



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE - \$750 + Electric  
620 SF Retail / Office**

**Deer Crossing, Unit #A-24&25  
681 Falmouth Road, Mashpee, MA 02649**



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

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

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

email: [greg@hartelrealty.com](mailto:greg@hartelrealty.com)

[www.hartelrealty.com](http://www.hartelrealty.com)



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## Executive Summary

Property Address: 681 Falmouth Road, Mashpee, MA

Unit # A-24 & 25

Property type: Retail/Office

Rent: \$750/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 620 +/- SF

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## Detailed Summary

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

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## Detailed Summary

<b>Ceiling Height</b>	8' 6"
<b>Ceiling Type</b>	Sheetrock
<b>Flooring</b>	Carpet
<b>Building Construction</b>	Wood Frame
<b>Gutters (Y/N)</b>	Yes
<b>Siding</b>	Wood
<b>Roof Type</b>	Asphalt
<b>Kitchen</b>	None
<b>Windows</b>	Four
<b>Handicap Access</b>	No
<b>Additional Features</b>	Sunlit unit located at top of stairs. Half walls, glass block, storage closet
<b>Maximum contiguous SF</b>	620 +/- 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-24 & 25 is a spacious, two office, sunlit 620 +/- SF unit. Key second floor location at top of stairs. Parking is convenient at the front or back of building. Common bathroom.

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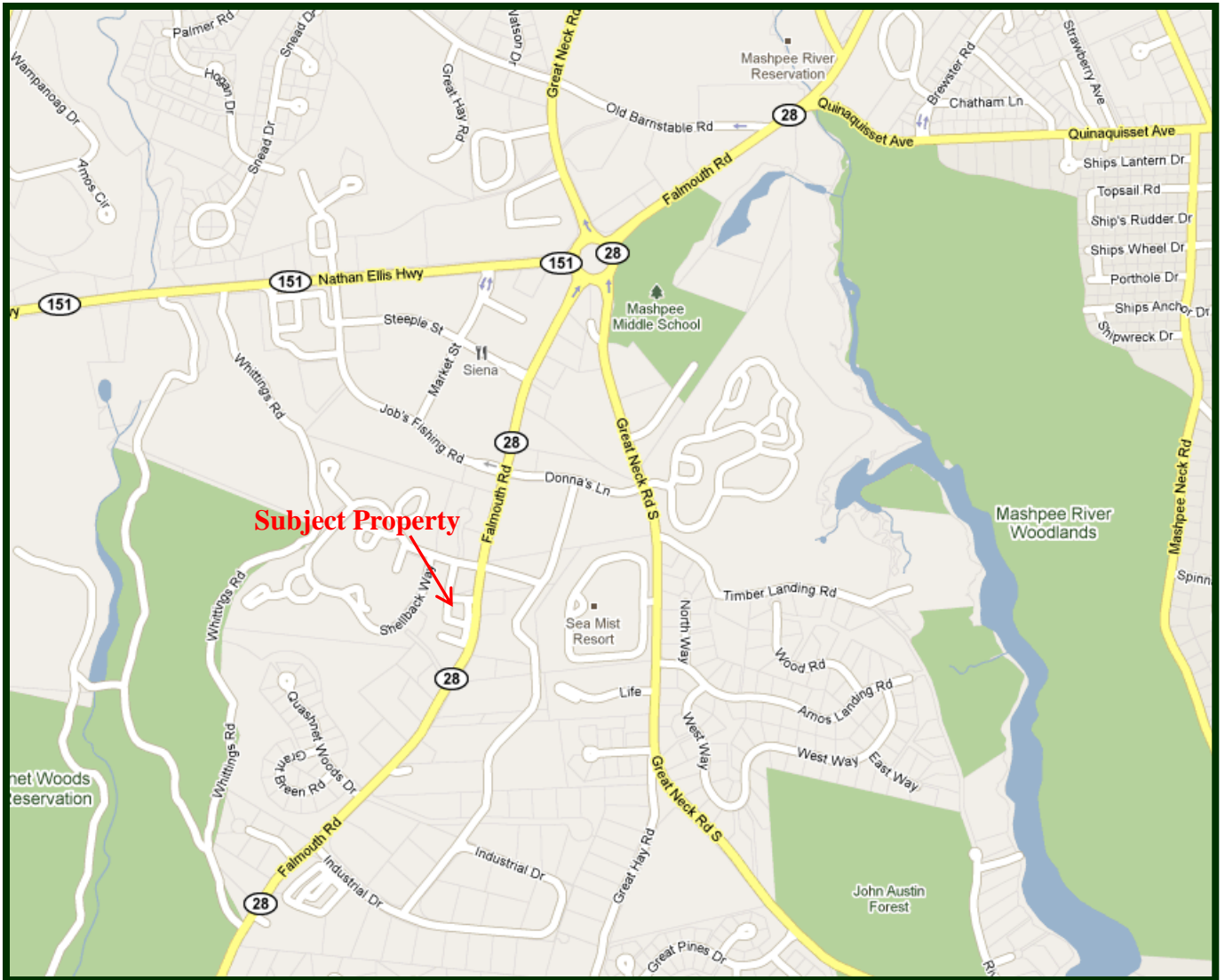
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## Area Map



