



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$16/SF. NNN

1,348+/- SF Retail / Office

Deer Crossing, Unit #B-12

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

www.hartelrealty.com



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Executive Summary

Property Address: 681 Falmouth Road, Mashpee, MA

Unit # B-12

Property type: Retail/Office

Rent: \$16/SF.

Lease Type: NNN

Date Available: Immediate

Unit Size: 1,348 +/- SF



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Detailed Summary

Total Room Count in Unit	One
Private or Common Bathrooms	Private
Floor Levels	First floor
Parking Reserved for Unit	Ample public
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
Ceiling Height	8' 6"
Flooring	Carpet
Building Construction	Wood Frame
Gutters (Y/N)	Yes
Siding	Wood
Roof Type	Asphalt
Handicap Access	Yes
Maximum contiguous SF	1,348 +/- 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, J. Miller Picture Framer and Subway, among others.

Unit Details:

B-12 is a 1,348 +/- SF first floor unit, comprised of one large room, three offices and a private bath. This suite has wonderful visibility facing Rt. 28. There are two large display windows in front. One of the best retail locations in Deer Crossing located between Curves and Mattress and Futon King. Ample parking and street front signage.

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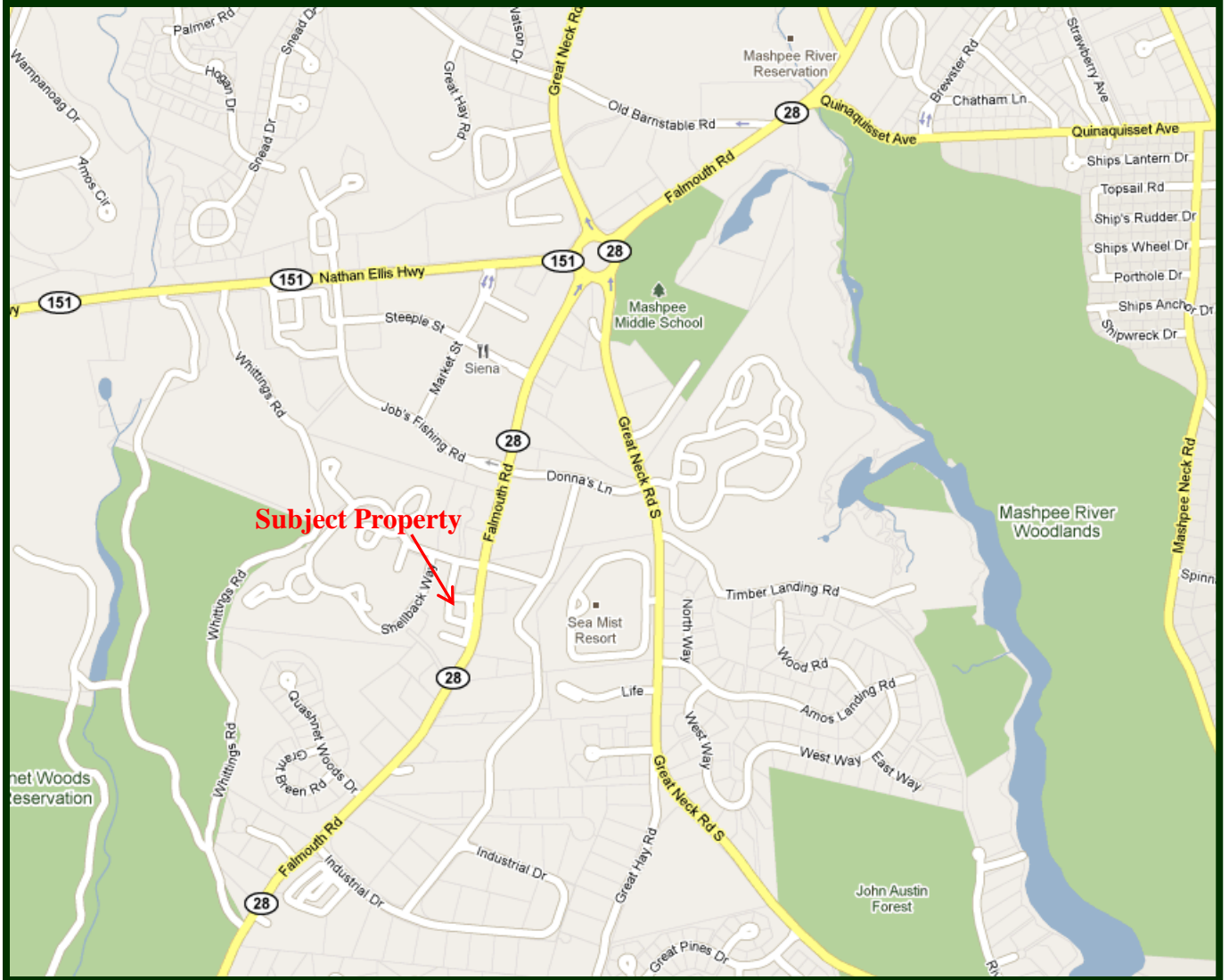
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Area Map



