



HARTEL REALTY

Strategic Real Estate Services

**FOR LEASE - \$995 Gross
955 SF Retail / Office**

**Deer Crossing, Unit #A-23
681 Falmouth Road, Mashpee, MA 02649**



- Well Established 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

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Executive Summary

Property Address: 681 Falmouth Road, Mashpee, MA

Unit # A-23

Property type: Retail/Office

Rent: \$995/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 955 +/- SF



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Detailed Summary

Total Room Count in Unit	2
Private or Common Bathrooms	Common
Floor Levels	Second floor
Total Number of Parking Spaces	Lower level/front or back
Parking Reserved for Unit	Ample public 100+ spaces
Number of curb cuts	2 - one cuts with light
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Basement Type	Slab
Heating Type	Gas FHA
Air Conditioning	Yes
Sprinklers	None
Elevators	None
Foyer (Y/N)	Yes

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Detailed Summary

Ceiling Height	8' 6"
Ceiling Type	Sheetrock
Flooring	Carpet
Building Construction	Wood Frame
Gutters (Y/N)	Yes
Siding	Wood
Roof Type	Asphalt
Kitchen	None
Windows	Four
Handicap Access	No
Additional Features	Sunlit unit located at top of stairs. Half walls, glass block, storage closet
Maximum contiguous SF	955 +/- 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-23 is a spacious, sunlit 955 +/- SF unit, with four large windows and a private, small office in the back of unit. Key second floor location at top of stairs. Parking is convenient at the front or back of building. Half walls, large storage closet and common bathroom .

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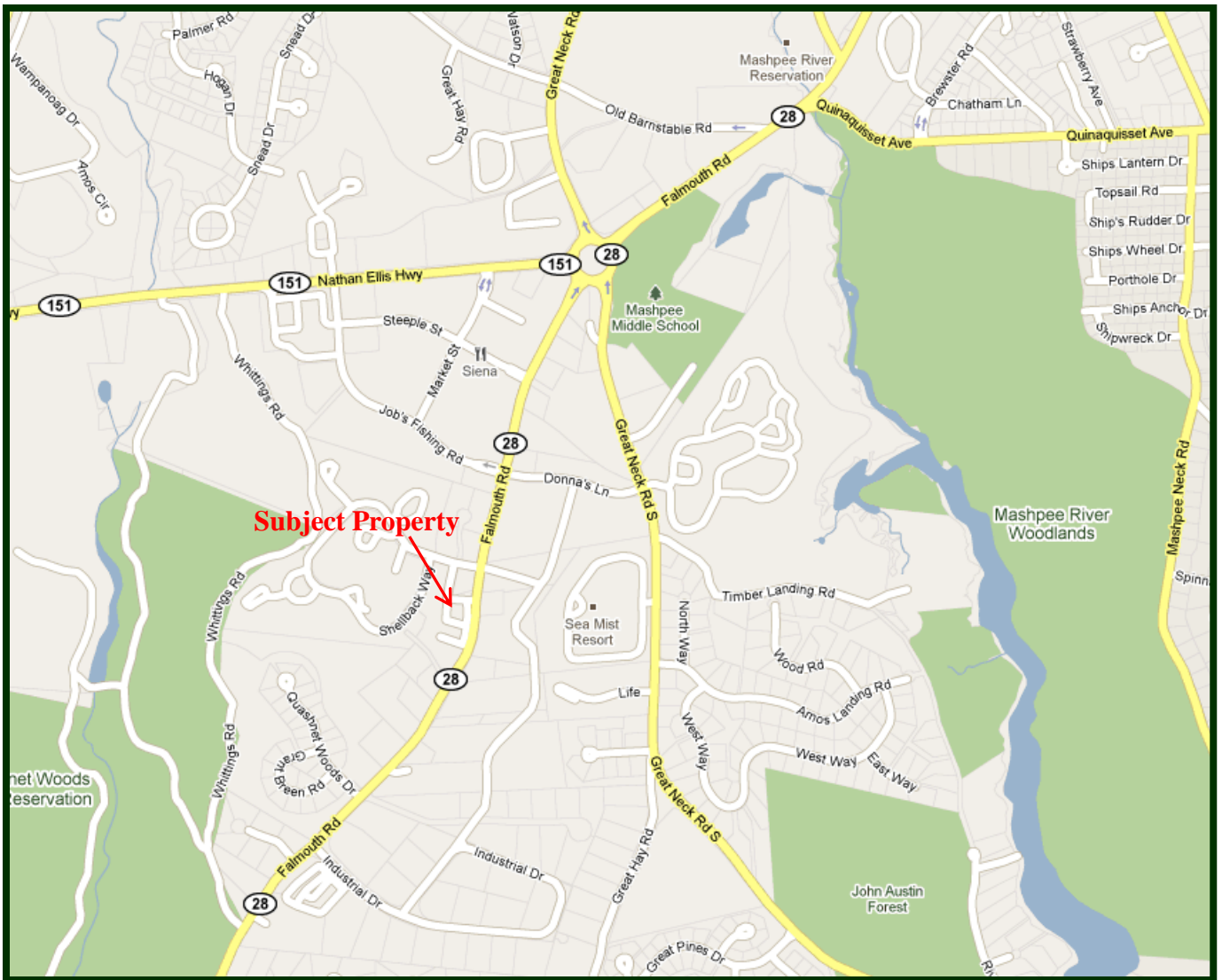
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Area Map



