

Marstons Mills Marketplace

3840 Falmouth Rd. Route 28, Marstons Mills, MA 02648



AVAILABLE SPACE OVERVIEW

Plaza GLA: 115,000 SF

Retail & Office Spaces Available:

Free Standing 2,500 SF former medical office

Prominent 6,251 SF endcap w/ basement + patio

Traffic Count Route 28: 30,450 ADT

TRADE AREA DEMOGRAPHICS

<u>Radius</u>	<u>Population</u>	<u>Median HH Income</u>
1 mile	1,750	\$77,750
3 miles	21,268	\$85,770
5 miles	42,561	\$83,730



Mark Sobel

msobel@1stusrealty.com

508.280.4563

508.591.3000

www.1stusrealty.com

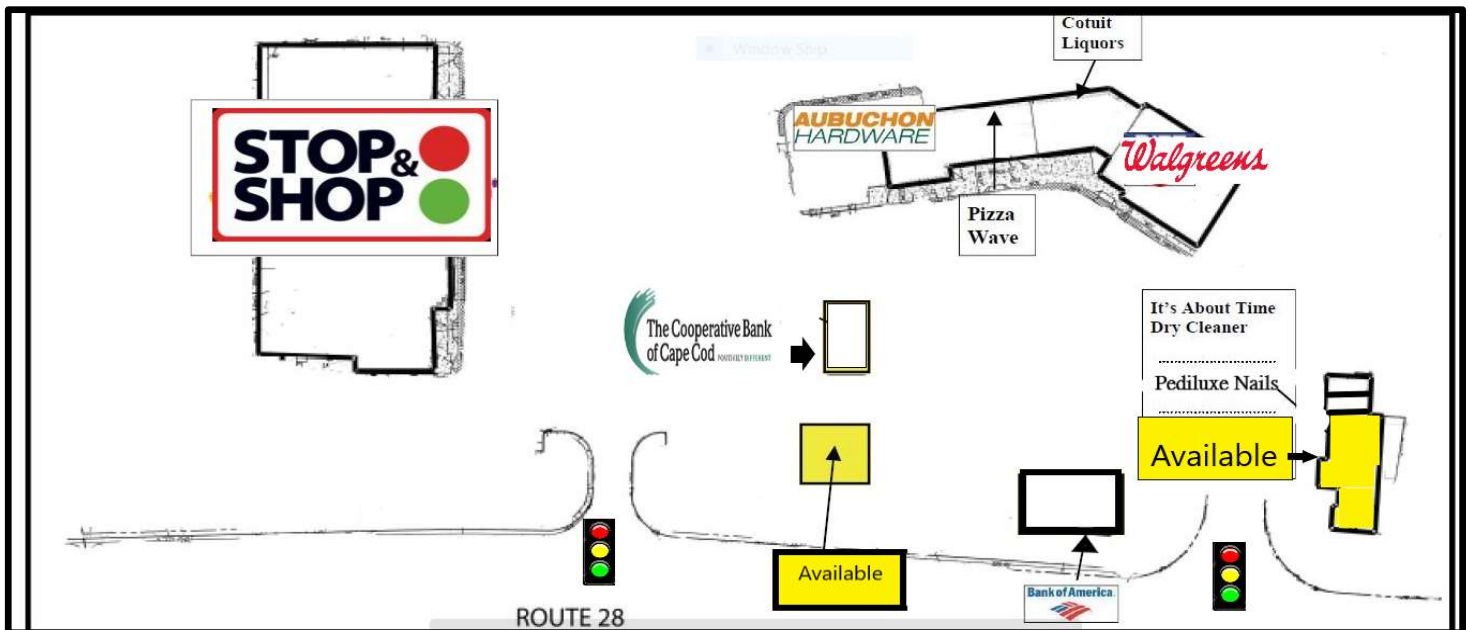
Marstons Mills Marketplace

3840 Falmouth Rd. Route 28, Marstons Mills, MA 02648



1st U S Realty is pleased to represent Marstons Mills Marketplace, a Super Stop & Shop anchored plaza with major tenants including Walgreens, Aubuchon Hardware and Bank of America. Two signalized entrances provide easy access to this all-inclusive neighborhood plaza situated on busy Route 28 on the Marstons Mills/Cotuit Line. The average daily traffic count exceeds 30,000.

This is the dominant retail plaza in town between Mashpee Commons and Hyannis serving an up-market trade area. Shopping Center has excellent accessibility with prominent pylon signage, well maintained landscaping and a large parking field. Stop & Shop Supermarket generates consistently high traffic which benefits plaza co-tenants.



Two unique leasing opportunities have just become available. The prominent location within the plaza, highly visible from Route 28 and situated at the signalized entry, provides 6,251 SF of showroom space with high ceilings, numerous windows/sliders, basement with loading dock, and outdoor patio. A freestanding 2,500 SF building, currently fit out as an HP compliant medical office, has parking immediately at the door and is move-in ready.

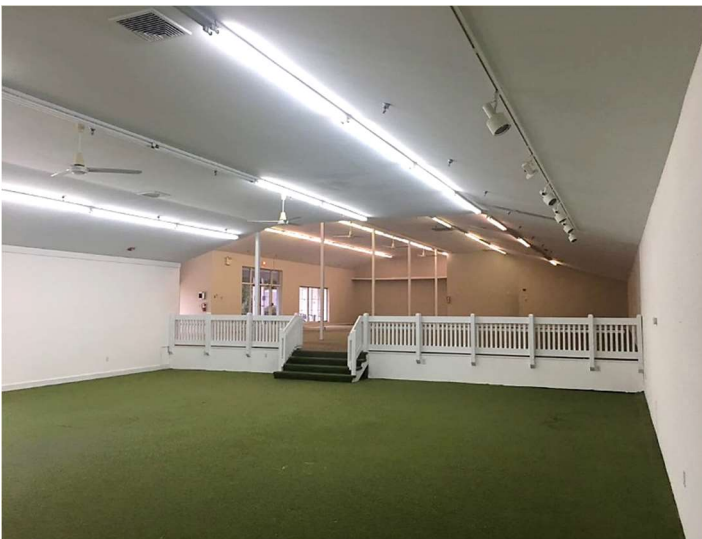
All information furnished is from sources deemed reliable, but no warranty of representation is made as to the accuracy thereof and information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Inquiring parties should make judgements and decisions based solely on their own due diligence.



Mark Sobel
msobel@1stusrealty.com
508.280.4563
508.591.3000

www.1stusrealty.com

**3830 Falmouth Rd.
6,251 SF end cap
Former retail showroom**



**3880 Falmouth Rd.
2,500 SF free standing building
Former medical office**



Free Standing Bldg.



2,500 SF Available



MARSTONS MILLS MARKETPLACE



End Cap w/Patio



6,251 SF Available

