



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$11/SF NNN

12,500± SF Retail Space

20& 20A Village Common Drive, East Falmouth, MA



High Visibility with Route 28 Signage
Retail Space with Showroom
Additional Vacant Land located adjacent to the building
Other tenant is Concord Electric Supply

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230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, **Quincy, MA** 02169

Main: (508) 444-0172 ♦ Fax: (508) 548-2995

Greg Hartel: 617-256-3169 or Jody Shaw: 508-566-3556

email: Greg@HartelRealty.com or Jody@HartelRealty.com

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Executive Summary

Property Address:	20 & 20A Village Common Drive East Falmouth, MA
Property ID:	36 06 024 002A
Land Area:	1.937± Acres
Total Building Area:	17,693± SF
Leasable Space:	12,500± SF
Lease:	\$11/SF
Lease Type:	NNN
Year Built:	1990
Zoning:	LA – Light Industrial District
Baths:	Two Private
Town/Well Water:	Municipal
Town/Private Sewer:	Private
Heat/AC:	FHA/Gas/AC

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Property Synopsis

General Site Overview:

20 Village Common Drive is a horseshoe shaped road located just south of and off of Route 28 in East Falmouth, MA. This area is bound by Nantucket Sound to the south, Route 151 to the north, the Town of Mashpee to the east and Falmouth Center to the west. This site is surrounded by a diverse, yet complementary mix of local Businesses in the immediate area which include Sherwin Williams Paint, Falmouth Lumber, Aubuchon Hardware, Domino's Pizza, Falmouth Motor Car Auto Repair Center, J.R. Brody's Tavern, Falmouth Lumber Design Center, Falmouth Fashion Nails, Storage Pros, Cape & Islands Tire and Falmouth Auto Sales.

Complex Description:

20 Village Common Drive is a brick and wood frame building consisting of 17,693± SF of space and built in 1990. The neighboring unit has been leased to Concord Electric Supply. The remaining 8,000± SF is available for lease consisting of prime retail space. There is parking in the front and street signage on Route 28 as well as on the building.

Unit Description:

There is 12,500± SF of retail space with foyer entrance, four private baths, FHA/Gas heat and 100% AC. There is an easement for additional parking next to the building and there is additional vacant land next to the building.

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Satellite View



Route
28

Concord
Electric
Supply

20 Village
Common Drive
8,000 SF

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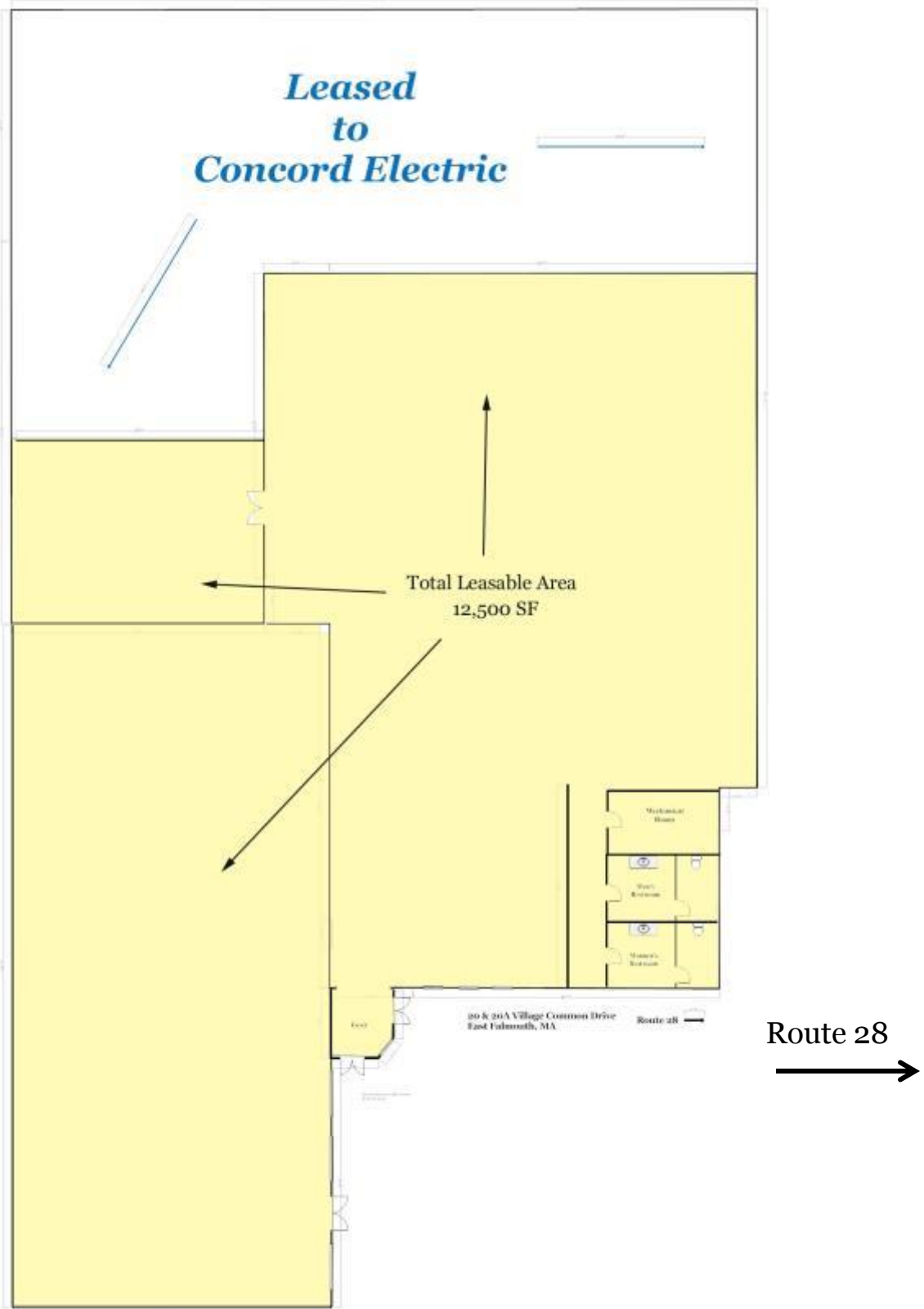


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20 & 20A Village Common Drive
East Falmouth, MA

Floor Plan





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Location Map



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