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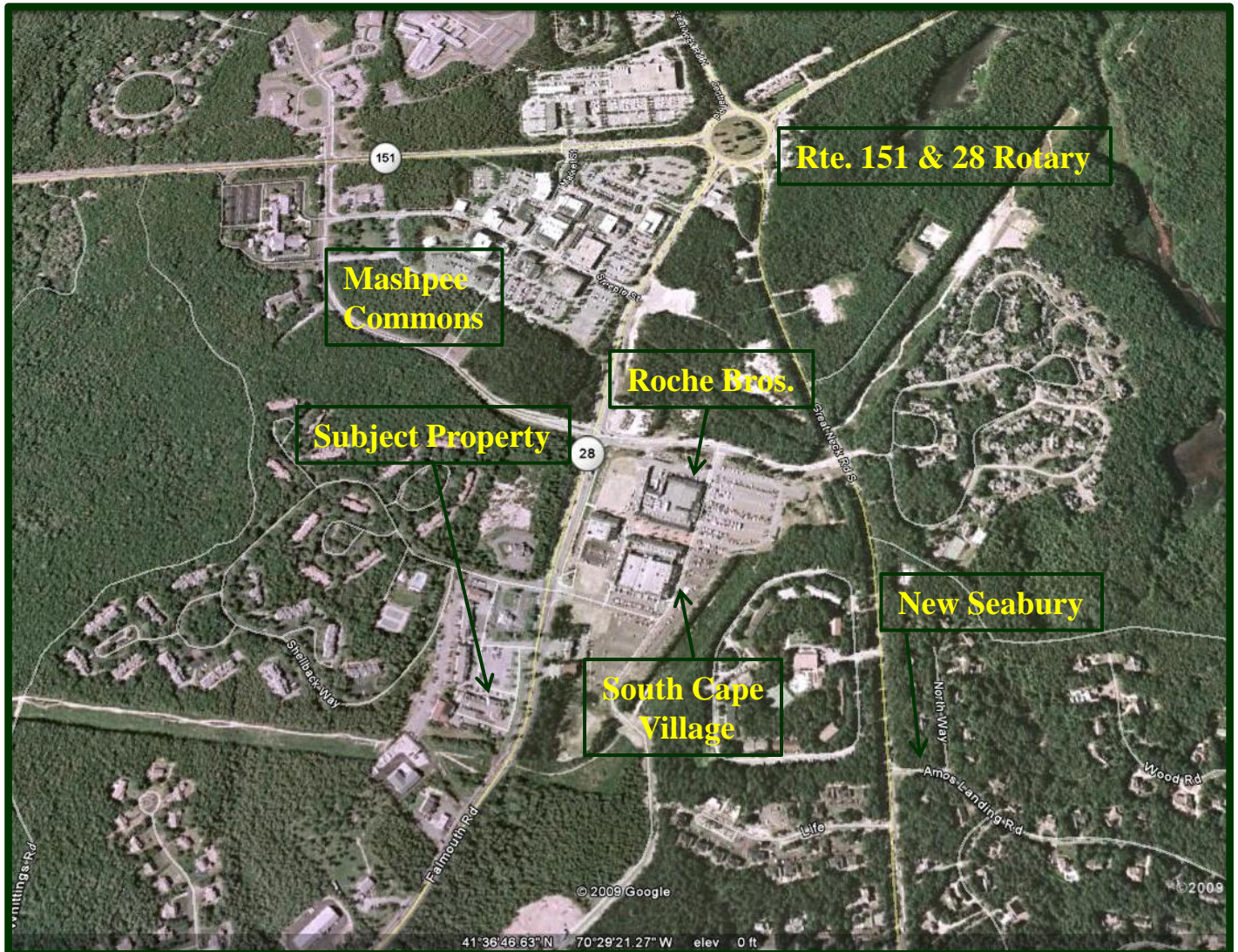
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Area Satellite



