



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$16/SF/YR

3,300 SF Retail/Office

Deer Crossing, Unit #B-13

681 Falmouth Road, Mashpee, MA 02649



- Established Commercial Location
- Abundant Parking
- Prominent Visibility and Signage
- High Traffic Area
- Neighbors South Cape Village, Mashpee Commons

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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 # B13 & B14

Property type: Retail/Office

Rent: \$16/SF/YR

Lease Type: NNN

Date Available: Immediate

Unit Size: 3,300 +/- SF

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Detailed Summary

Total Room Count in Unit	Three
Private or Common Bathrooms	Two 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	3,300 +/- 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 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 five buildings and 34 units. Current occupants include: Carbo's Restaurant, Curves, Soprano's Restaurant, Tru-Value Hardware, Comcast, LA Nails, J. Miller Picture Frammer and Subway, among others.

Unit Details:

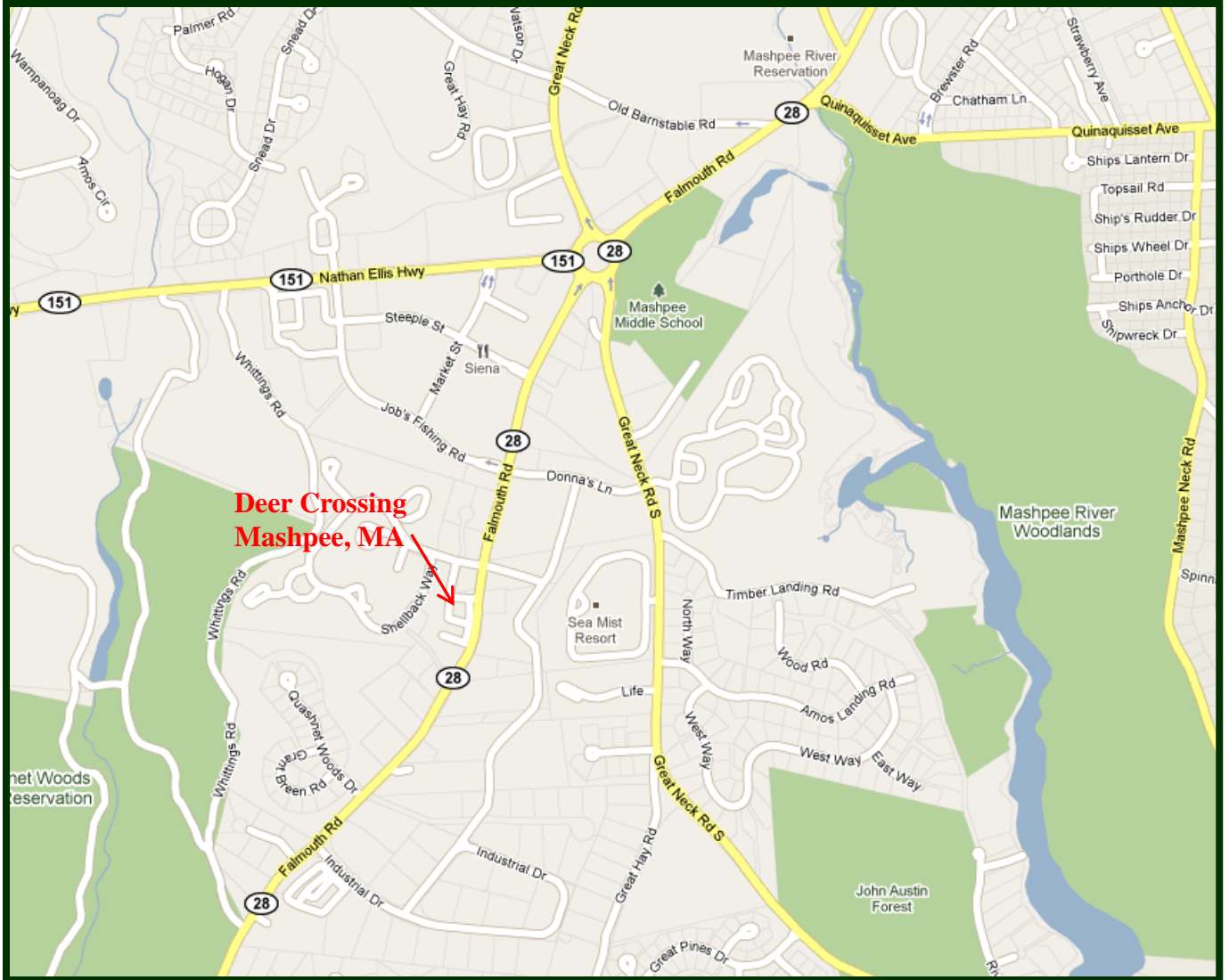
Unit B-13 is a 3,300 +/- SF unit, comprised of one large central room, a display area with a half wall, an office area, storage area and two baths. This unit has seven large display windows, excellent visibility from the road and the complex offers abundant parking, with building and road signage. The unit offers a second rear entrance; current tenant is a mattress store.



