



FOR LEASE

\$2,200/Mo.

Plus Utilities

**Completely
Renovated**

**1,941 ± SF ~ QUALITY RETAIL/OFFICE
563 N. FALMOUTH HWY./RTE 28A
JUNCTION OF RTE 28A/RTE 151
N. FALMOUTH, MA**

Offered by



Hartel Commercial Real Estate

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FOR LEASE ~ \$2,200/Month Plus Utilities

- Retail/Office Use – Completely Renovated
- Location Right on Route 28A/N. Falmouth Hwy. - .5 Mile of Rte 28
- 1,941 ± SF Space
- Lease \$2,200/Month Plus Utilities
- Display Windows
- Large Rooms, Retail or Professional Office
- Road & Building Signage with On-Site Parking
- High Traffic Area with Year Round Activity
- Access to Route 151 / Rte 28

Area Overview

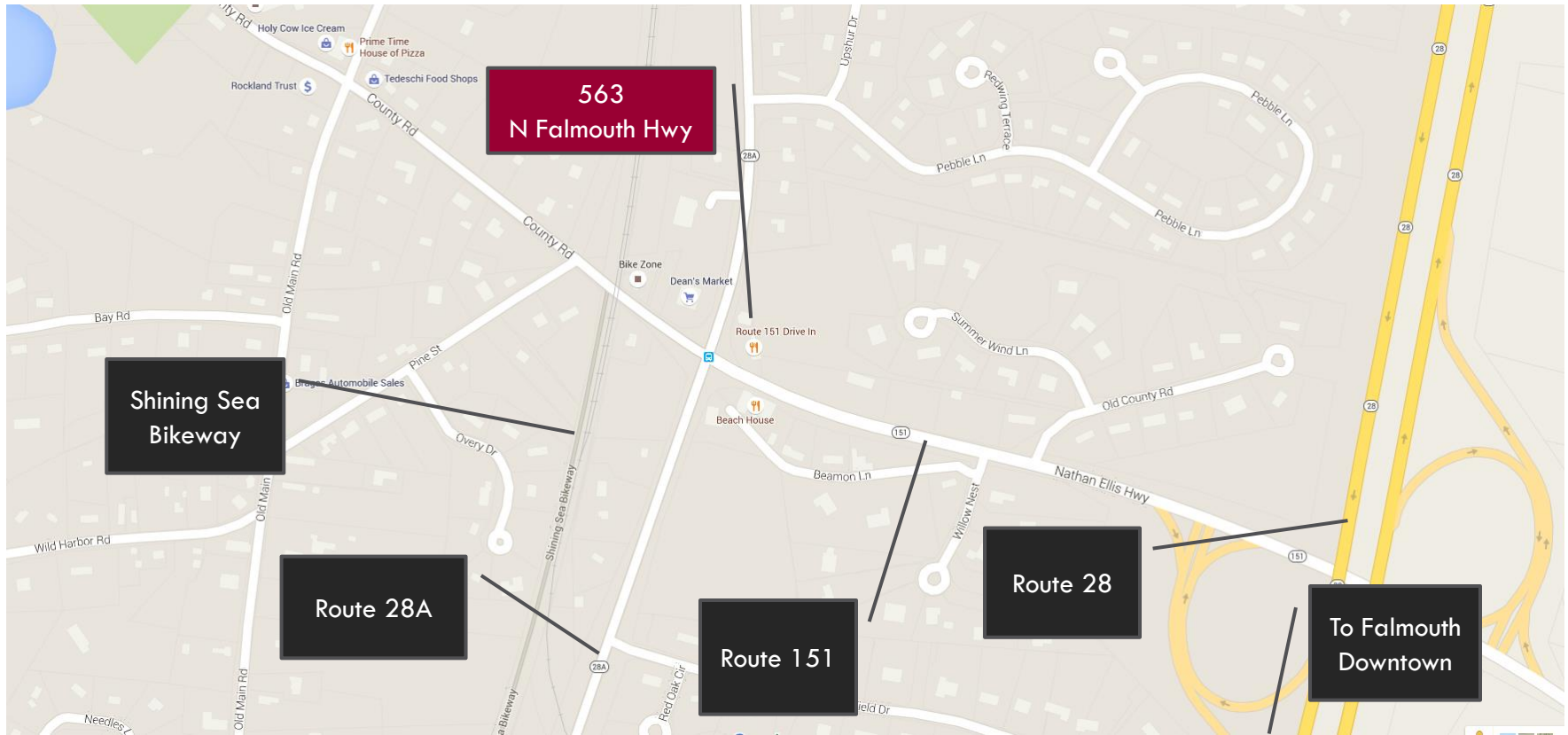
North Falmouth is the northern part of the town of Falmouth, so named, and located in a desirable area where there is water influence and/or rural countryside. North Falmouth Highway, aka Route 28A, runs parallel to Route 28, the Shining Sea Bikeway and Buzzards Bay. This area is highly sought after for the beautiful beaches and sunsets as well as the rural countryside. North Falmouth is bound to the north by the town of Pocasset, south by West Falmouth, east by Route 28 and west by Buzzards Bay. The area is comprised of mixed use businesses inter-spun with residential homes. The area is expanding yet keeping in character and charm of a small village.

