



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE - \$750 Gross  
700 SF Retail / Office**

**Deer Crossing, Unit #C-22B  
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

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## Executive Summary

Property Address: 681 Falmouth Road, Mashpee, MA

Unit # C-22b

Property type: Retail/Office

Rent: \$750/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 700 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 Frammer and Subway, among others.

### **Unit Details:**

C-22B is a spacious 700 +/- SF unit, comprised of one large room with large windows. This space is perfect for a dance or martial arts classes. This suite is convenient to the restrooms, rear entrance and parking.



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## Detailed Summary

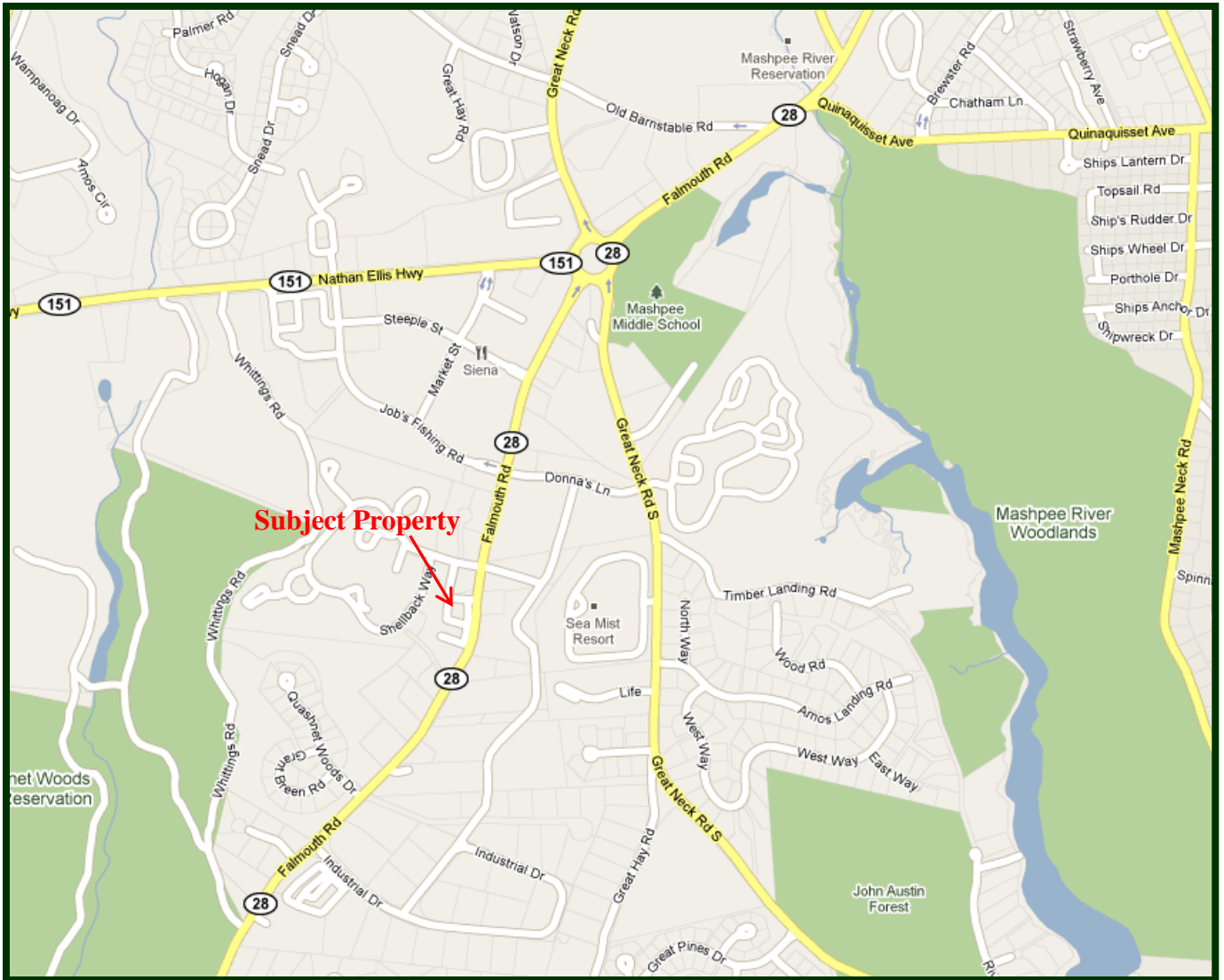
|                                     |                         |
|-------------------------------------|-------------------------|
| <b>Total Room Count in Unit</b>     | 1                       |
| <b>Private or Common Bathrooms</b>  | Common                  |
| <b>Floor Levels</b>                 | Second 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>               | 10"                     |
| <b>Ceiling Type</b>                 | Sheetrock               |
| <b>Flooring</b>                     | Hardwood                |
| <b>Building Construction</b>        | Wood Frame              |
| <b>Gutters (Y/N)</b>                | Yes                     |
| <b>Maximum contiguous SF</b>        | 700 +/- SF              |



