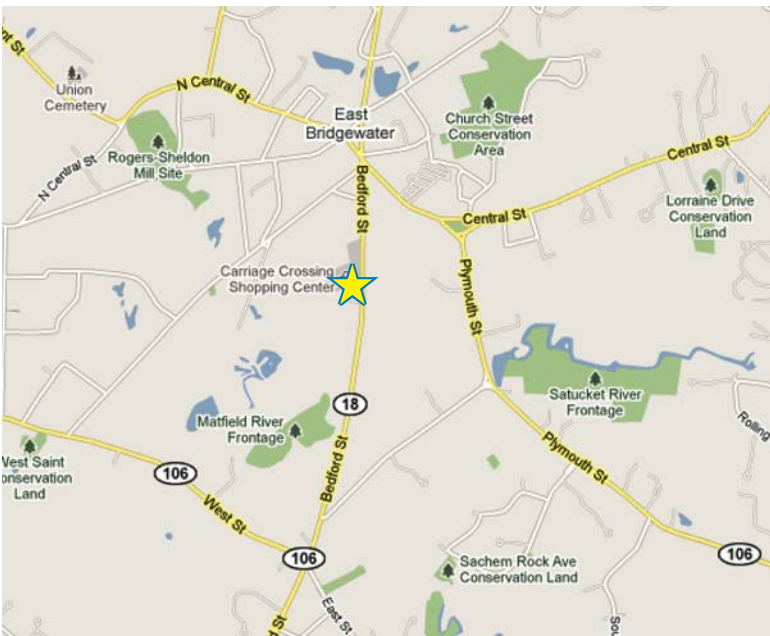
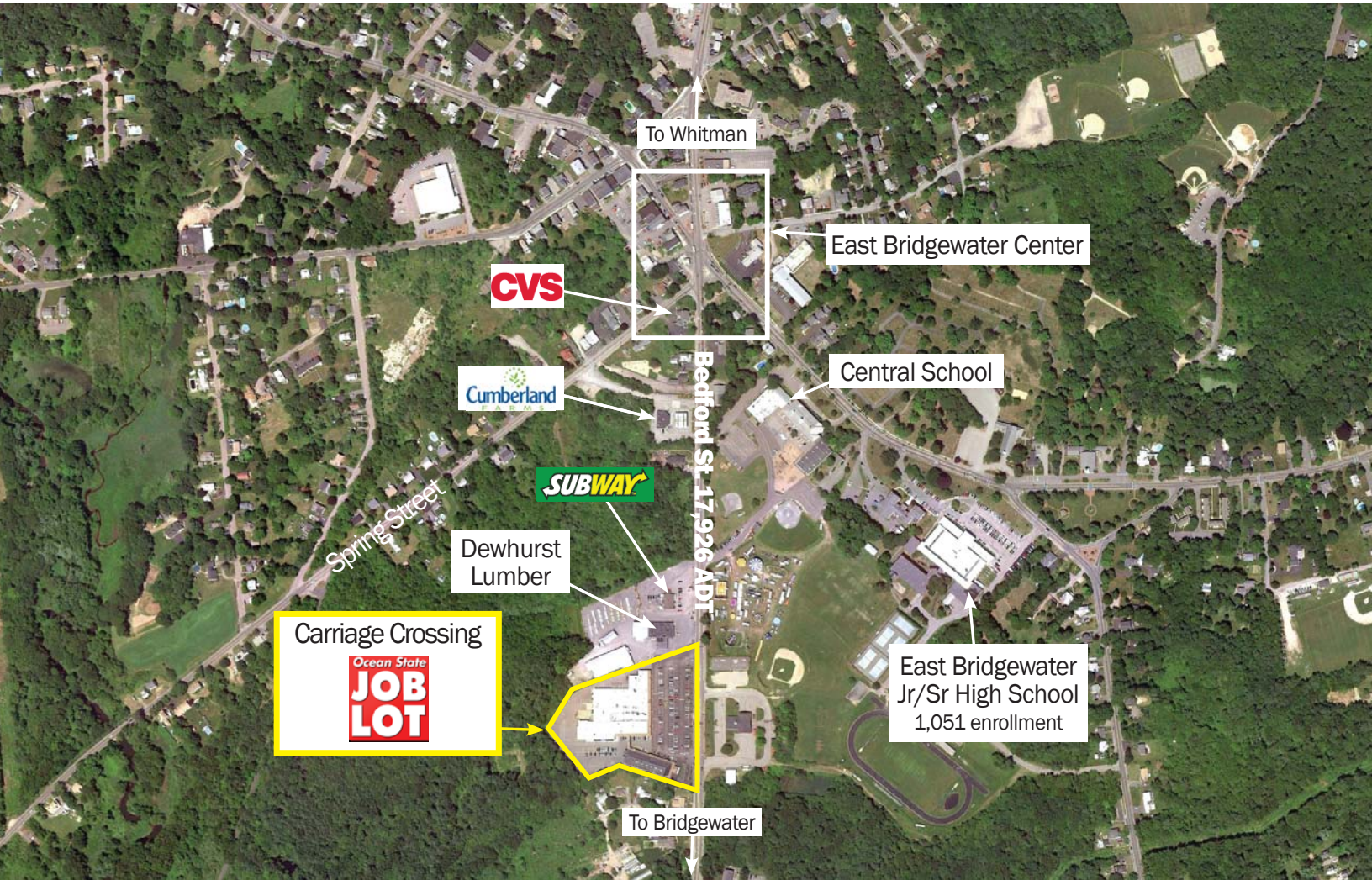


Carriage Crossing

225 & 241 Bedford St., E. Bridgewater, MA 02476

FULLY LEASED



PROPERTY HIGHLIGHTS

Largest shopping center in East Bridgewater

Strong co-tenancy includes Ocean State Job Lot, Anytime Fitness, South Shore Cinemas

Busy Bedford Street ADT 17,926 in front of the center

Solid middle-income trade area with average household income of nearly \$150,000 within 3 miles

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

CONTACT: Rob Grady
Vice President of Retail Brokerage
RGrady@KeyPointPartners.com
781.418.6267

KEYPOINT
PARTNERS
KeyPointPartners.com

Carriage Crossing

FULLY LEASED

225 & 241 Bedford St., E. Bridgewater, MA 02476



TENANTS	
1 Domino's Pizza	1,600 SF
2 East Bridgewater Liquors	3,400 SF
3 Ocean State Job Lot	27,676 SF
4 Anytime Fitness	7,618 SF
5 South Shore Cinemas	12,364 SF
6 Kenny Obryans Grill	2,160 SF
7 Salon Esprit	1,665 SF
8 Verizon Wireless	1,430 SF
9 Old Country Pizzeria	1,664 SF
10 Deng's Garden Restaurant	1,460 SF
11 M&H Jewelers	1,500 SF
12 South Shore Bank	2,163 SF



2026 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	3,086	32,962	111,777
DAYTIME POPULATION	1,725	10,000	35,407
NUMBER OF HH	1,129	11,479	38,362
AVERAGE HH INCOME	\$132,676	\$149,948	\$137,139

ADDITIONAL INFO.	
PARKING	Ample
TRAFFIC	17,926 ADT

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

CONTACT: Rob Grady
 Vice President of Retail Brokerage
 RGrady@KeyPointPartners.com
 781.418.6267