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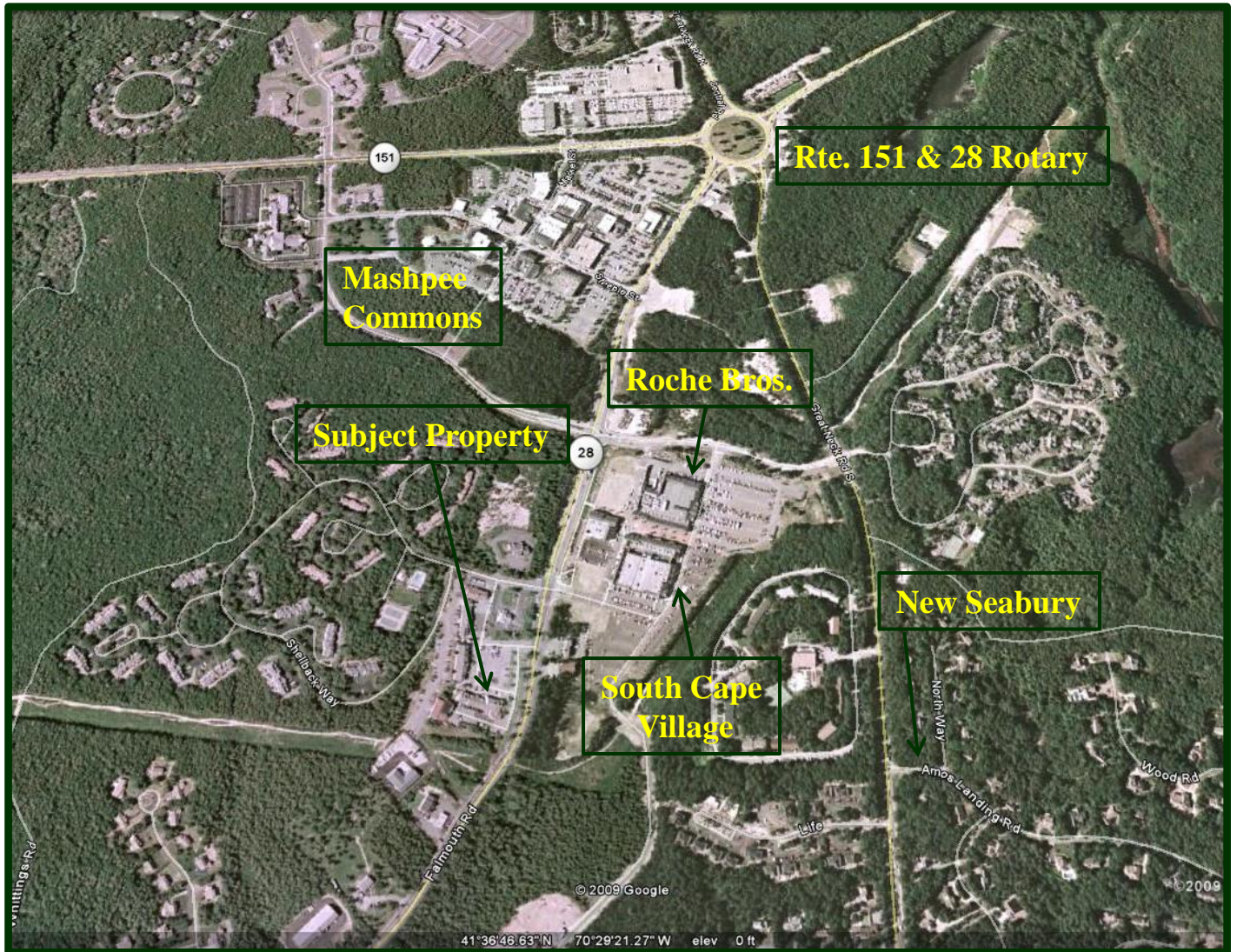
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## Area Satellite



