



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

180 Teaticket Highway aka Route 28

Driftwood Plaza

Leasing Opportunity



Unit 4A

- * **RENOVATIONS & UPDATES INCLUDE: NEW MECHANICALS, BATHS, ELECTRIC, FLOORING, NEW PAINT THROUGHOUT, LOBBY UPDATED, ROOF, STRUCTURAL IMPROVEMENTS, AND MORE!**
- * **SECOND FLOOR UNIT - MOVE IN READY - SUITE 4A - AVAILABLE NOW**
- * **ADJACENT TO CUMBERLAND FARMS GAS STATION AND CONVENIENCE STORE**
- * **ZONED B2- COMMERCIAL - YEAR ROUND ACTIVITY - HIGH VISIBILITY**

\$1,200/Mo - Plus Utilities - Long Term Lease - Available



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230 Jones Road
Suite 6
Falmouth MA 02540

Greg Hartel
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Main Office
508-444-0172
www.HartelRealty.com



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Upper Floor Front End Unit - Unit 4A - 1,300 SF \$1,200/Month Plus Utilities

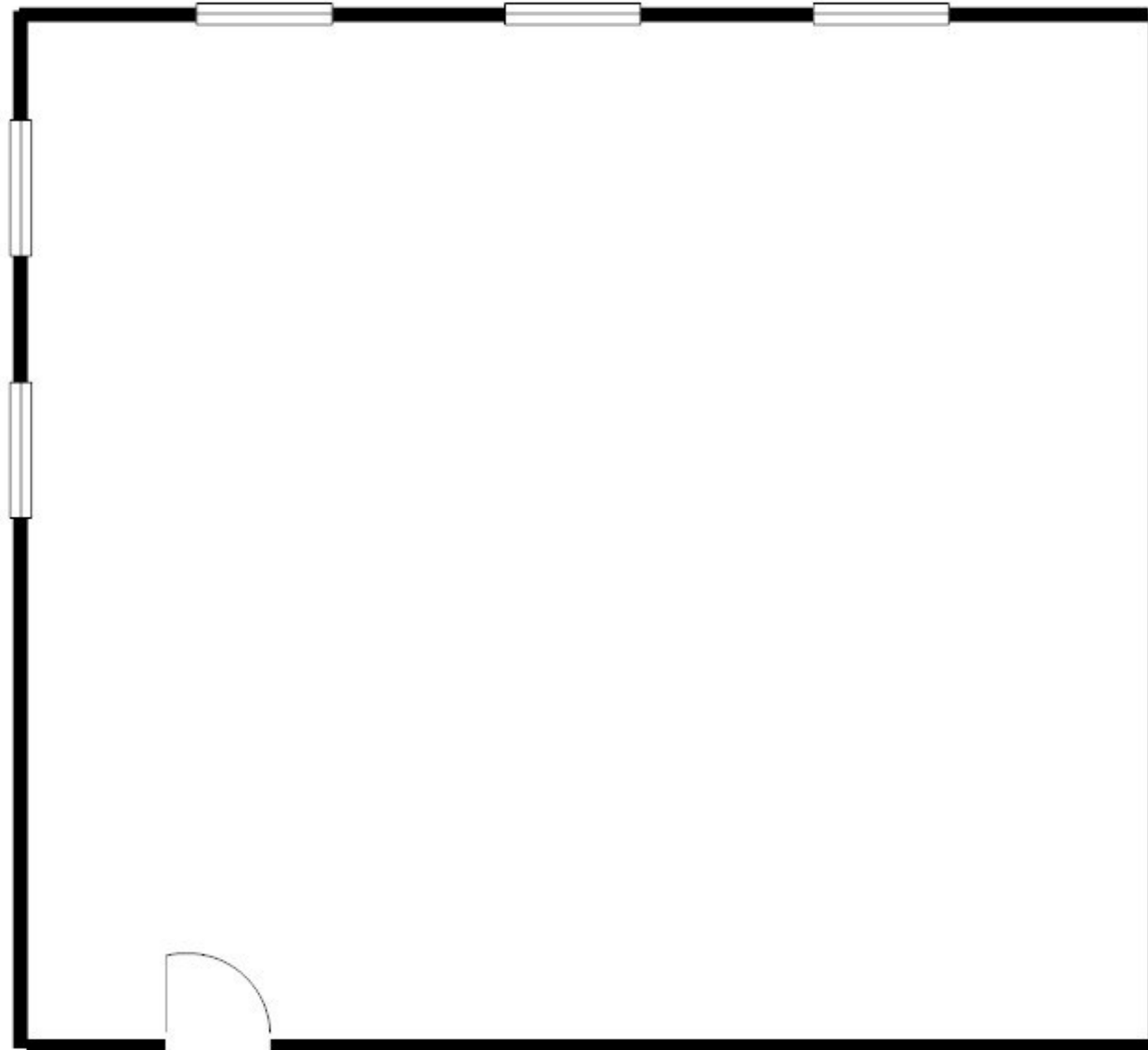




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Floorplan - Unit 4A - 1,300 SF