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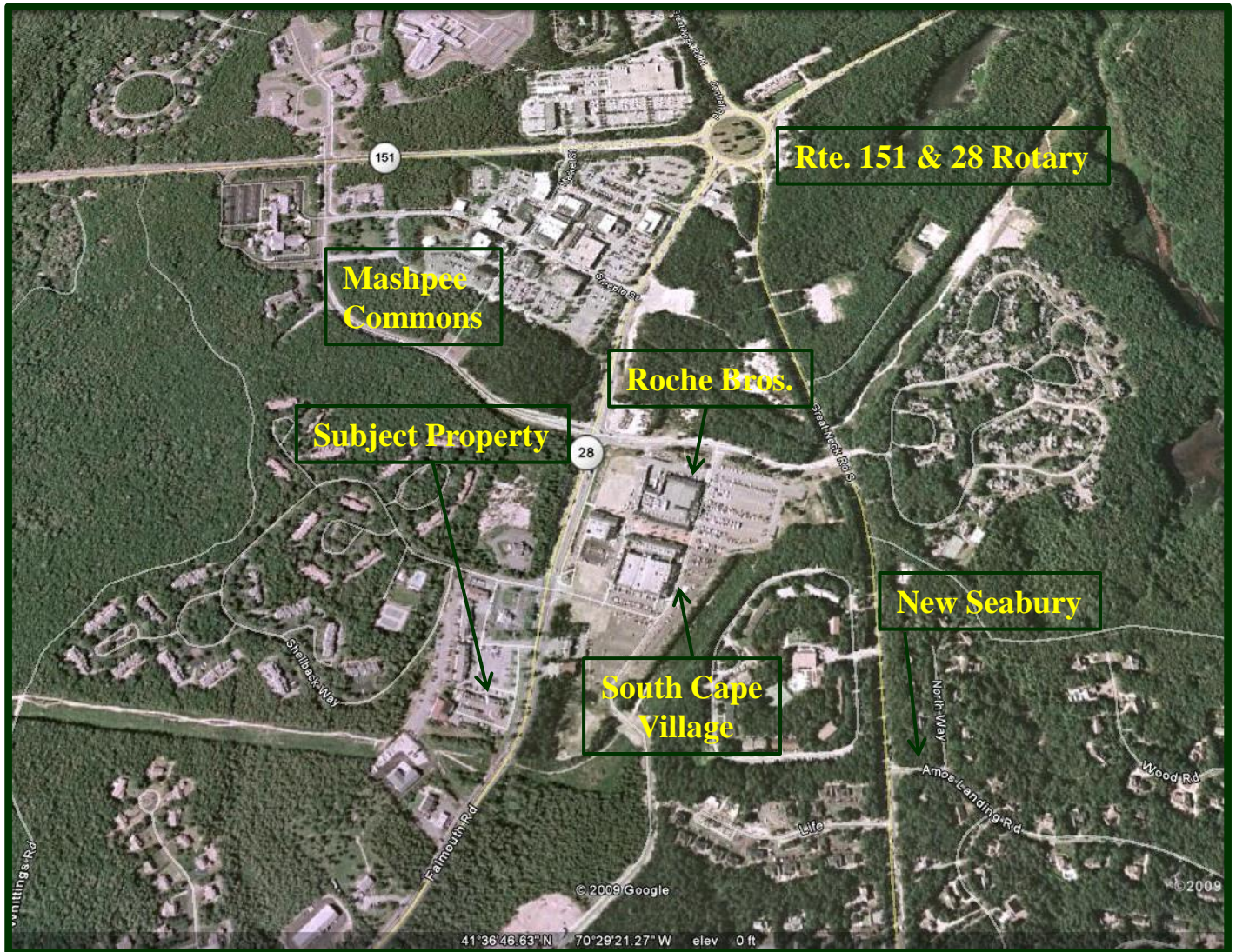
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Area Satellite