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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



# HARTEL REALTY

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## Aerial Photo



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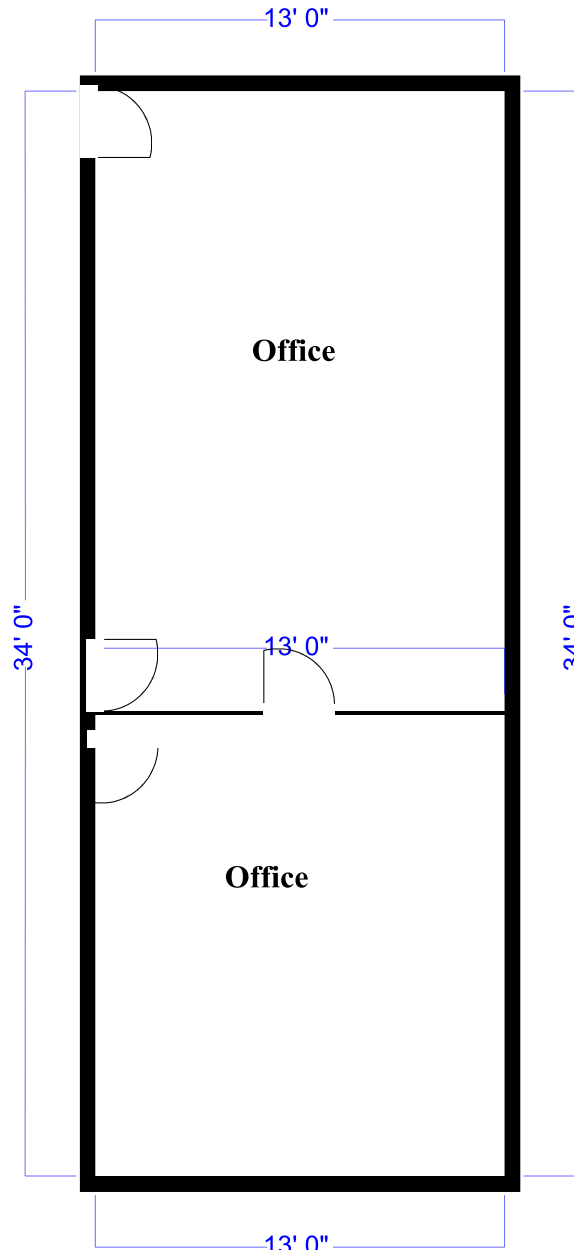
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**Not to Scale**

Floor Plan

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