



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR LEASE - \$1,350/Month**

**1,471± SF Office/Retail/Professional Space**

**Deer Crossing, Unit A27 & A28**

**681 Falmouth Road, Mashpee, MA 02649**



**Well Established Commercial Location  
Ample Parking with Road Signage  
Prominent Visibility, High Traffic Area  
Unit Can Be Divided**

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 204D, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Jody Shaw - Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

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## Executive Summary

<b>Property Address:</b>	681 Falmouth Road Unit A27 & A28 Deer Crossing Plaza Mashpee, MA
<b>Property type:</b>	Office/Retail/Professional
<b>Total Leasable Area:</b>	1,471 ± SF
<b>Lease:</b>	\$1,350/Month
<b>Lease Type:</b>	Gross Plus Utilities
<b>Town/Private Water:</b>	Municipal
<b>Town/Private Septic:</b>	Private



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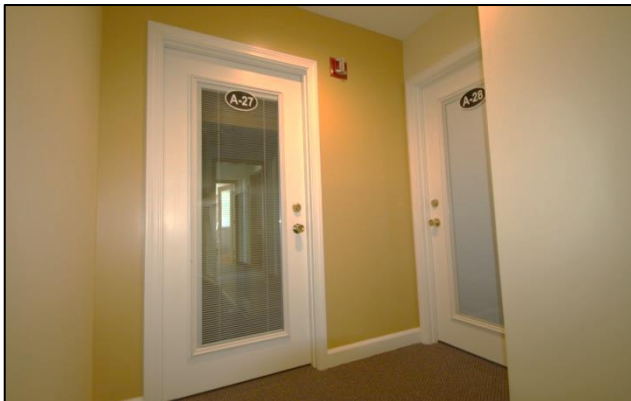


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## Detailed Summary

<b>Total Rooms:</b>	Five
<b>Unit:</b>	A27 & A28
<b>Unit Size:</b>	1,471± SF
<b>Baths:</b>	Shared/Common Hall
<b>Floor Level:</b>	Second
<b>Parking:</b>	On-Site Ample
<b>Curb Cuts:</b>	Two
<b>Heat/AC:</b>	FHA/Gas/AC
<b>Flooring:</b>	Carpet
<b>Comments:</b>	Unit may be divided into two separate units. A27 would be \$1,200/Month Gross Plus



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## **General Site Overview:**

Deer Crossing is located on Falmouth Road (Route 28) in Mashpee, approximately  $\frac{3}{4}$  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: Restaurants, Tru-Value Hardware, A Mirage Hair Salon, Harper Dance Center, Subway, Bagel Shop, Fitness Anytime, Poppin Wheelies Bike Shop and Mass Audiology among others.

## **Unit Details:**

A27/A28 is located at the top of the staircase at the rear of the hallway and contains 1,471± SF. Rent is \$1,350/Month Gross plus utilities. This unit may be split – A27 alone would be \$1,200/Month plus utilities.

