



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$1,395 Gross
1621 SF Retail / Office

Deer Crossing, Unit #C-21
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

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Executive Summary

Property Address: 681 Falmouth Road, Mashpee, MA

Unit # C-21

Property type: Retail/Office

Rent: \$1,395/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 1,621 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-21 is a spacious 1,621 +/- SF unit, comprised of one large room and a separate office. The space also offers a large closet. This suite is convenient to the restrooms, rear entrance and parking.



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Detailed Summary

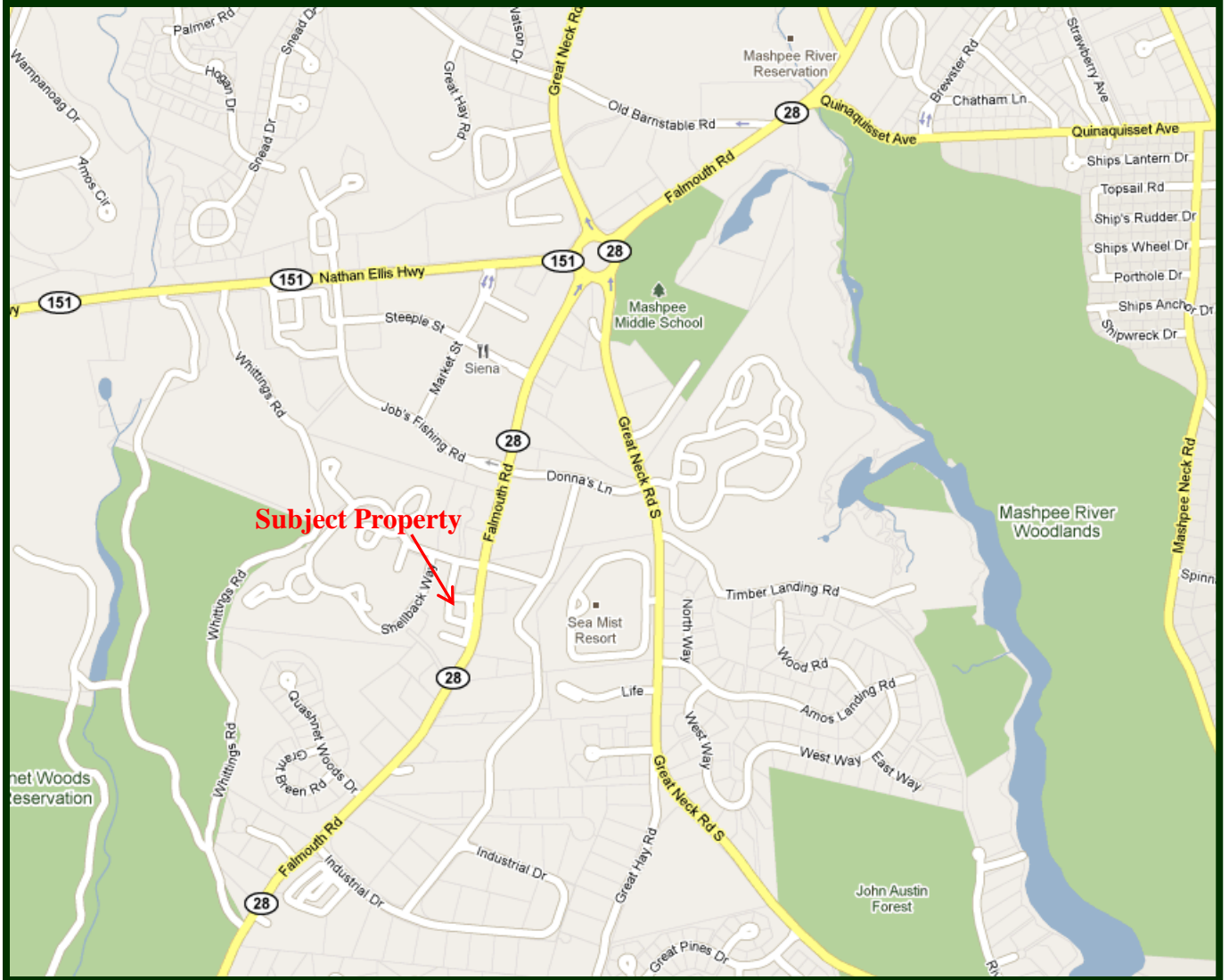
Total Room Count in Unit	2
Private or Common Bathrooms	Common
Floor Levels	Second floor
Parking Reserved for Unit	Ample public
Number of curb cuts	2 - one cuts with light
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Basement Type	Slab
Heating Type	Gas FHA
Air Conditioning	Yes
Ceiling Height	8' 6"
Ceiling Type	Sheetrock
Flooring	Carpet
Building Construction	Wood Frame
Gutters (Y/N)	Yes
Maximum contiguous SF	1621 +/- SF



