



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE - \$795/mo.**

**623 SF Retail / Office**

**Deer Crossing, Unit #C-12**

**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 # C-12

Property type: Retail/Office

Rent: \$795/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 623 +/- SF

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## Detailed Summary

<b>Total Room Count in Unit</b>	One
<b>Private or Common Bathrooms</b>	Private
<b>Floor Levels</b>	First floor
<b>Parking Reserved for Unit</b>	Ample public
<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>Ceiling Height</b>	8' 6"
<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>Handicap Access</b>	Yes
<b>Maximum contiguous SF</b>	623 +/- 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:**

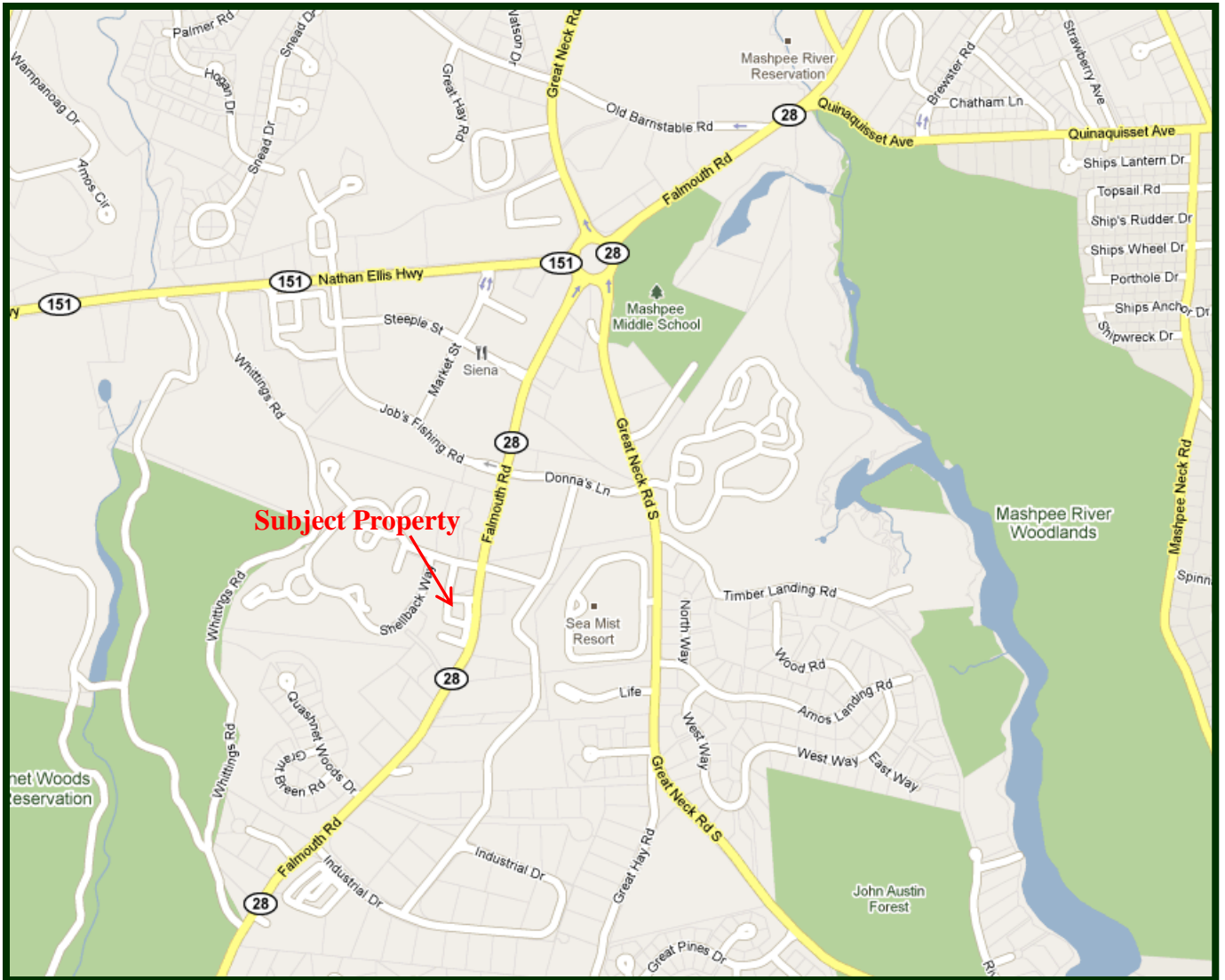
C-12 is a 623 +/- SF unit, comprised of one large room and a private bath. This suite is convenient to the front entrance and parking.



