



HARTEL REALTY

Strategic Real Estate Services

**FOR LEASE - \$15 NNN
1,578 +/- SF Retail / Office**

**Deer Crossing, Unit #A-17
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-17

Property type: Retail/Office

Rent: \$15/ SF

Lease Type: NNN

Date Available: Immediate

Unit Size: 1,578 +/- 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-17 is a spacious 1,578 +/- SF unit that offers two private baths. The front door and large picture windows face the front of the plaza, for maximum visibility. Formerly a remodelers showroom, 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 | 2 bathrooms |
| 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 | 2 large bay front |
| Maximum contiguous SF | 1,578 +/- SF |

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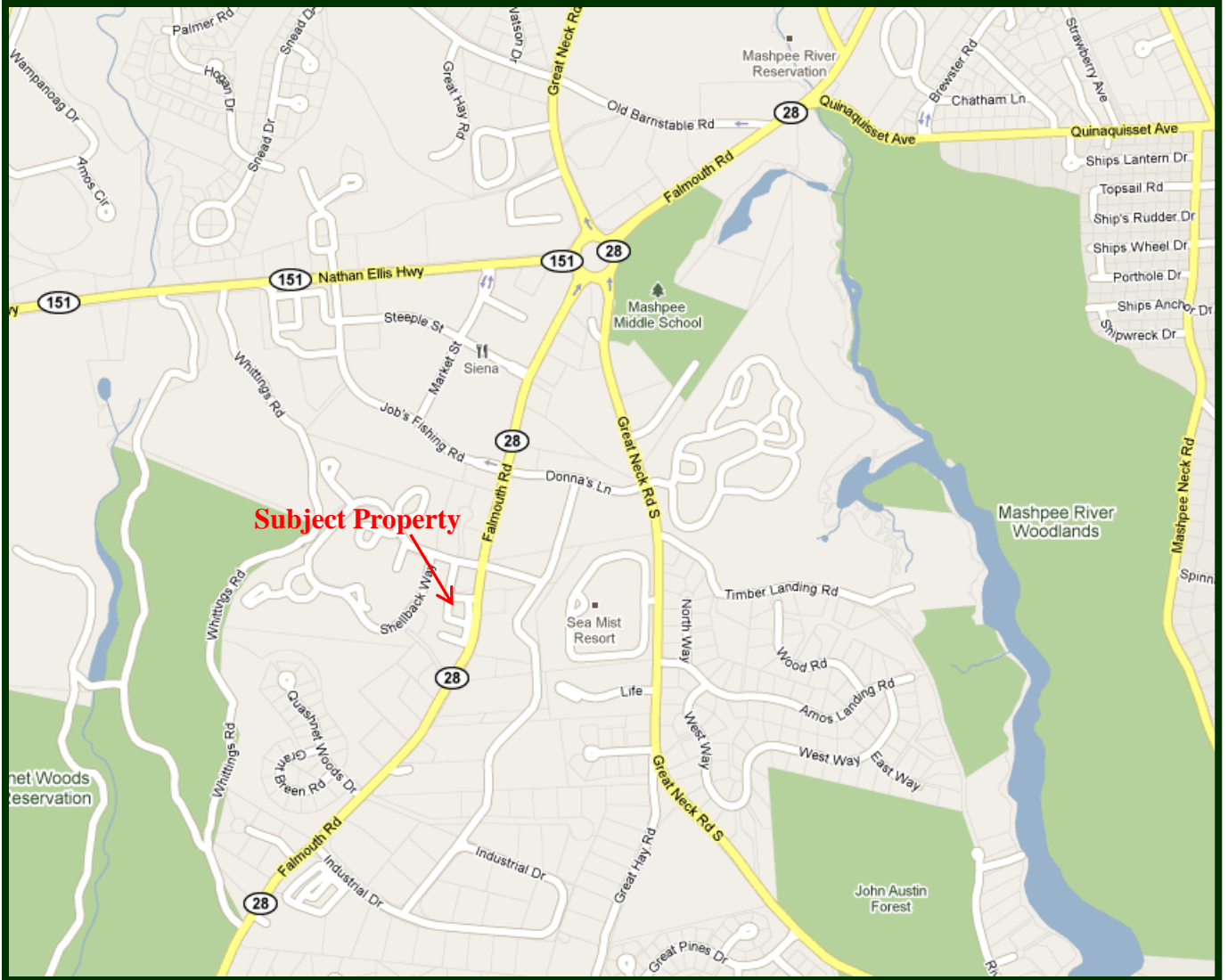
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Area Map



