



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE - \$916/mo**  
**1,100 +/- SF Retail / Office**  
**Unit #101**

**95 Spring Bars Road, Falmouth, MA**



- Well Established Retail Location
- Favorable Neighboring Businesses
- 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: 95 Spring Bars Road,  
Falmouth, MA

Unit # 101

Property type: Retail/Office

Rent: \$916 /mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 1,100 +/- SF

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## Detailed Summary

<b>Total Room Count in Unit</b>	2
<b>Ceiling Height</b>	9'
<b>Ceiling Type</b>	Suspended
<b>Flooring</b>	Carpet
<b>Building Construction</b>	Wood Frame
<b>Roof Type</b>	Asphalt
<b>Windows</b>	Front, plate glass
<b>Handicap Access</b>	Yes
<b>Bathrooms</b>	Shared
<b>Floor Levels</b>	First floor
<b>Parking Reserved for Unit</b>	Ample public
<b>Number of curb cuts</b>	2
<b>Town Sewer or Private Septic</b>	Septic
<b>Town Water or Well</b>	Town
<b>Heating Type</b>	Heat-A/C Pump
<b>Air Conditioning</b>	Yes
<b>Maximum contiguous SF</b>	1,100 +/- SF

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## Property Description

### **General Site Overview:**

95 Spring Bars Road runs parallel to Route 28 in Falmouth, directly across the street from the Falmouth Mall. The surrounding area enjoys a number of retail and commercial trade, with accompanying traffic from Route 28 and downtown Falmouth. A well-populated shoreline community is also in the immediate vicinity. Main Street Falmouth is one mile to the south and is a lively town center, with a variety of restaurants and retail as well as spas, specialty shops and fine boutiques.

### **Complex Description:**

Trade Center Plaza is a single building with eight commercial units on the first floor. The entire lower level is comprised of a bowling alley and the entire second floor houses residential apartments. The building offers ample public parking and all commercial units are on the ground floor.

### **Unit Details:**

Unit #101 is a 1,100 +/- SF unit, with two main rooms and a shared bath. Perfect for office, light industrial or retail use.