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## Area Map



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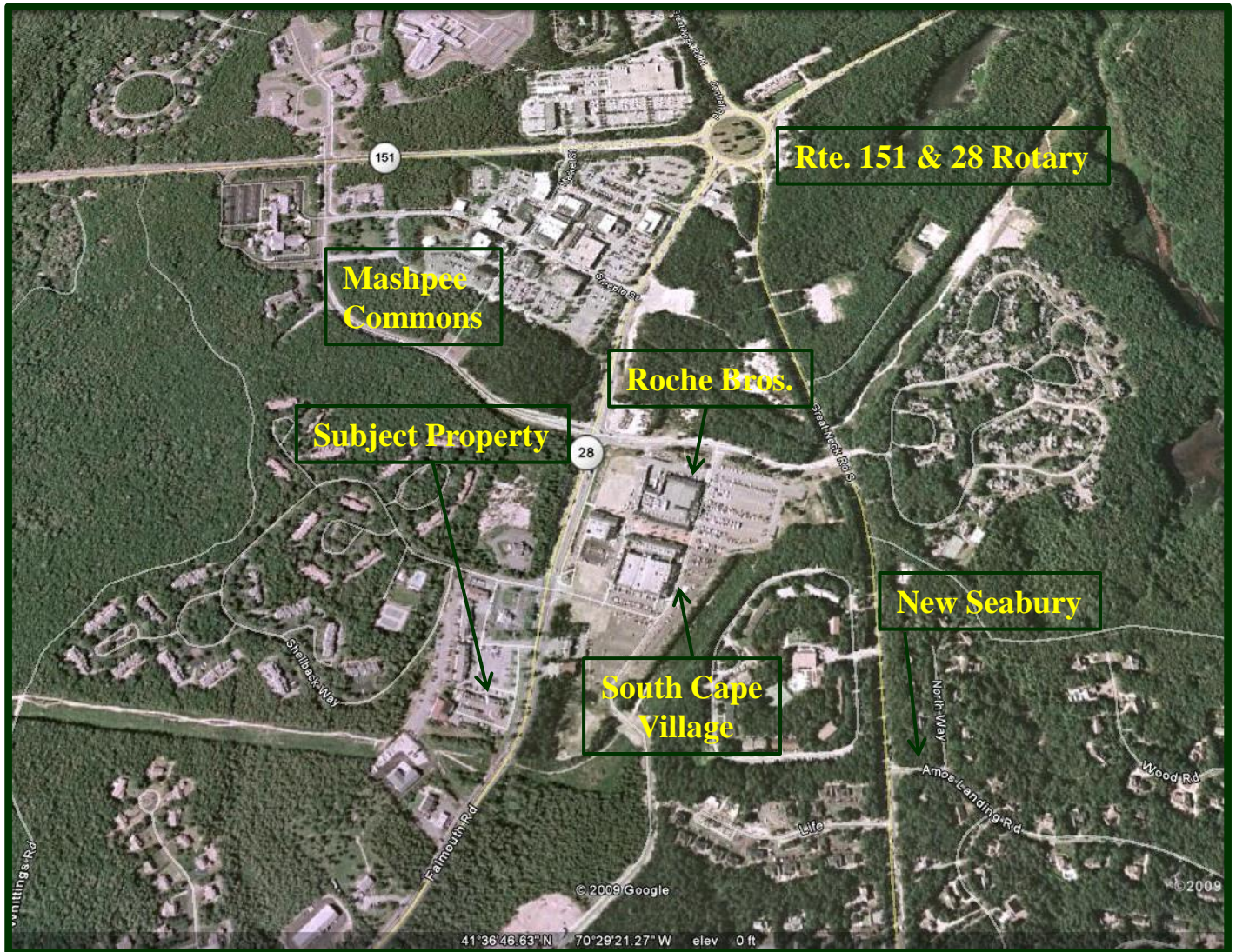
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## Area Satellite



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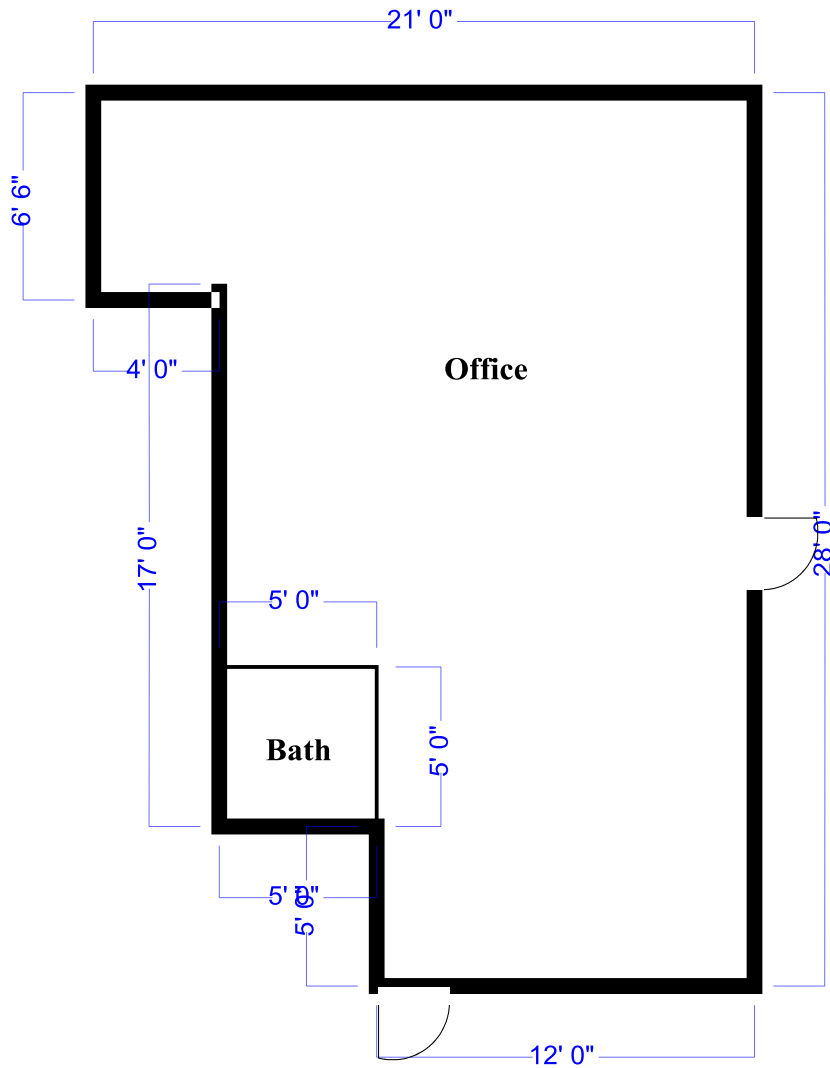
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Deer Crossing, C-11



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**Not to Scale**



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## Pictures



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## Pictures



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