



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$500/mo. NNN

560 +/- SF Retail / Office

Deer Crossing, Unit #D-24

681 Falmouth Road, Mashpee, MA 02649



- Well Established Retail/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 # D-24

Property type: Retail/Office

Rent: \$500/mo

Lease Type: NNN

Date Available: Immediate

Unit Size: 560 +/- 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:

D-24 offers two rooms, storage area and a private bath. The front of the unit faces the rear entrance and with the large front window and traffic from the other businesses, gives excellent visibility. **Next door is a busy salon.** This space was formerly occupied by a professional office and would be perfect for any business, retail or office. Heat and electric service averaged just over \$200 per month for the last tenant.



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Detailed Summary

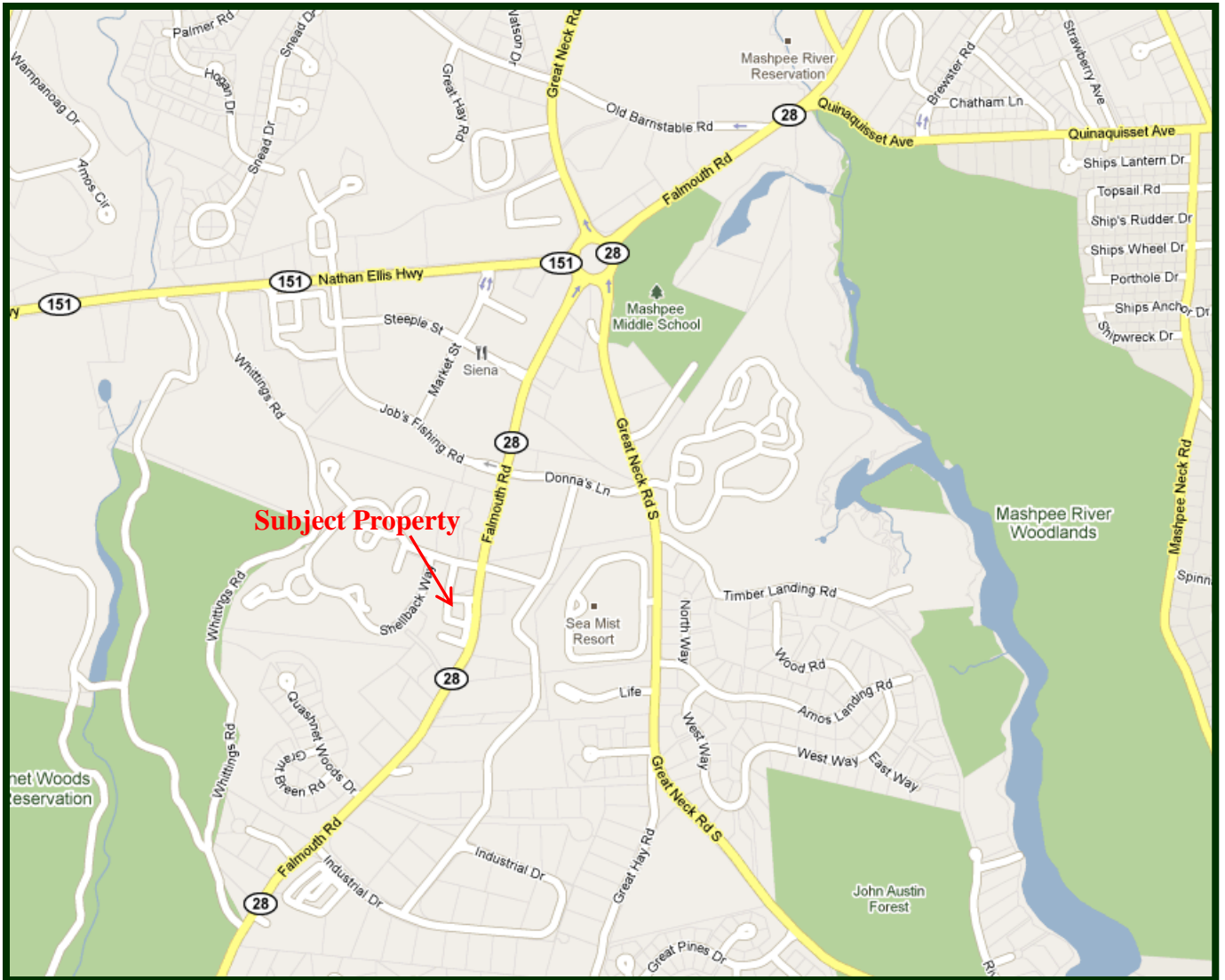
Private or Common Bathrooms	Private
Number of Bathrooms	1 bathroom
Handicap Accessible?	Yes
Floor Levels	First floor, rear entrance, 2 nd floor, front entrance
Total Number of Parking Spaces	Ample - lower level/front
Number of curb cuts	2 - one cuts with light
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Heating Type	Gas FHA
Air Conditioning	Yes
Ceiling Type	Sheetrock
Flooring	Carpet
Building Construction	Wood Frame
Gutters (Y/N)	Yes
Siding	Wood
Roof Type	Asphalt
Windows	1 large bay front
Maximum contiguous SF	560 +/- SF