Our subject property is located on the corner junction of Rtes 28A & 151. This area is busy year round with the expanding development and renovations of residential and commercial buildings. Directly across the street to the start of the Shining Sea Bikeway is our 1,941 SF retail/office space. Formerly a real estate office for several years, this is prime commercial space for any entity as this location has excellent exposure and visibility in a busy signaled intersection.

Property Synopsis

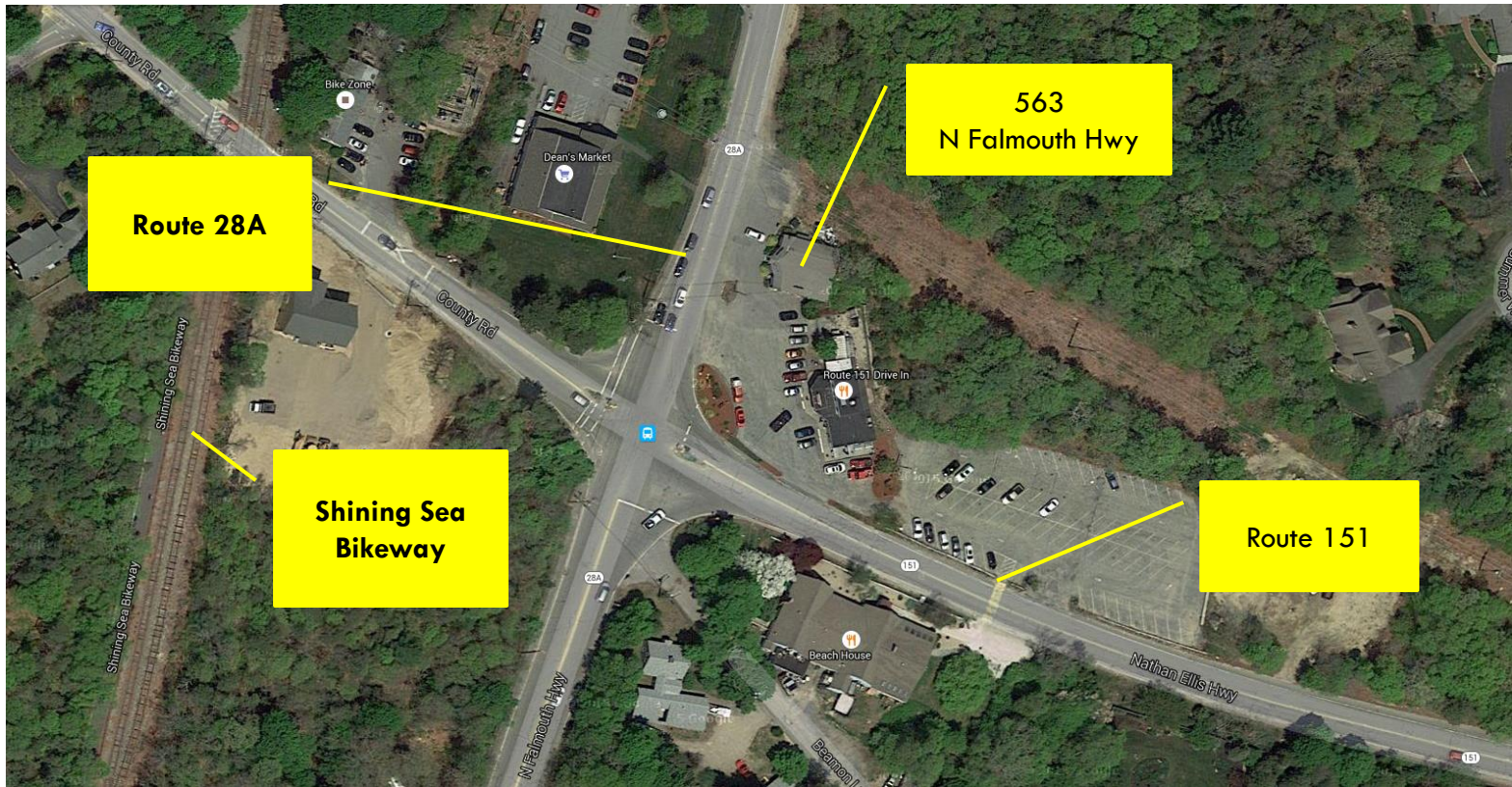
- Offered for Lease at \$2,200/Month plus Utilities is a one story floor front 1,941 ± SF Retail/Office Space at the busy junction of Rtes 28A & 151.
- This space offers large rooms for retail or professional office with a private bath en suite. There is a side exit from the space as well. Building signage and road signage is a plus giving maximum exposure in an already busy area of many complimentary businesses. This space was formerly occupied by a real estate office and would be perfect for any business or retail. Completely Renovated.