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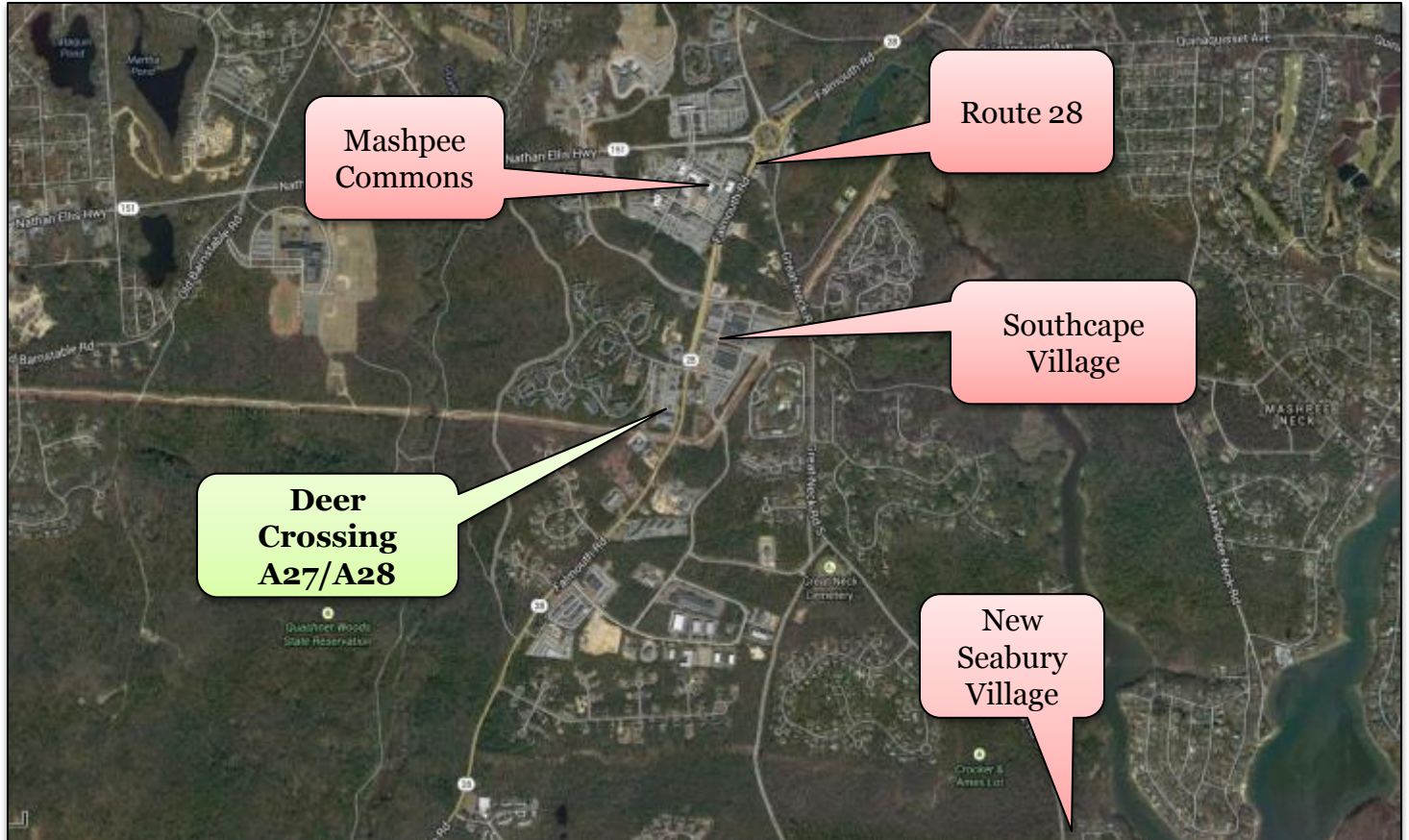