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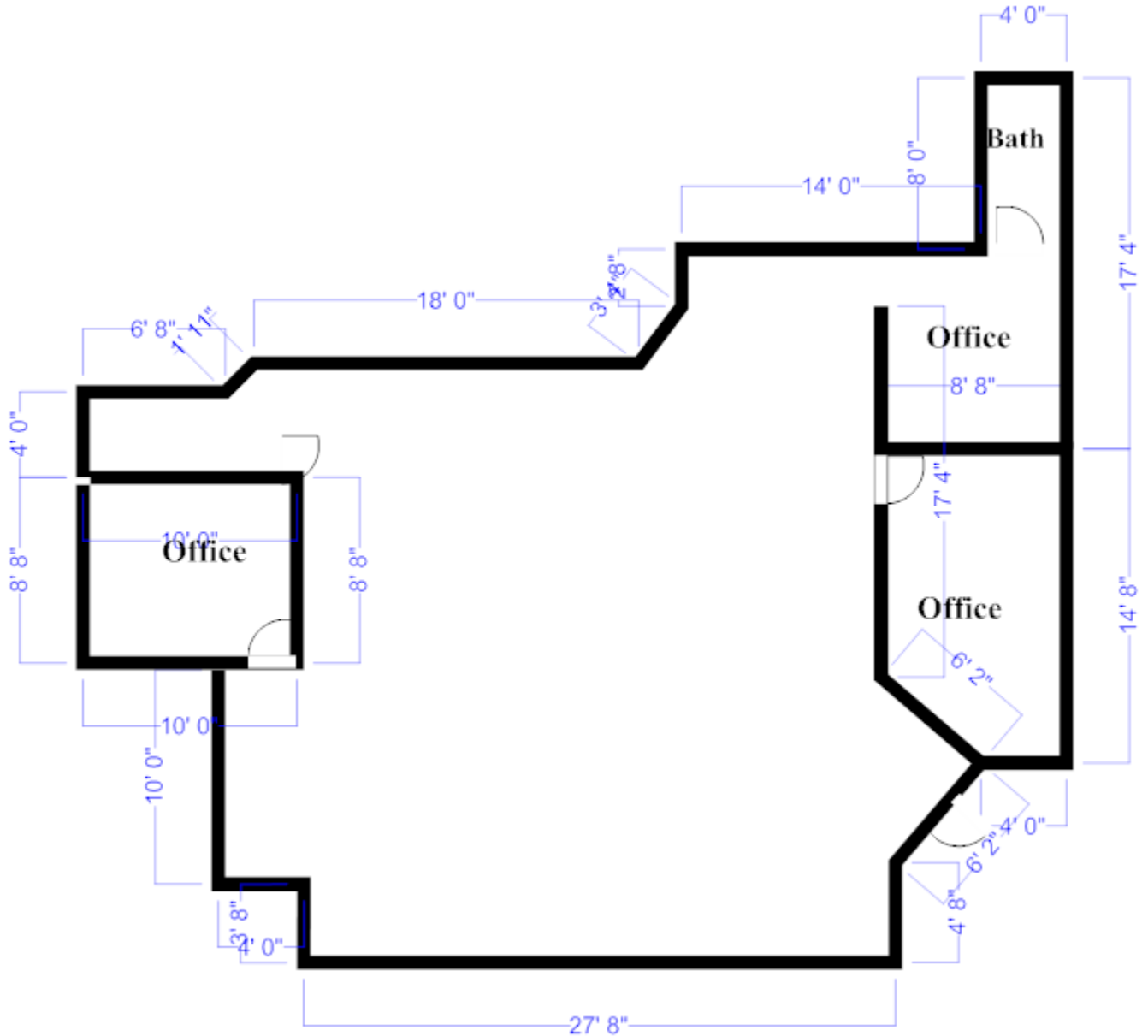
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Deer Crossing, C-11



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Photos



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Photos



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