Location

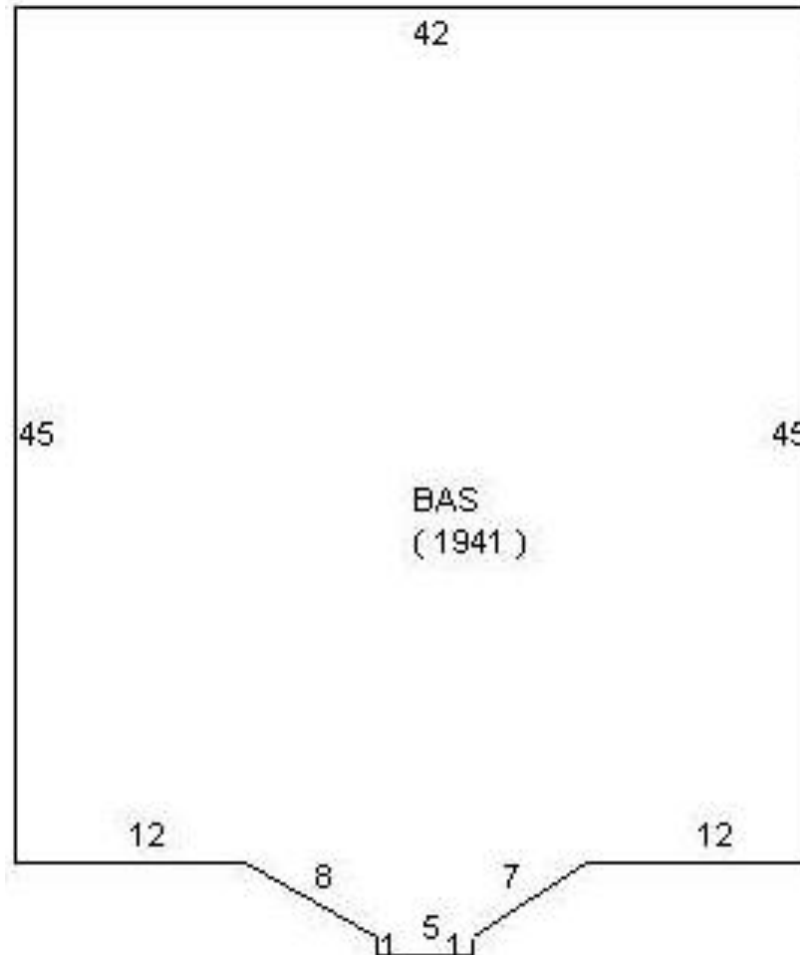


Satellite View

- 563 N. Falmouth Road, N. Falmouth, MA



Floor Plan ~ Sketch



Visuals