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## Area Map



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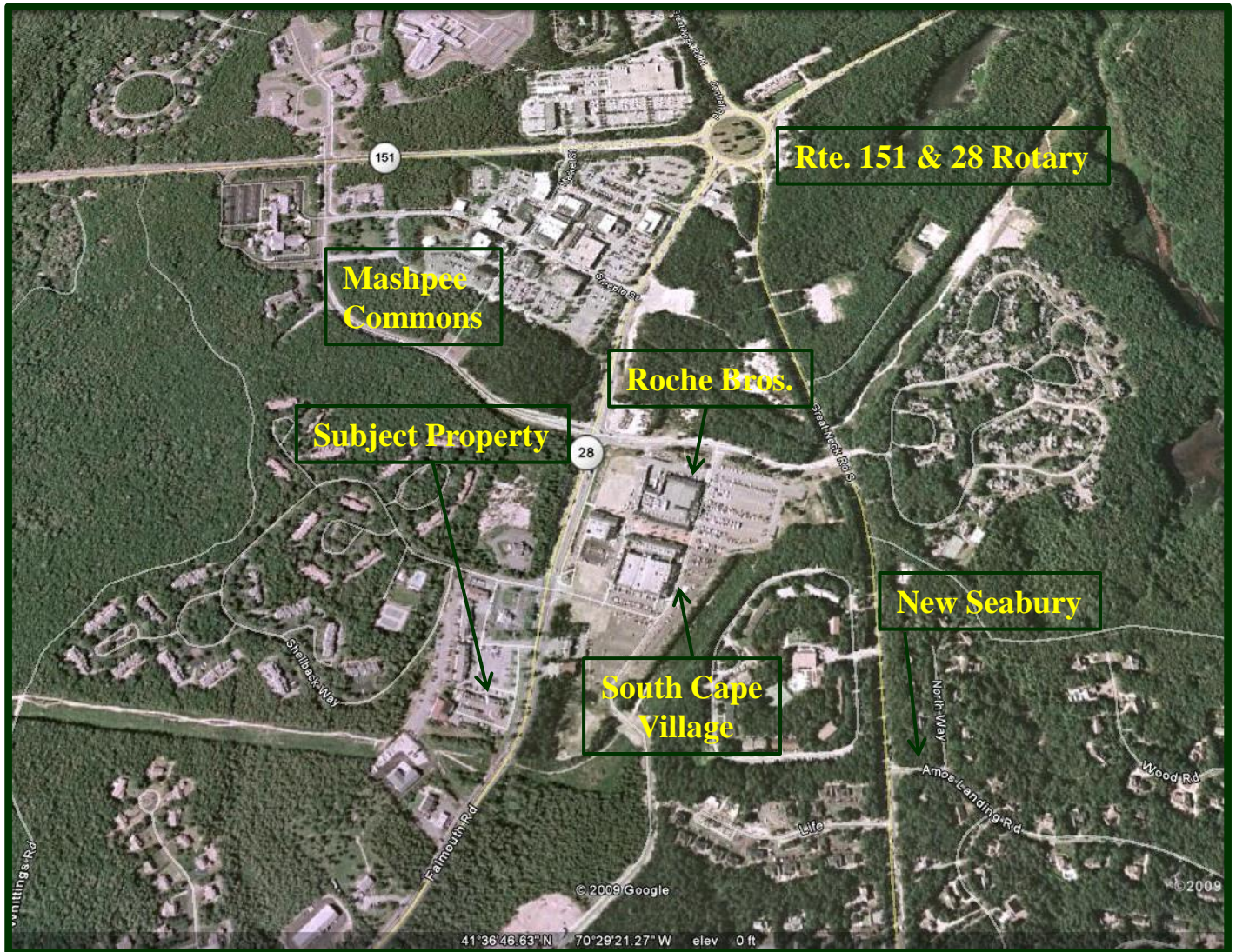
Deer Crossing, C-21