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## Area Map



95 Spring Bars Road  
Falmouth, MA

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5 of 8

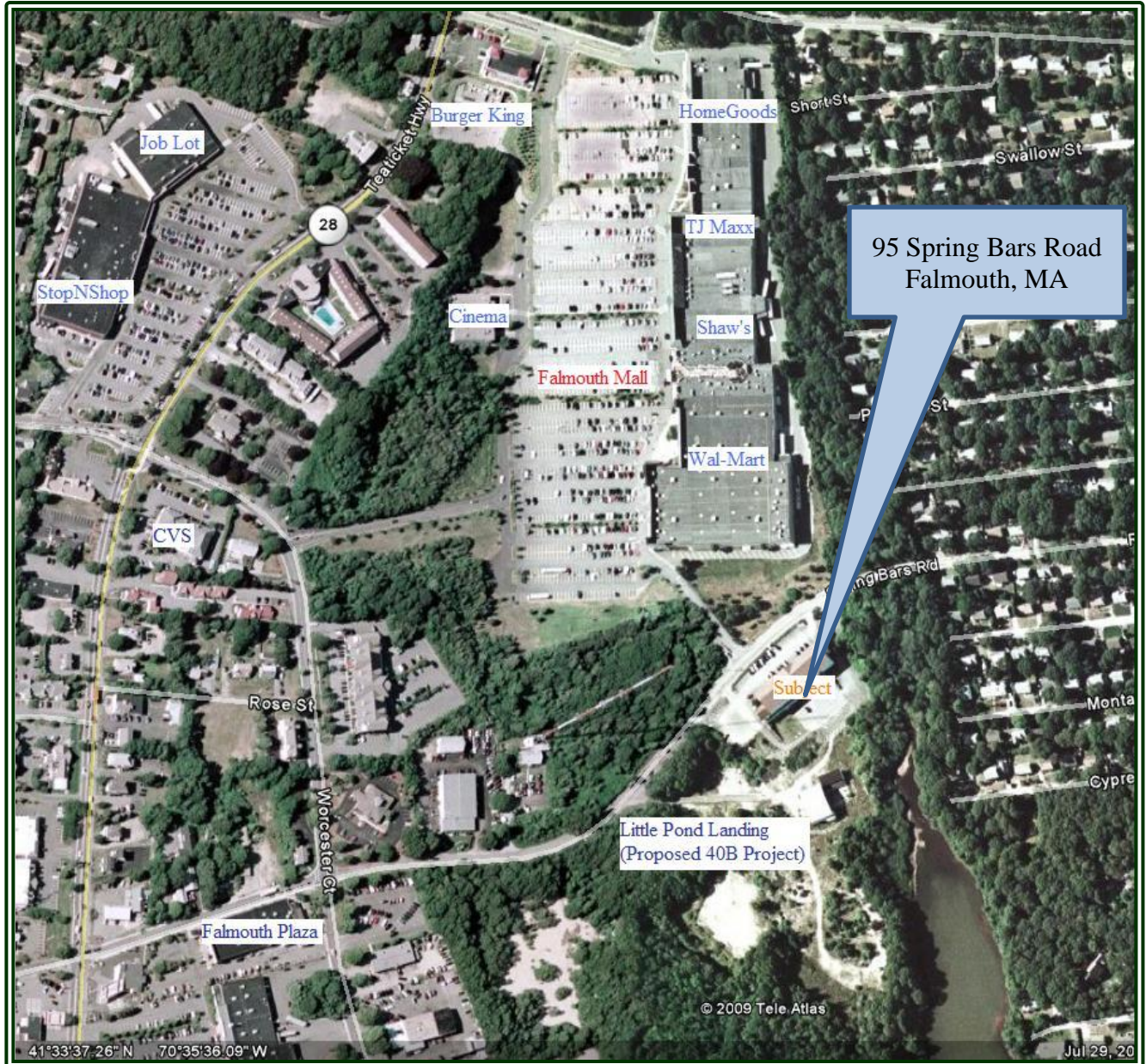
Trade Center Plaza, #101



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## Aerial Map



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6 of 8

Trade Center Plaza, #101



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## Photos



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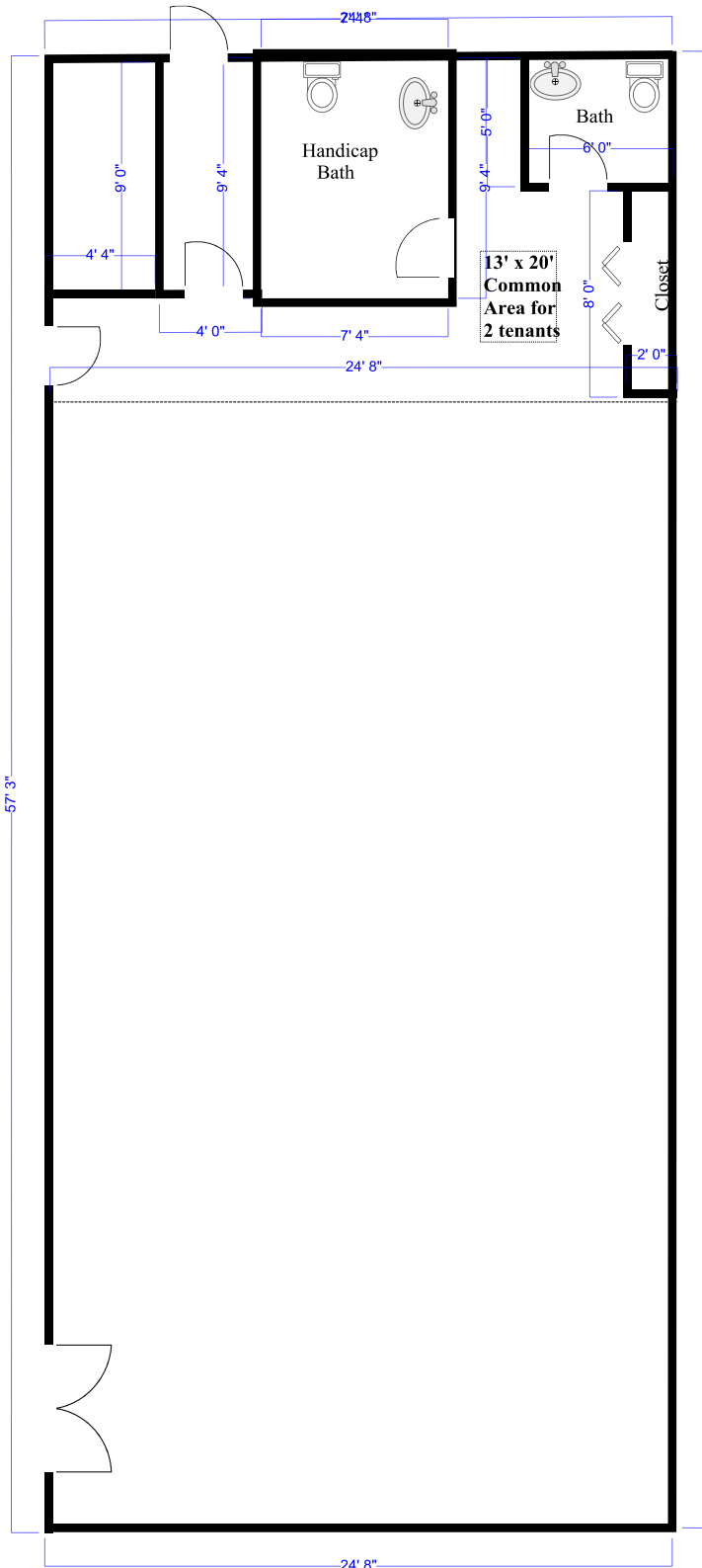
7 of 8

Trade Center Plaza, #101



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

## Floor Plan

