

FOR SUBLEASE

Former Rite Aid - Bridgewater, MA

233 Broad Street | Bridgewater, MA



Overview

LEASE RATE Upon Request

AVAILABLE SF 8,331 SF



Description

Former Rite Aid for sublease on Broad Street in Bridgewater, MA. Located in the Campus Plaza Shopping Center, tenants include Roche Bros., Burlington, Papa Gino's, GNC, Olympia Sports, and CareCentral Urgent Care.

Sublease available through March 3, 2022.

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	9,559	30,850	65,973
Average HH Income	\$86,787	\$105,734	\$102,442
Total Daytime Population	7,624	24,537	52,098

Year: 2018 | Source: Esri

Contact

JONATHAN LAPAT

978.579.4112 | jonathan.lapat@srsre.com

CHRISTIAN G. JANELLE

617.872.1115 | chris.janelle@srsre.com

Traffic Counts

Broad Street, S of Site	28,926 AADT VPD
Broad Street, N of Site	18,967 AADT VPD
Spring Street, S of Site	10,096 AADT VPD
Main Street, W of Site	21,625 AADT VPD

Year: 2018 | Source: massDOT

SRS REAL ESTATE PARTNERS | 400 Fifth Avenue, Suite 105 | Waltham, MA 02451 | 857.263.3839

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KFC NAPA MIDAS

CAMPUS PLAZA
 Roche Bros. Burlington
 Papa Gino's PIZZERIA McDonald's OLYMPIA Sports
 GNC CareCentral Urgent Care Ninety Nine 99



BRIDGEWATER-RAYNHAM
REGIONAL HIGH SCHOOL

BRIDGEWATER
MIDDLE SCHOOL

WILLIAMS
INTERMEDIATE
SCHOOL

BRIDGEWATER
RECREATION DEPARTMENT

Executive Summary

233 Broad Street | Bridgewater, MA 02324



	1 mile	3 miles	5 miles
Population			
2000 Population	6,628	26,954	57,635
2010 Population	9,180	28,885	61,476
2018 Population	9,559	30,850	65,973
2023 Population	9,771	32,126	68,650
2000-2010 Annual Rate	3.31%	0.69%	0.65%
2010-2018 Annual Rate	0.49%	0.80%	0.86%
2018-2023 Annual Rate	0.44%	0.81%	0.80%
2018 Male Population	45.4%	47.7%	49.9%
2018 Female Population	54.6%	52.3%	50.1%
2018 Median Age	25.8	37.2	40.7

In the identified area, the current year population is 65,973. In 2010, the Census count in the area was 61,476. The rate of change since 2010 was 0.86% annually. The five-year projection for the population in the area is 68,650 representing a change of 0.80% annually from 2018 to 2023. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 25.8, compared to U.S. median age of 38.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2018 White Alone	86.0%	90.7%	84.9%
2018 Black Alone	6.4%	3.9%	8.3%
2018 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2018 Asian Alone	2.2%	1.5%	1.4%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	2.1%	1.3%	2.4%
2018 Two or More Races	3.2%	2.4%	2.7%
2018 Hispanic Origin (Any Race)	4.9%	2.9%	4.3%

Persons of Hispanic origin represent 4.3% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 33.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	2,833	9,230	19,054
2010 Households	2,832	9,773	20,884
2018 Total Households	2,939	10,392	22,313
2023 Total Households	3,020	10,825	23,219
2000-2010 Annual Rate	0.00%	0.57%	0.92%
2010-2018 Annual Rate	0.45%	0.75%	0.81%
2018-2023 Annual Rate	0.55%	0.82%	0.80%
2018 Average Household Size	2.33	2.69	2.72

The household count in this area has changed from 20,884 in 2010 to 22,313 in the current year, a change of 0.81% annually. The five-year projection of households is 23,219, a change of 0.80% annually from the current year total. Average household size is currently 2.72, compared to 2.70 in the year 2010. The number of families in the current year is 15,963 in the specified area.

Executive Summary

233 Broad Street | Bridgewater, MA 02324



	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$76,294	\$90,219	\$86,868
2023 Median Household Income	\$82,223	\$100,168	\$96,917
2018-2023 Annual Rate	1.51%	2.11%	2.21%
Average Household Income			
2018 Average Household Income	\$86,787	\$105,734	\$102,442
2023 Average Household Income	\$99,116	\$120,789	\$117,442
2018-2023 Annual Rate	2.69%	2.70%	2.77%
Per Capita Income			
2018 Per Capita Income	\$32,306	\$37,480	\$35,513
2023 Per Capita Income	\$36,080	\$42,471	\$40,502
2018-2023 Annual Rate	2.23%	2.53%	2.66%

Households by Income

Current median household income is \$86,868 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$96,917 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$102,442 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$117,442 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$35,513 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$40,502 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	2,914	9,423	19,458
2000 Owner Occupied Housing Units	1,302	6,747	14,657
2000 Renter Occupied Housing Units	1,531	2,483	4,397
2000 Vacant Housing Units	81	193	404
2010 Total Housing Units	3,026	10,192	21,766
2010 Owner Occupied Housing Units	1,367	7,294	16,353
2010 Renter Occupied Housing Units	1,465	2,479	4,531
2010 Vacant Housing Units	194	419	882
2018 Total Housing Units	3,058	10,675	23,058
2018 Owner Occupied Housing Units	1,343	7,500	17,077
2018 Renter Occupied Housing Units	1,596	2,892	5,237
2018 Vacant Housing Units	119	283	745
2023 Total Housing Units	3,106	11,080	23,953
2023 Owner Occupied Housing Units	1,437	7,930	18,029
2023 Renter Occupied Housing Units	1,583	2,895	5,190
2023 Vacant Housing Units	86	255	734

Currently, 74.1% of the 23,058 housing units in the area are owner occupied; 22.7%, renter occupied; and 3.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 21,766 housing units in the area - 75.1% owner occupied, 20.8% renter occupied, and 4.1% vacant. The annual rate of change in housing units since 2010 is 2.60%. Median home value in the area is \$362,080, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.38% annually to \$427,547.