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Unit Photos



View from front of unit, showing door to rear office



View from rear, showing closet, glass block

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Unit Photos



View from office, to front reception area



View of separate office, with door



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Aerial Photo



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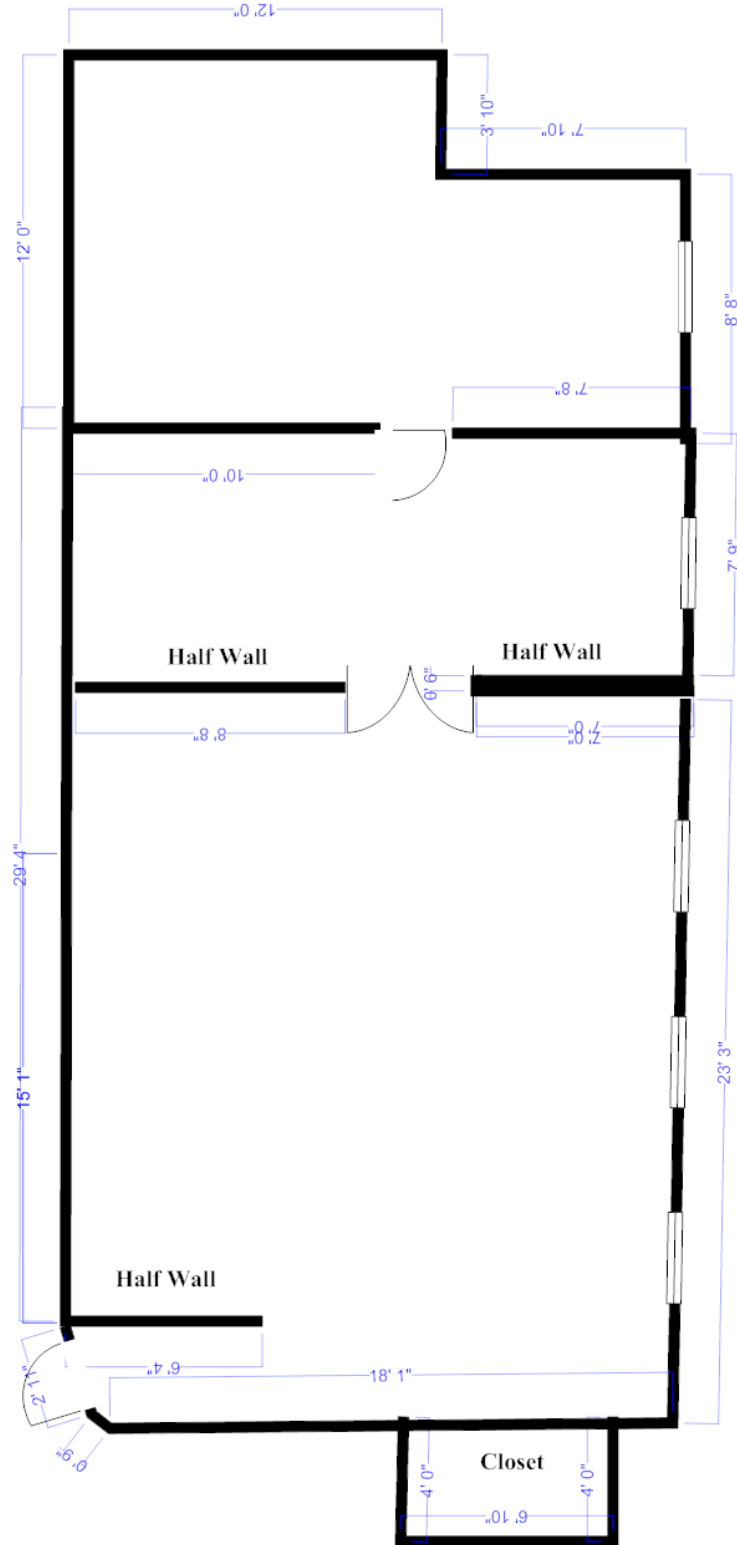
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Floor Plan

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