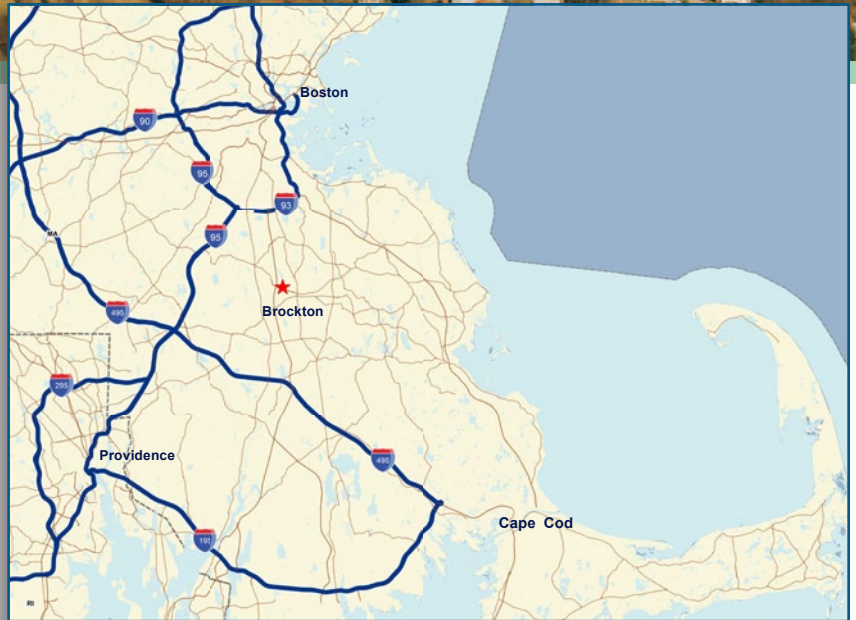


ACCESS / EGRESS

- Highly visible and accessible from the heavily trafficked Route 24

TRAFFIC VOLUMES

- Route 24: 94,600 ADT
- Route 27: 36,100 ADT



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SITE PLAN



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