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## Panoramic Satellite View



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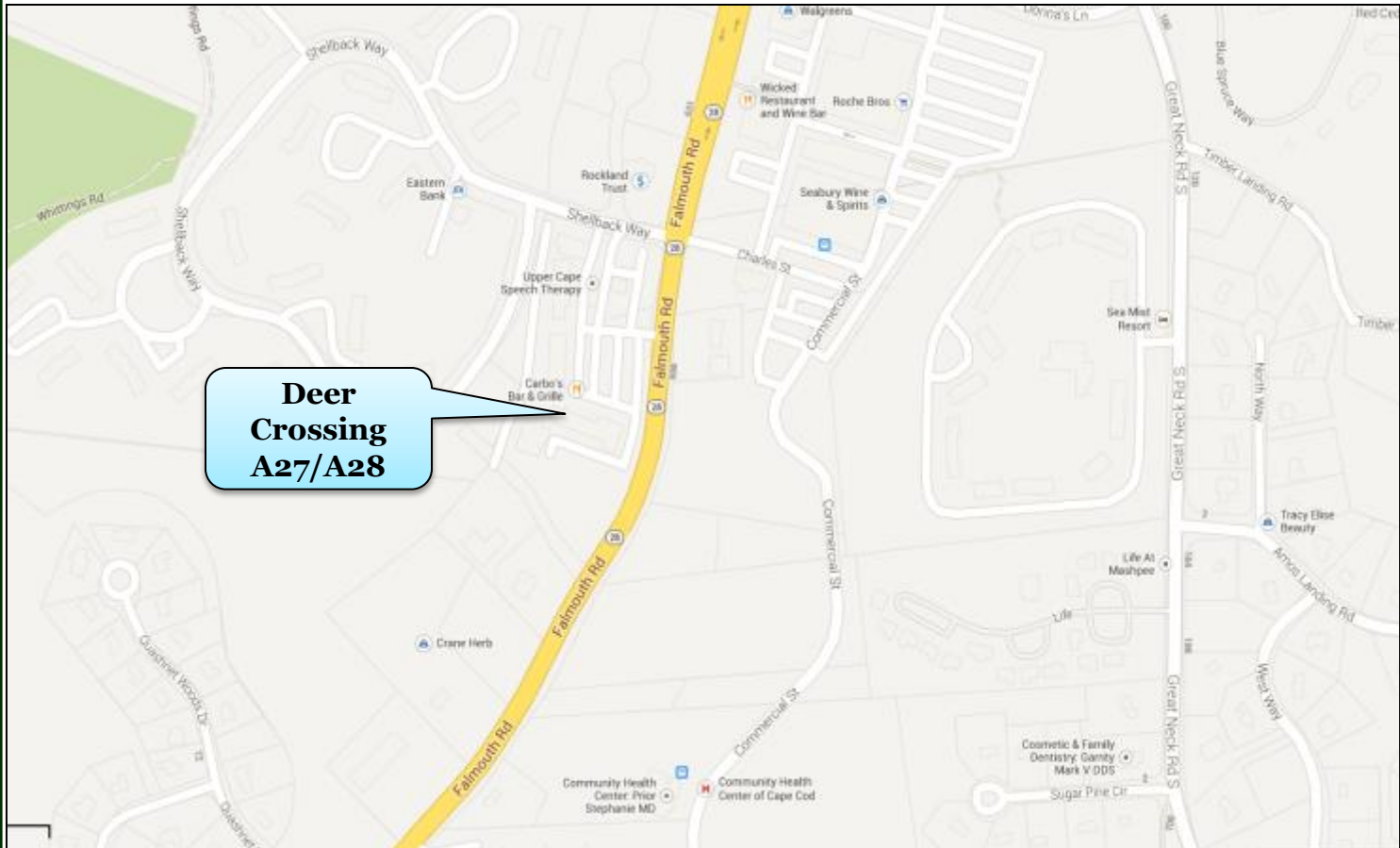
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## Location Map



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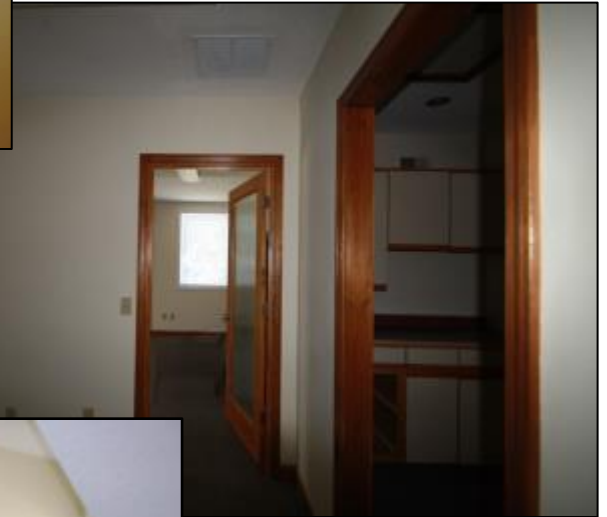
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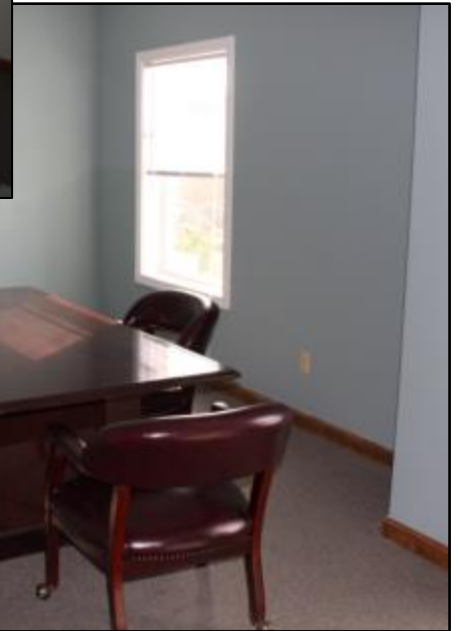
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