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## Area Satellite



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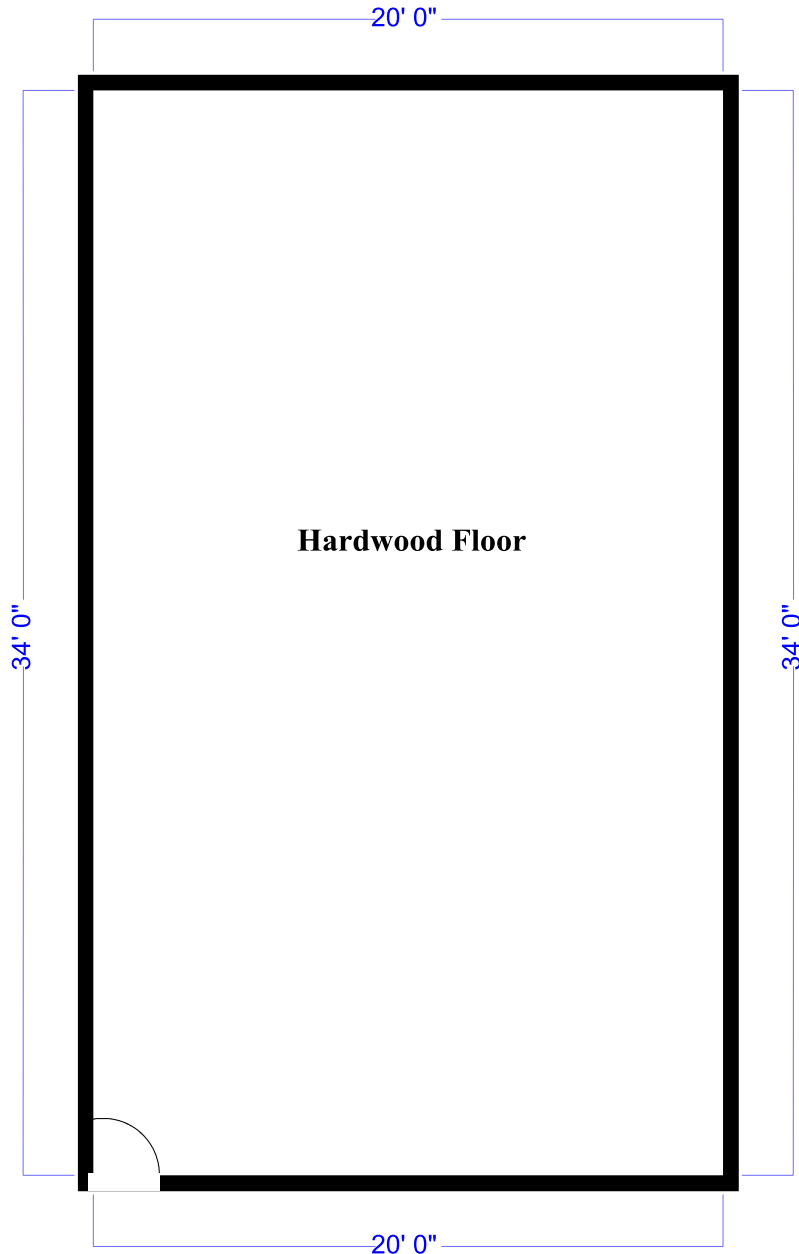
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Deer Crossing, C-21



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## Floor Plan

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