

Free Standing Building FOR LEASE

5 LONG POND DR, SOUTH YARMOUTH, MA



AVAILABLE SPACE OVERVIEW

Available Space: 2,500 SF
 Min Divisible: 2,500 SF
 ADT: 18,000 (Route 28)

TRADE AREA DEMOGRAPHICS

Radius	Population	Median HH Inc.
1 mile	4,564	\$38,845
3 miles	18,997	\$46,479
5 miles	44,492	\$48,339

For additional information contact:

Commercial Real Estate Broker

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1st U S Realty

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2,500 SF Building For Lease \$10 SF NNN



Plaza Pylon



1st U S Realty is pleased to offer a free standing 2,500 SF building with a full basement available for lease. Situated at the signalized intersection of Route 28 and Long Pond Drive in South Yarmouth, this former Bank of America location provides the opportunity to join forces with a successful neighborhood shopping center anchored by Stop & Shop Supermarket with co-tenants including Planet Fitness, Great Clips and Dollar Tree. The surrounding 3 mile population of 19,000 increases significantly with seasonal tourists. Location is suitable for retail or service businesses. Drive around plus dedicated curb cut allows for ease of traffic flow.

Dedicated pylon signage is visible from Route 28, one of Cape Cod's major traffic routes.

Plaza GLA:	108,000 SF
Parcel Size:	13.8 Acres
Zoning:	B-1

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