



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE – \$16/SF NNN

Bell Tower Mall – Centerville, MA

Unit 36 – First Floor East End

1600 Falmouth Road, aka Route 28



- **Maximum Visibility - High Traffic Area**
- **1,760± SF Retail/Office Space – First Floor**
- **Vibrant Plaza provides Appealing Location
On Falmouth Road, Route 28**

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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

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Executive Summary

Property Addresses:	1600 Falmouth Road, aka Route 28 Unit 36, Bell Tower Mall Centerville, MA 02632
Property Type:	Retail/Office
Tax ID's:	Map 209/ Parcel 014
Year Built:	1988
Lot Size:	9.91± Acres
Total Gross Building Area:	82,621± SF
Total Leasable Building Area:	73,621± SF
Heat:	FHA/Gas/AC
Zoning:	HB – Highway Business – front half of site RC – Residence C – rear half of site
Unit Size:	1,760± SF
Bath:	Private
Floor Level:	First Floor

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Property Description

General Site Overview:

Centerville is a popular vacation destination in the summer located just outside of Hyannis, which is locally known as the “City on Cape Cod”. Centerville is known for its pristine beaches along the neighborhood of Craigville, less than a mile south of Route 28, and a busy working town all year. The traffic count for Route 28 in Centerville is 25,000 cars per day making it a quintessential location for retail/office businesses.

Complex Description:

The Bell Tower site contains 9.91± Acres with an 82,621± SF retail plaza of which 73,621± SF is leasable, and 85,000± SF of asphalt parking located directly on Falmouth Road, Route 28. This area has incredibly high visibility in a high traffic area. Located along this stretch of road are three traffic signal lights and many complementary businesses on either side of the road.

Bell Tower was built in 1988 and has approximately 34± units on two levels with an open, rolling layout which is of good quality and condition. Several businesses currently occupy this plaza with a complementary fit to the neighborhood as well. There is an actual bell in the tower, which is the signature to this building, hence the name, Bell Tower.

The first floor has approximately 22 units and the upper level has four sections, each end has two units and the center has two mid sections with four units each, with build-outs available. The plaza is located directly on Falmouth Road, Route 28, having large display windows, easy access and first floor handicap accessibility.

The first floor east end Unit 36 contains approximately 1,760± SF of leasable retail/office space. Rent is \$16/SF NNN plus CAM \$3.50/SF which includes \$1.00 for real estate property tax pro-rated. This space was formerly a dance studio with professional dance floor installed.

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Location Map



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Satellite View:

Bell Tower Mall 1600 Falmouth Road, Route 28



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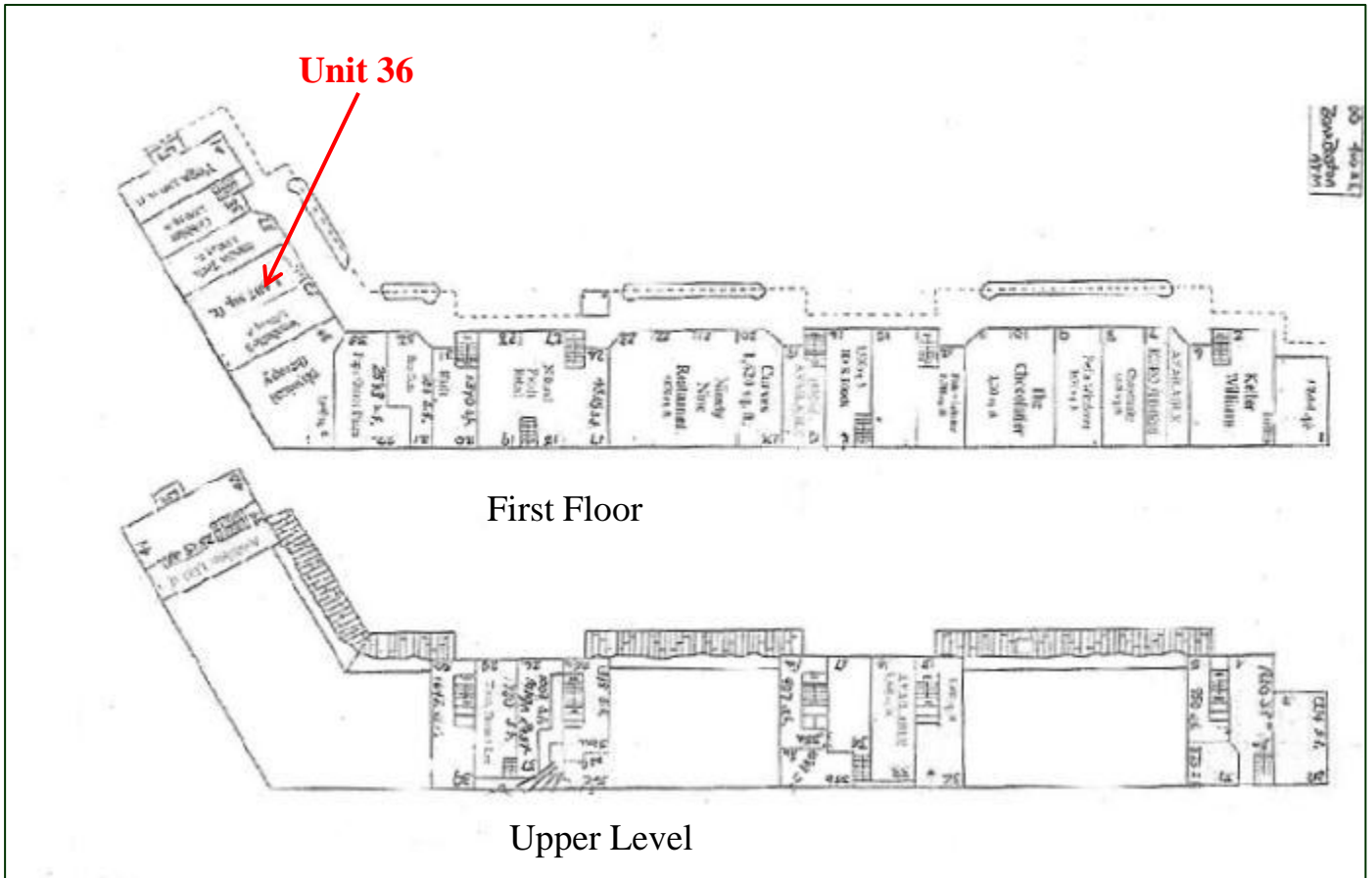
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Bell Tower Floor Plan

Bell Tower Mall
1600 Falmouth Road, Route 28
Centerville, MA

↑
Route 28



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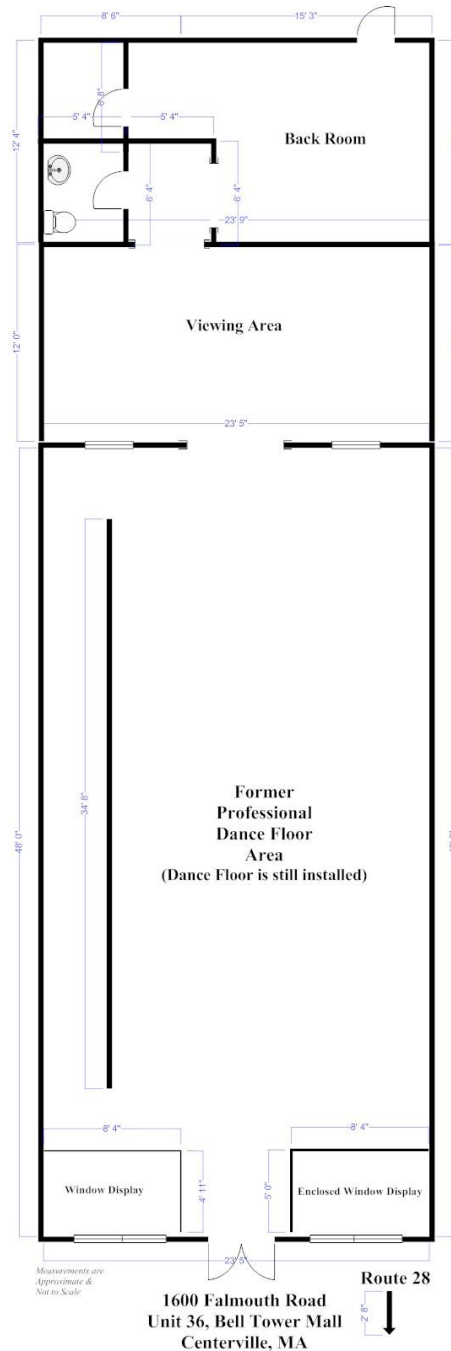
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Unit Layout



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Photographs



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