



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$850 NNN

610 +/- SF Retail / Office

Deer Crossing, Unit #A-16

681 Falmouth Road, Mashpee, MA 02649



- Well Established Retail/Commercial Location
- Ample Parking
- Prominent Visibility, High Traffic Area

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230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: greg@hartelrealty.com

www.hartelrealty.com



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Executive Summary

Property Address: 681 Falmouth Road, Mashpee, MA

Unit # A-16

Property type: Retail/Office

Rent: \$850/Month

Lease Type: NNN

Date Available: Immediate

Unit Size: 610 +/- SF



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Property Description

General Site Overview:

Deer Crossing is located on Falmouth Road (Route 28) in Mashpee, approximately ¾ mile north of the Falmouth town line and in close proximity to the Route 28/Route 151 Rotary. To the southeast is New Seabury, an affluent, resort community situated on over 1,500 acres of land bordering Nantucket Sound, with 1,300+ homes in a seaside/golf setting.

To the north on the same side of Falmouth Road as the subject is Mashpee Commons, an upscale shopping village which is emerging as Mashpee's central business district. Across the street is South Cape Village, a newer retail complex housing Roche Bros. Supermarket, Marshalls, Olympia Sports, Orvis Outlet, Dunkin' Donuts and Bank of America.

Complex Description:

Deer Crossing contains 5 buildings and 34 units. Current occupants include: Desperados Restaurant, Curves, Mattress and Futon King, Soprano's Restaurant, Tru-Value Hardware, Comcast, Gold's My Bag Jewelry, J. Miller Picture Framer and Subway, among others.

Unit Details:

A-16 is a highly visible 610 +/- SF Retail unit with a private bathroom. The front door and large picture windows face the front of the plaza, for maximum visibility. This space would be advantageous for any business, retail or office.

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Detailed Summary

Private or Common Bathrooms	Private
Number of Bathrooms	1 bathroom
Handicap Accessible?	Yes
Floor Levels	First floor
Total Number of Parking Spaces	Ample - lower level/front
Number of curb cuts	2 - one cuts with light
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Electric Service	60 Amp
Heating Type	Gas FHA
Air Conditioning	Yes
Ceiling Type	Sheetrock
Flooring	Carpet
Building Construction	Wood Frame
Gutters (Y/N)	Yes
Siding	Wood
Roof Type	Asphalt
Windows	1 large bay front
Maximum contiguous SF	610 +/- SF

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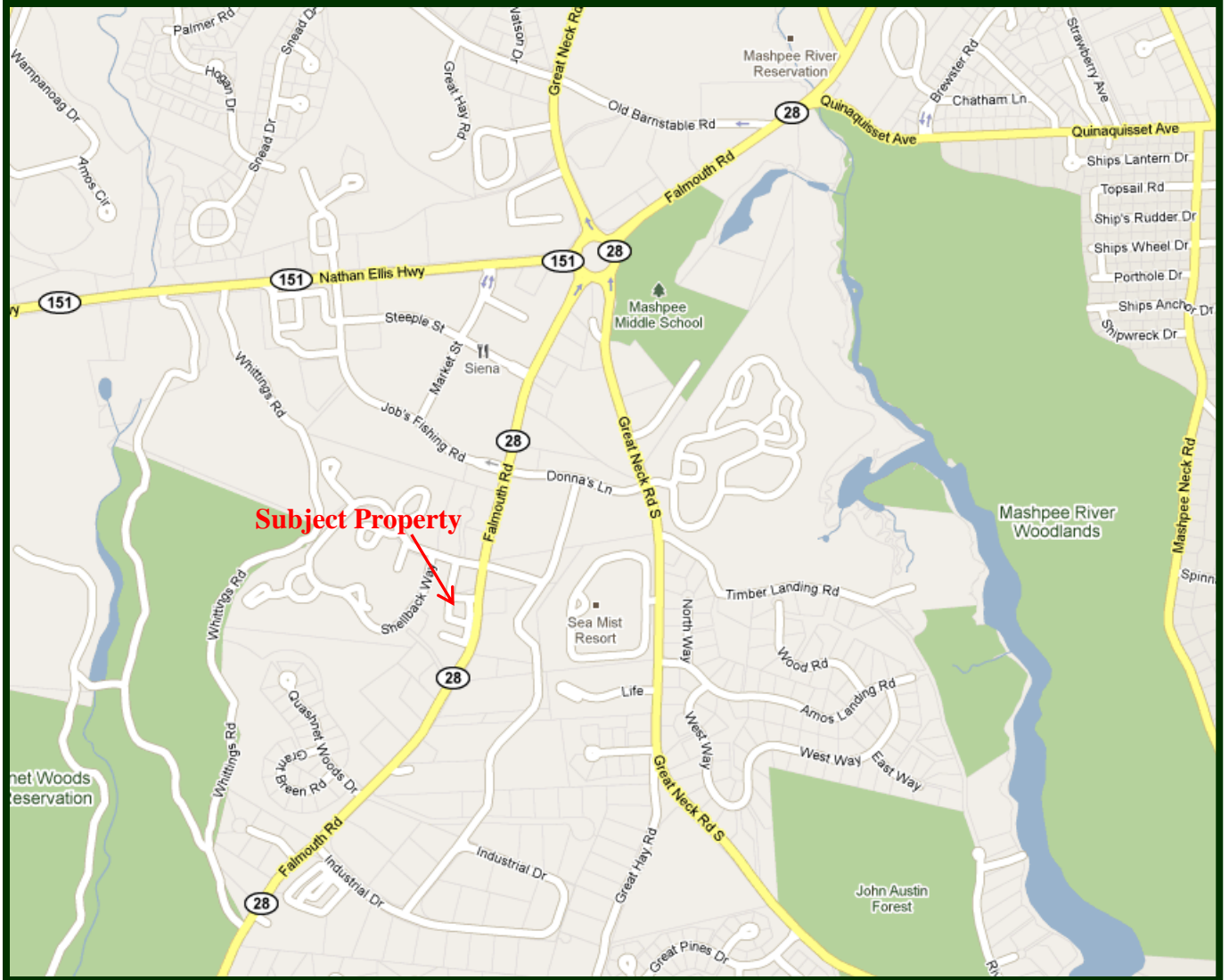
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Area Map