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Area Map



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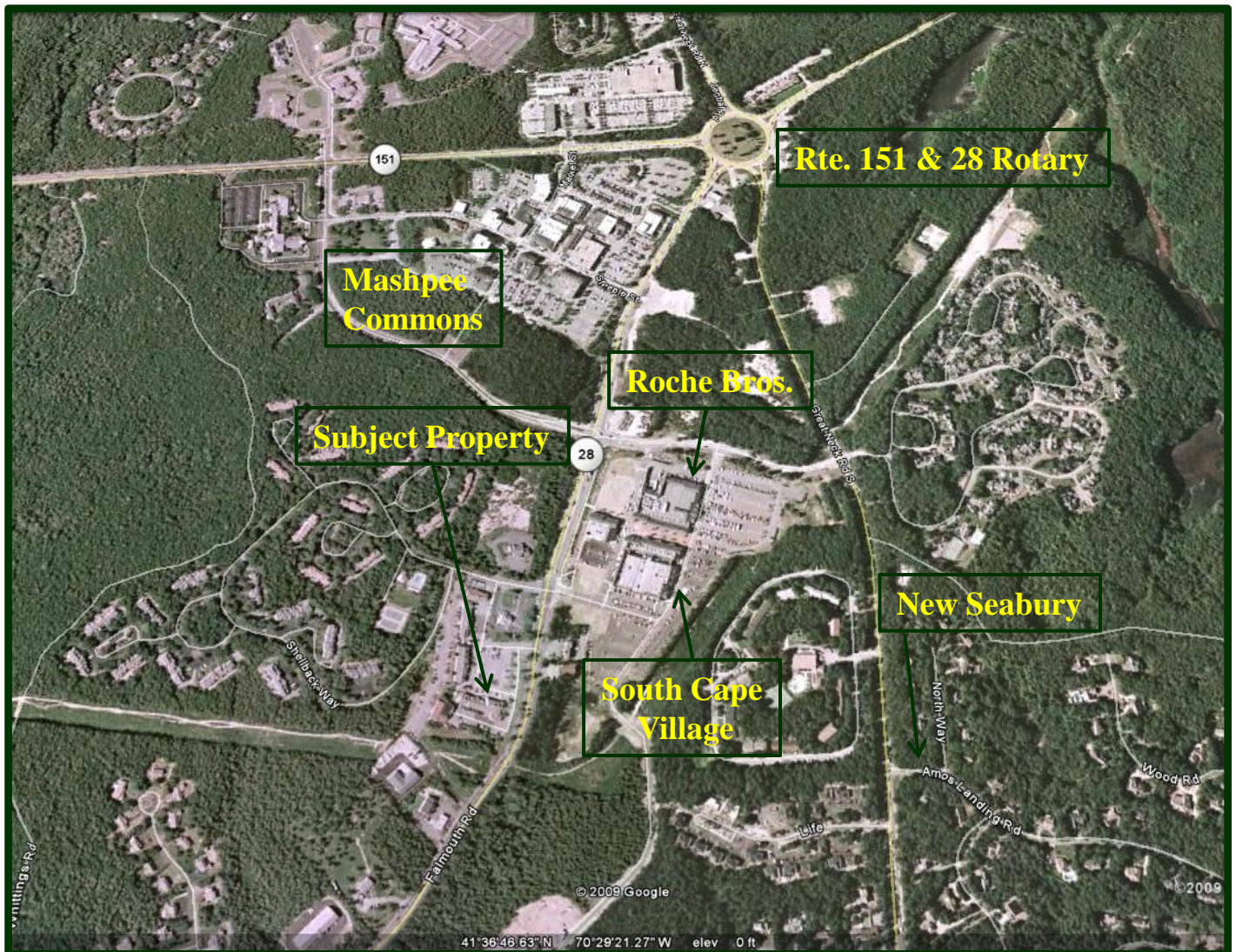
Deer Crossing, C-21