Unit 4A



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Satellite View



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Neighborhood View



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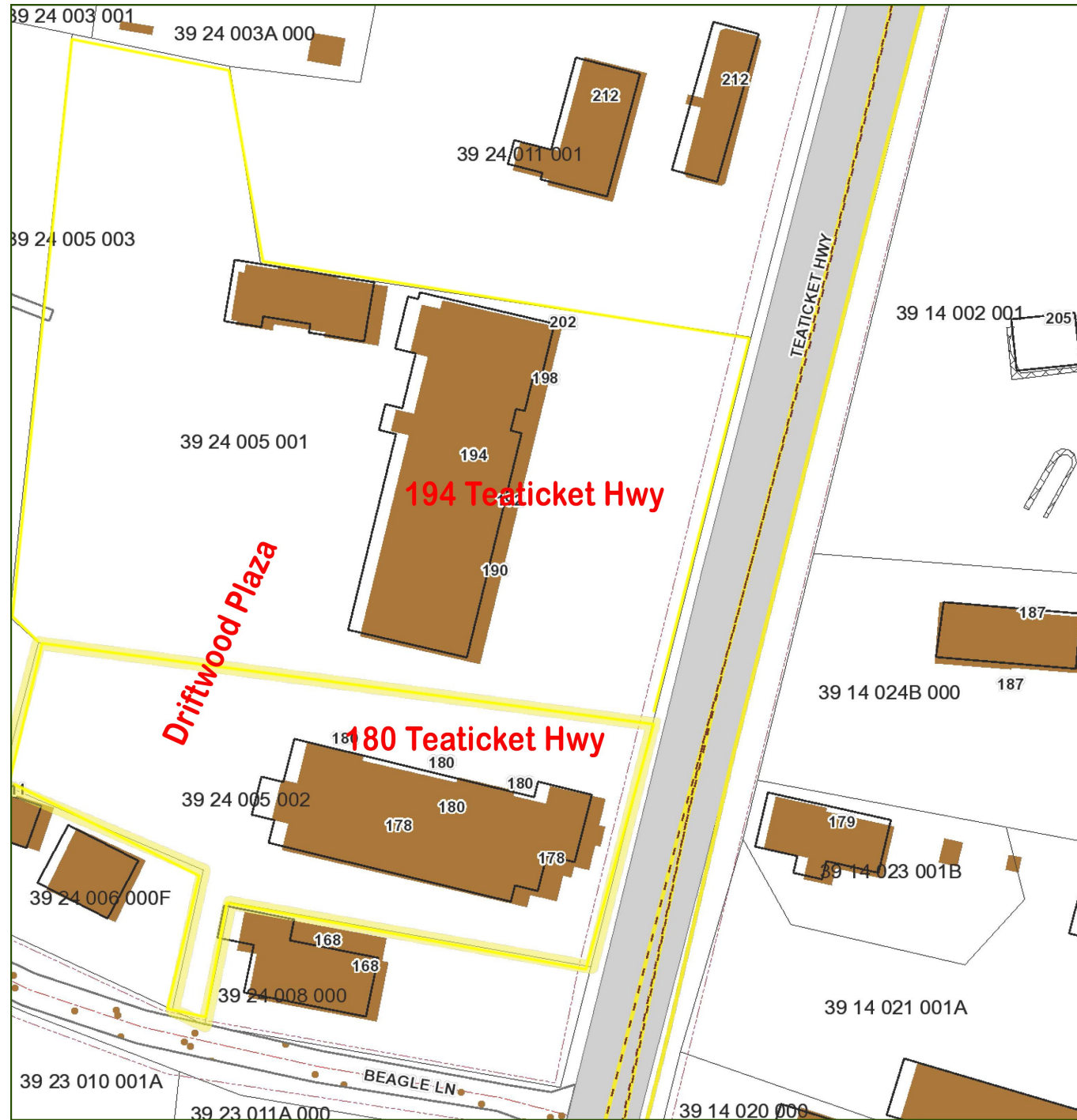
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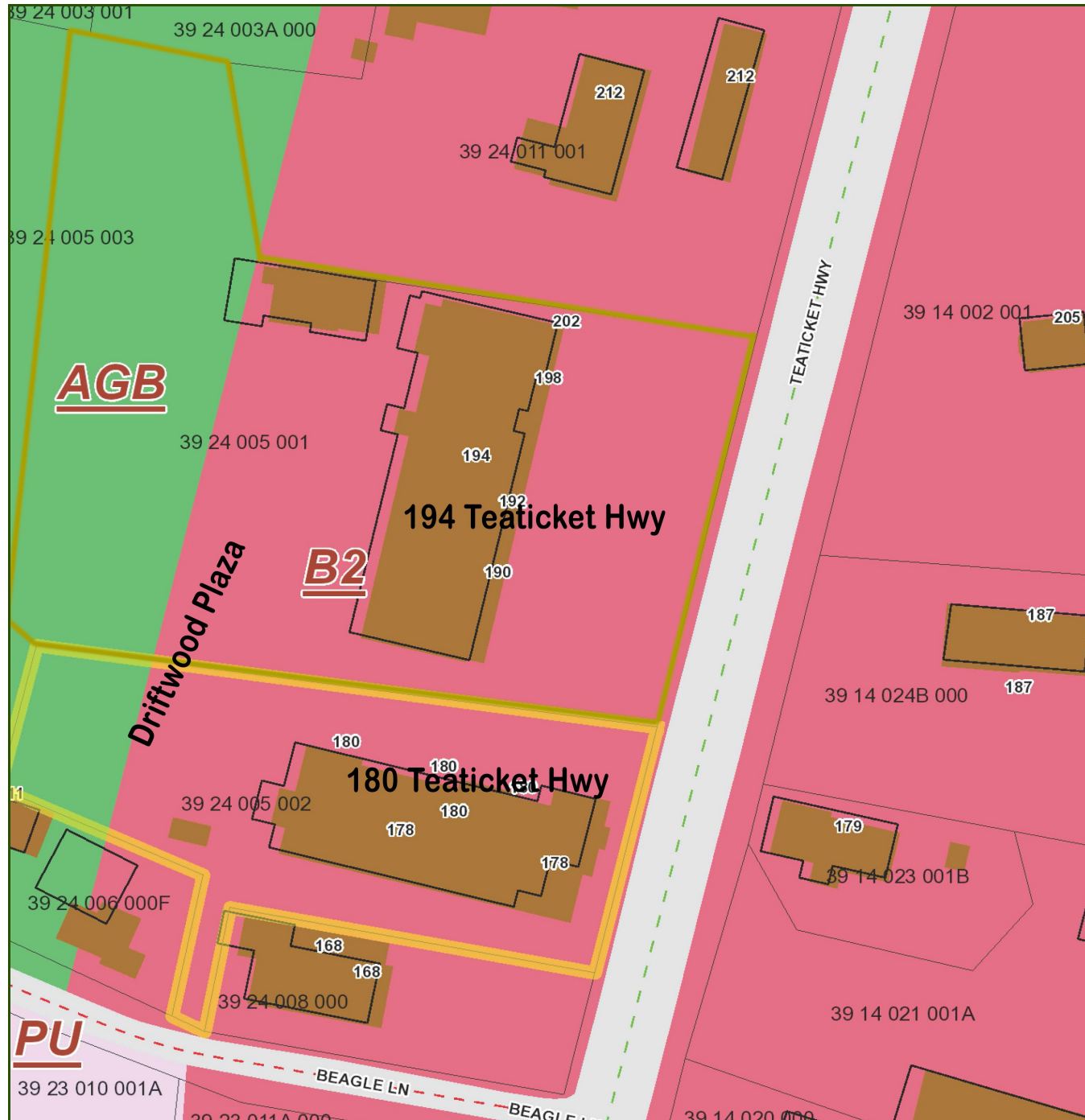
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Assessor Map



Zoning Map





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180 Teaticket Hwy aka Rte 28 - East Falmouth

The unit is located in the Driftwood Plaza which is located in the Teaticket business district of East Falmouth in the town of Falmouth. There is one unit available in the 180 building which is located adjacent to the 194 building and also adjacent to the new Cumberland Farms gas station and convenience store. This is a high visibility, heavily traveled year round area. Complimentary businesses are located in the immediate neighborhood. Turnover is very low with tenants.

Long Term Lease - Available.