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Area Map



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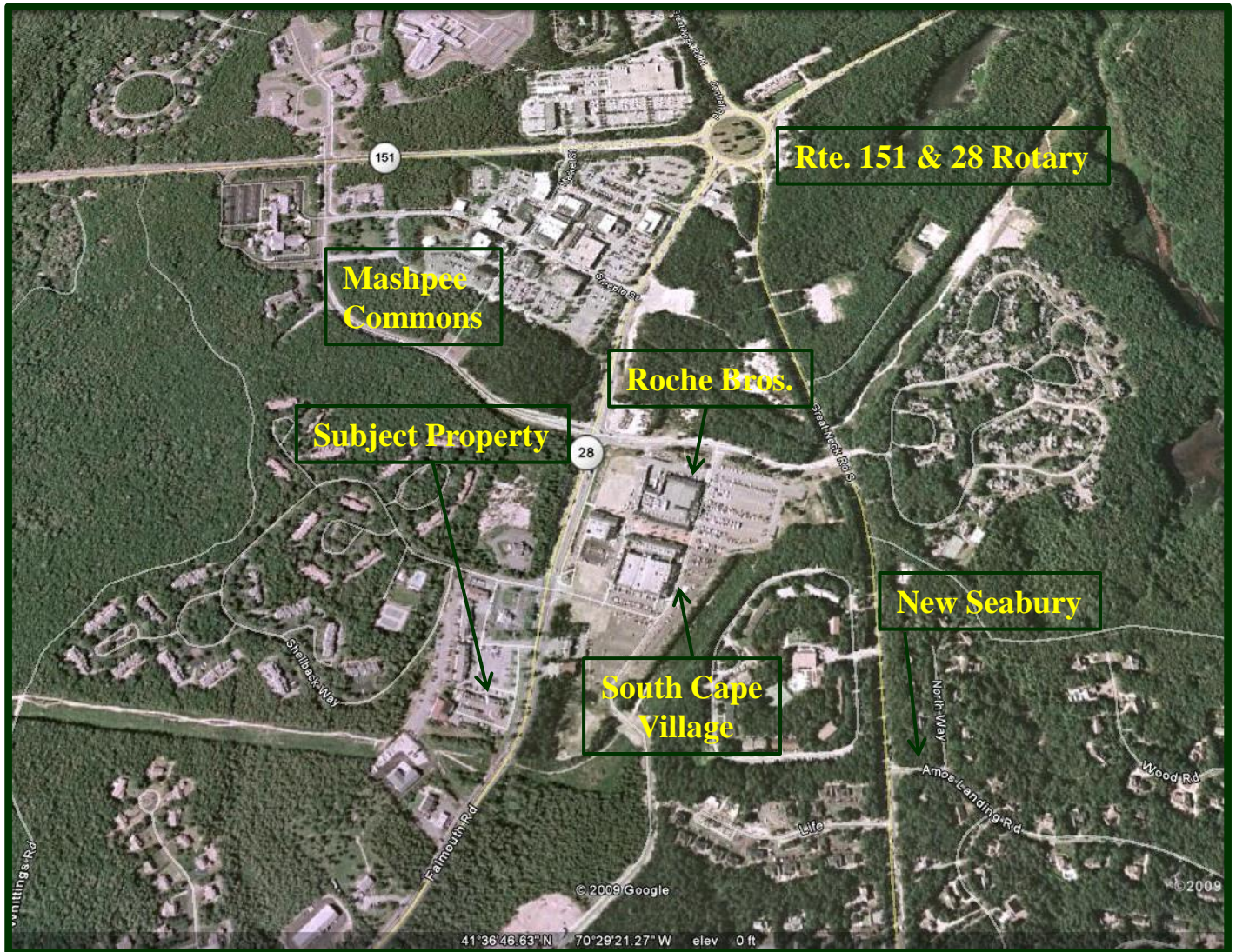
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Area Satellite