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Area Satellite



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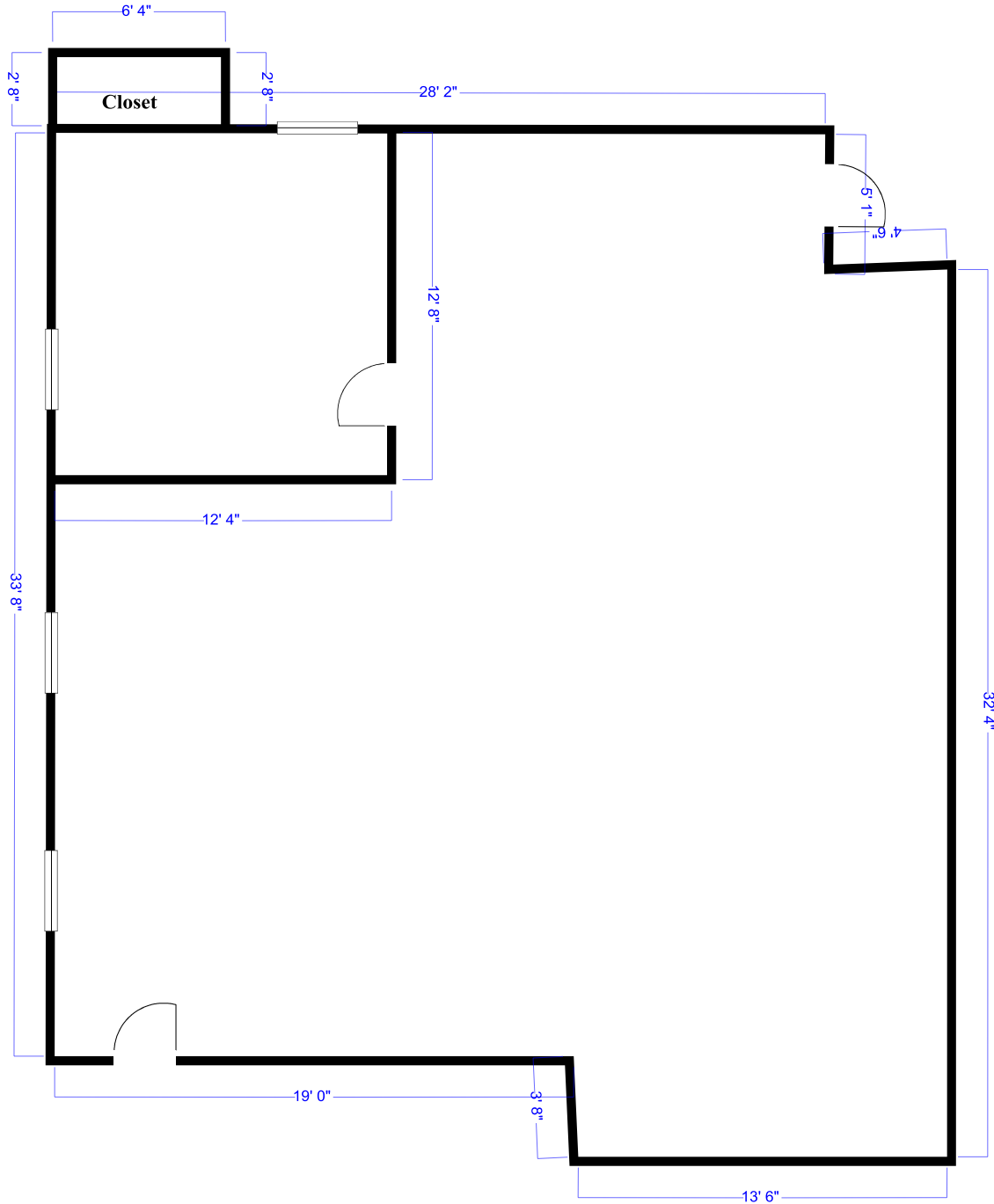
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Deer Crossing, C-21



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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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