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Area Map



**Deer Crossing
Mashpee, MA**

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Area Satellite



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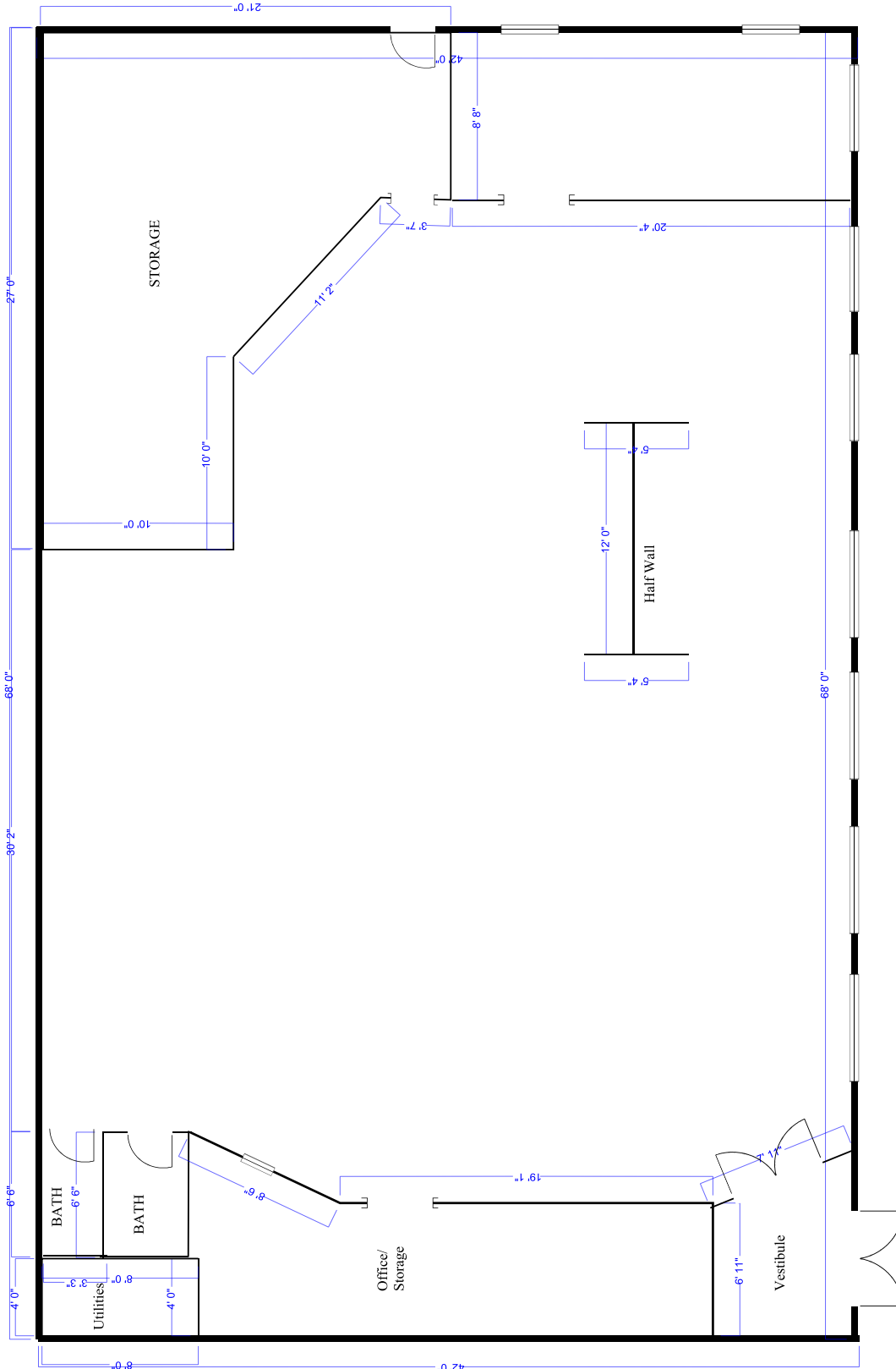


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Floor Plan

Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale.

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