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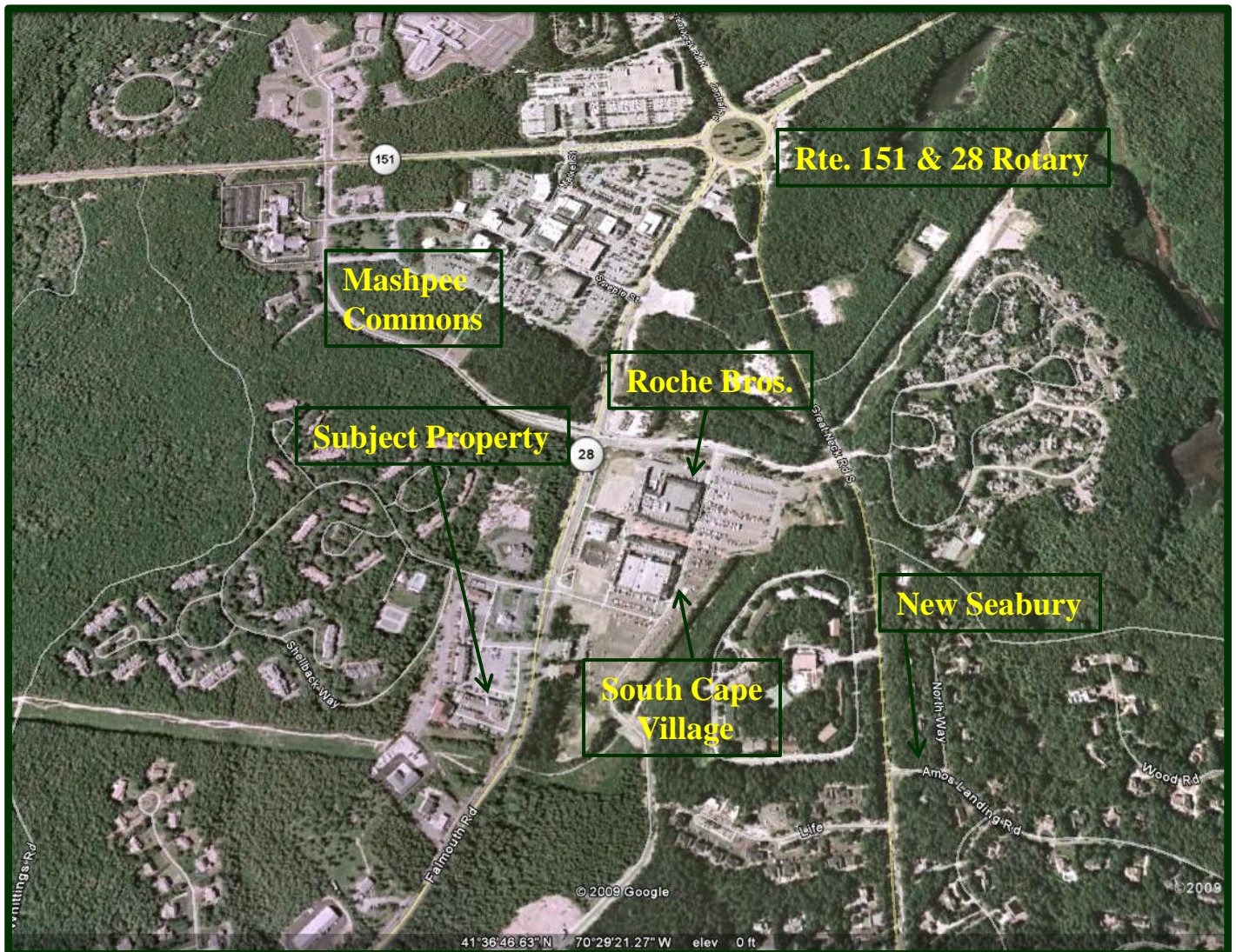
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Area Satellite



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Deer Crossing, Mashpee, A-17



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Photos



Road Signage



View of complex entrance

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Aerial Photo



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