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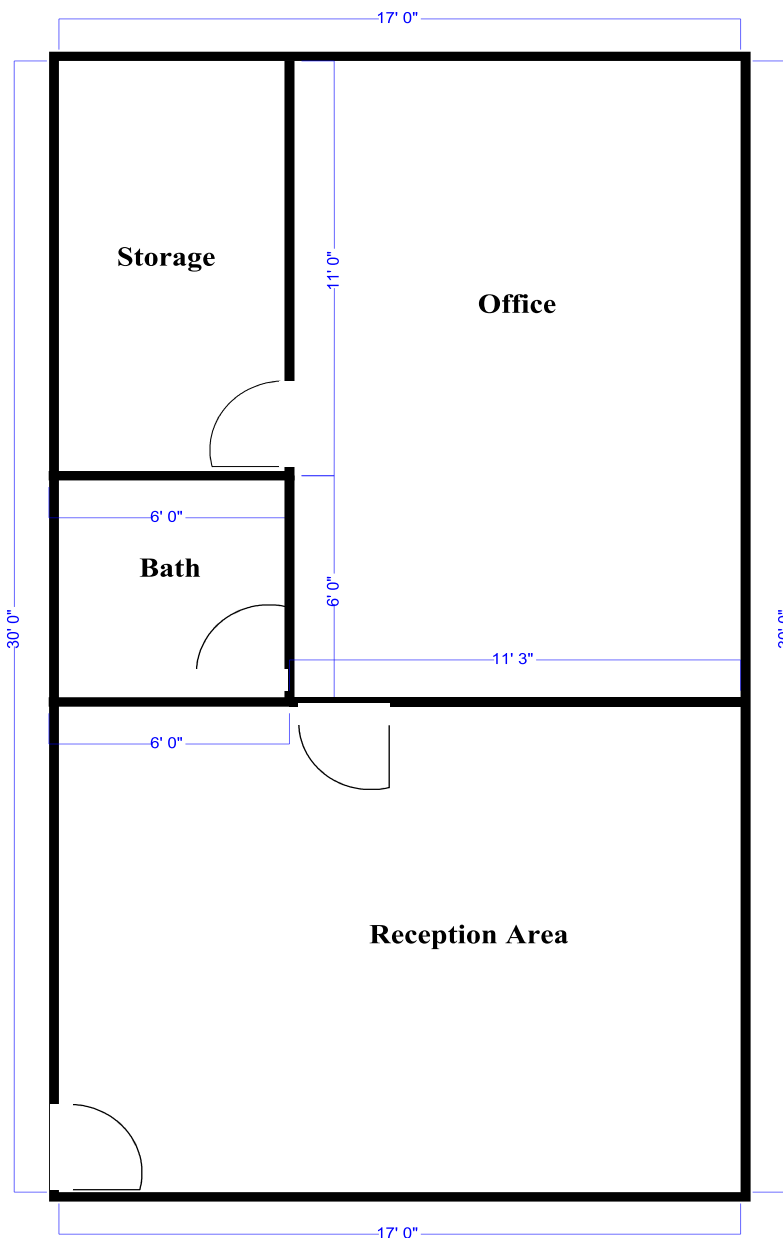
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Not to Scale

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