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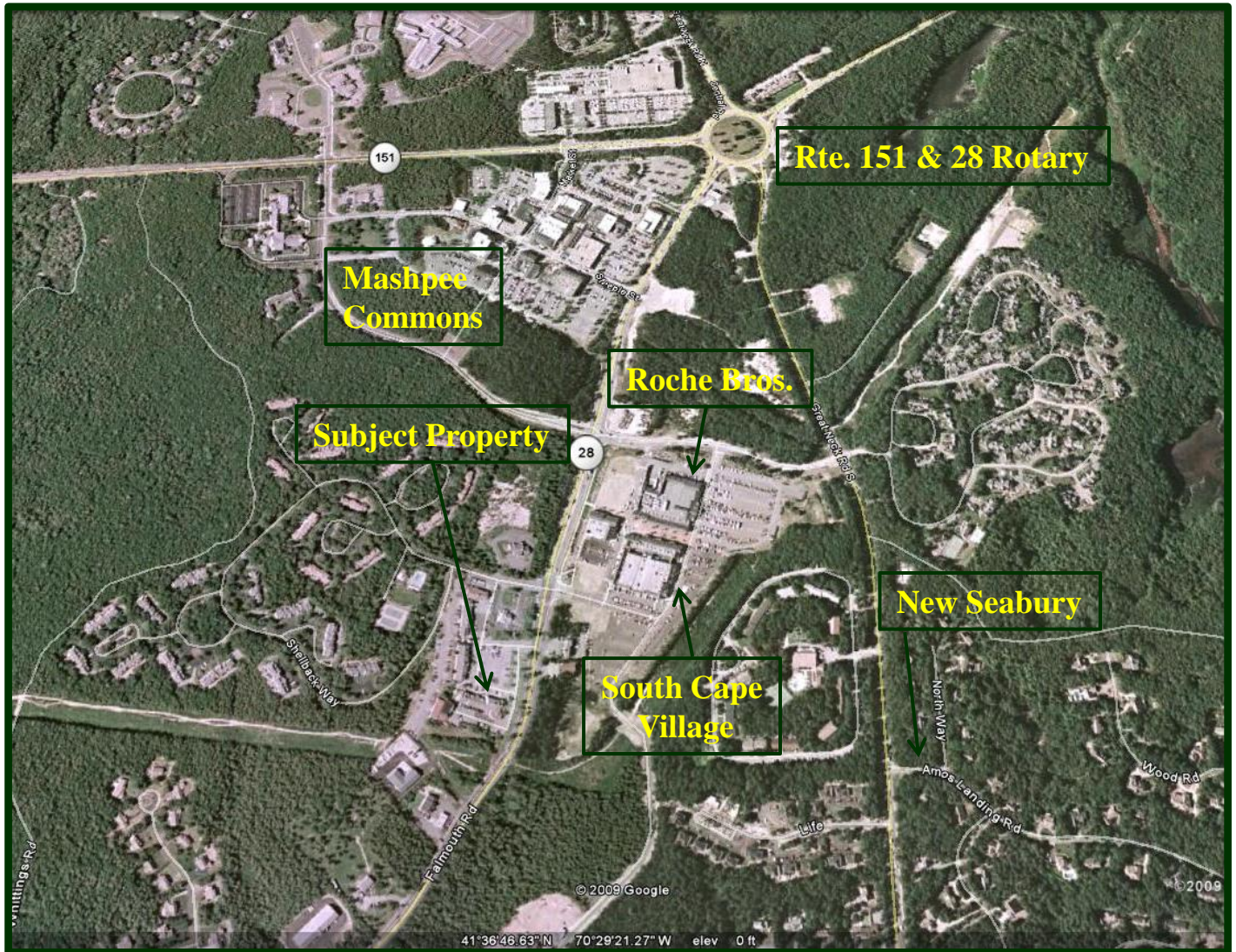
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Area Satellite



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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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