



~FOR SALE~

Incredible Opportunity
8,000 +/- SF Building
.94 Acre Site - Corner Lot

507 Pleasant Street, Brockton, MA 02301

\$1,000,000

\$799,000

PRICE REDUCED

\$699,000



Offering Memorandum
Exclusively Listed By:
Denenberg Realty Advisors

DISCLAIMER:

This Offering Memorandum has been prepared by Denenberg Realty Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Denenberg Realty Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by Denenberg Realty Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, Denenberg Realty Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. Denenberg Realty Advisors has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since Denenberg Realty Advisors has no specific information relating to this issue nor is Denenberg Realty Advisors qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and (v) to return it to Denenberg Realty Advisors.

If you have no further interest in the Property, please return the Offering Memorandum forthwith.

For further information please contact:

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Investment Summary

Denenberg Realty Advisors has been retained to market for sale, the fee simple interest in 507 Pleasant Street in Brockton, MA. This 0.94 acre corner lot is an ideal location for many uses. The current building is approximately 8,000 +/- SF which can be redeveloped into multiple uses. There is a great deal of parking and tail board loading capability. The price has been drastically reduced for immediate sale.

Property Location:	507 Pleasant Street, Brockton, MA 02301
Building:	8,000 +/- SF
Lot Size:	0.94 Acres (40,946 SF)
Parking:	40 +/- Parking Spaces
ADT:	19,000 +/- cars per day on Pleasant Street
Property Type:	Possible Retail Strip Center
2010 Taxes:	\$9,118.70
Price:	\$699,000

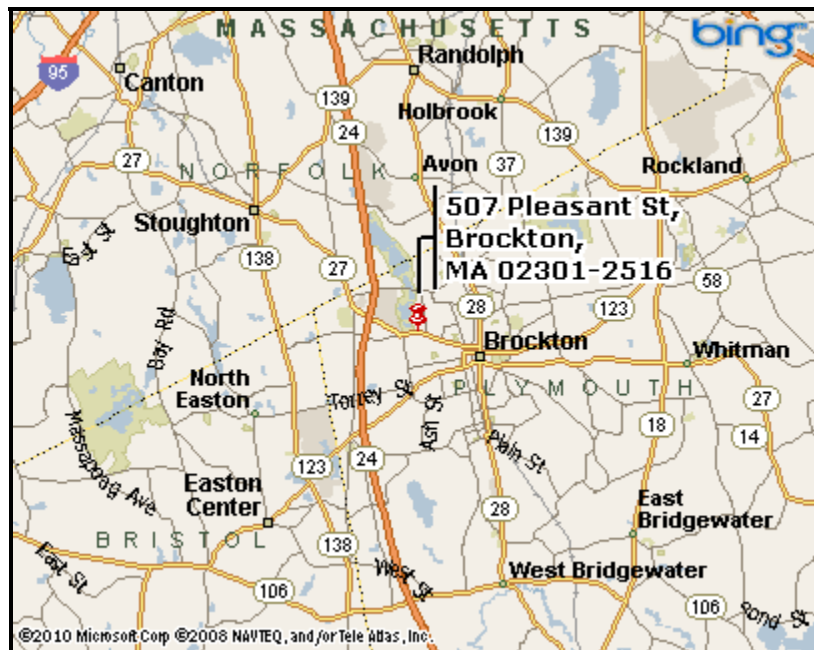


Demographics:

Radius	1 Mile	3 Mile	5 Mile
Population:			
2014 Projection	21,582	100,367	169,697
2009 Estimate	21,542	100,473	168,880
2000 Census	21,187	99,448	165,514
Growth 2009-2014	0.20%	(0.10%)	0.50%
Growth 2000-2009	1.70%	1.00%	2.00%
2009 Population By Hispanic Origin:	2,415	10,112	11,826
2009 Population by Race:			
White	9,880	57,027	115,754
Black or African American	5,298	19,794	24,814
American Indian and Alaska Native	68	345	449
Asian	895	3,025	5,083
Native Hawaiian and Pacific Islanders	5	35	60
Other Race	2,909	11,803	12,784
Two or More Races	2,484	8,444	9,936
2009 Households:			
2014 Projection	8,313	35,570	61,063
2009 Estimate	8,293	35,530	60,586
2000 Census	8,175	35,020	58,908
Growth 2009-2014	0.20%	0.10%	0.80%
Growth 2000-2009	1.40%	1.50%	2.80%
Owner Occupied	3,492	19,618	38,681
Renter Occupied	4,801	15,912	21,905
2009 Avg Household Income	\$54,701	\$63,521	\$74,118
2009 Med Household Income	\$42,006	\$51,730	\$61,756
2009 Per Capita Income	\$21,007	\$22,997	\$27,006
2009 Households by Household Inc:			
Income Less than \$15,000	1,455	5,176	6,911
Income \$15,000 - \$24,999	1,194	3,693	5,202
Income \$25,000 - \$34,999	961	3,307	4,867
Income \$35,000 - \$49,999	1,116	4,990	7,689
Income \$50,000 - \$74,999	1,503	6,793	11,042
Income \$75,000 - \$99,999	913	4,882	9,671
Income \$100,000 - \$149,999	811	4,903	10,624
Income \$150,000 - \$249,999	309	1,560	3,863
Income \$250,000 - \$499,999	30	193	601



Street View



State View