



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

**180 & 194 Teaticket Highway aka Route 28**

**Driftwood Plaza**

**Leasing Opportunity**



- \* **FIRST & SECOND FLOOR UNITS AVAILABLE - MOVE IN READY**
- \* **ADJACENT TO CUMBERLAND FARMS GAS STATION AND CONVENIENCE STORE**
- \* **ZONED B2- COMMERCIAL**
- \* **YEAR ROUND ACTIVITY**

**Long Term Leases - Available**



**HARTEL COMMERCIAL REAL ESTATE**

230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

Jody Shaw  
508-566-3556  
Jody@HartelRealty.com

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



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## *Main Level*

*Units 1 & 2 - 1,250 SF/Each or 2,500 SF Combined - \$13.50/SF Each plus CAM*

*Unit 3 - 1,250 SF \$12/SF plus CAM*

*Unit 105 - 1,300 SF \$1,100/Month plus CAM*



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## *Upper Level*

~~*Unit 206 - 800 SF \$900/Month No CAM*~~ **LEASED**

*Unit 1 - 1,300 SF \$1,000/Month No CAM*

*Unit 2 - 1,300 SF \$1,000/Month No CAM*

*Unit 3 - 1,300 SF \$1,000/Month No CAM*

*Unit 4 - 500 SF \$550/Month No CAM*

*Unit 4 A- 800 SF \$900/Month No CAM*



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## Satellite View



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## Neighborhood View



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*First Floor Units 1 & 2*

*2,500 SF Combined*



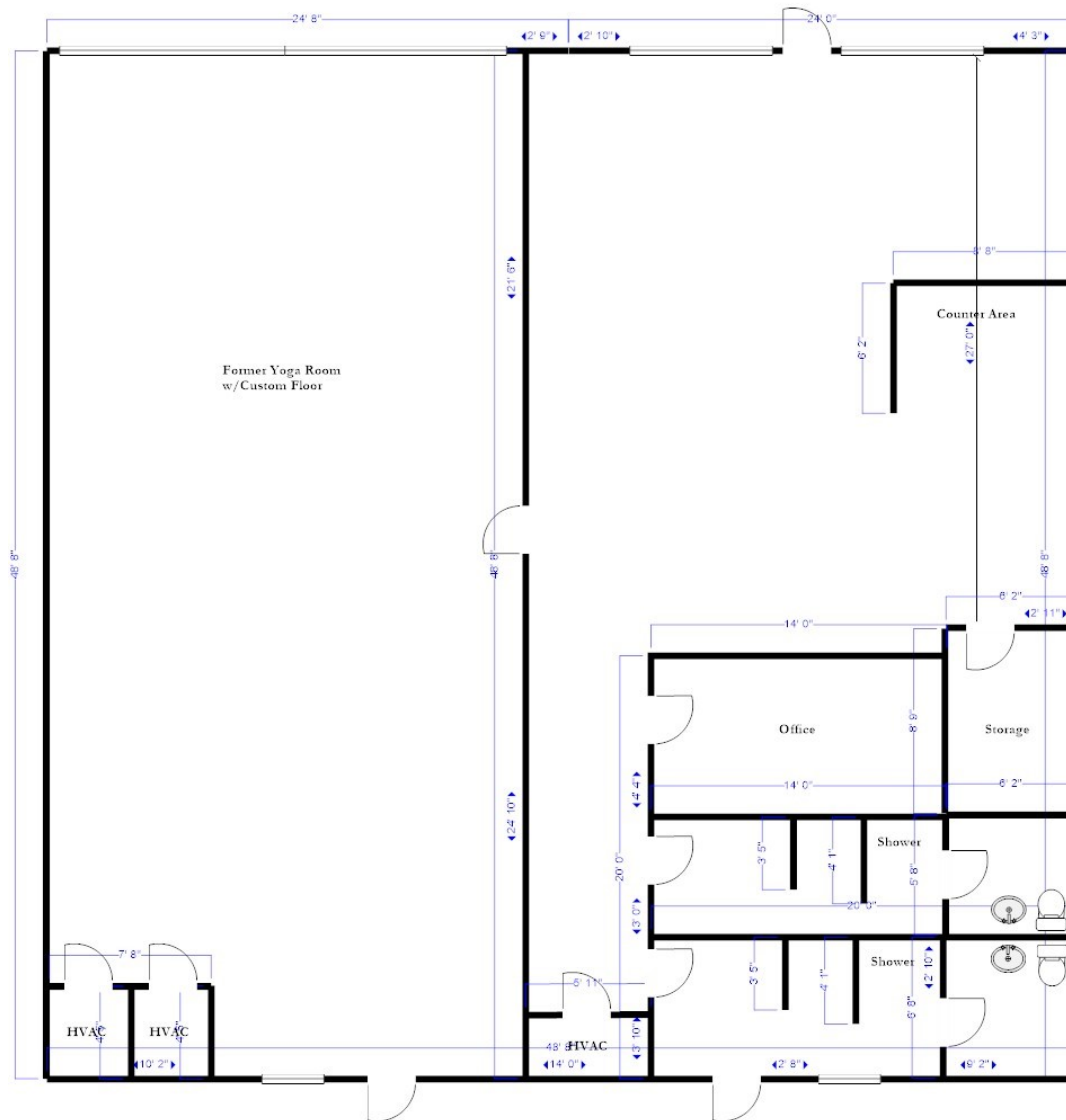




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## *Floorplans - Units 1 & 2 - 2,500 SF*



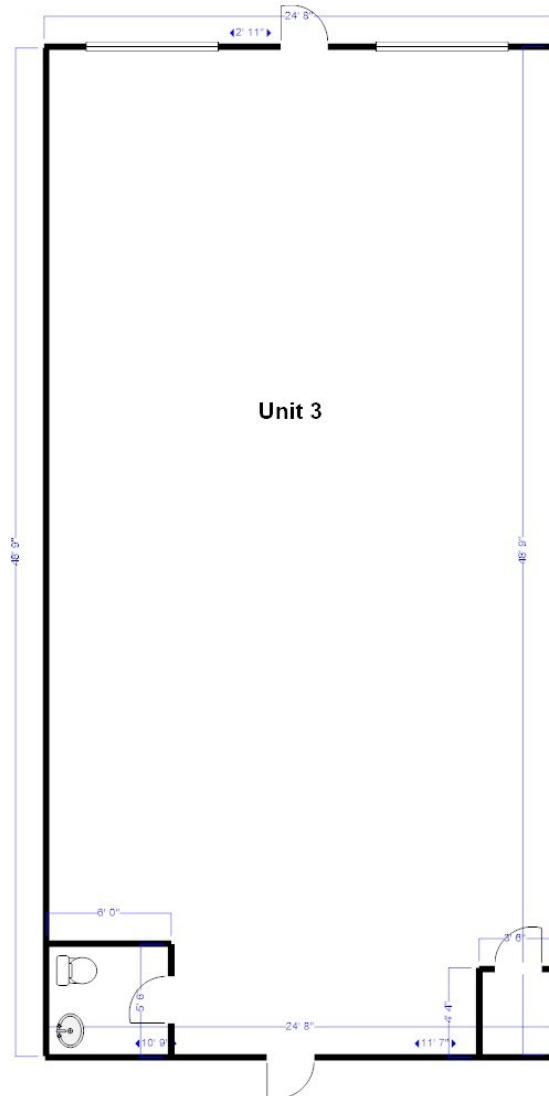


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## *Floorplans - Unit 3*

*1,250 SF*







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## *Upper Floor Front Unit*





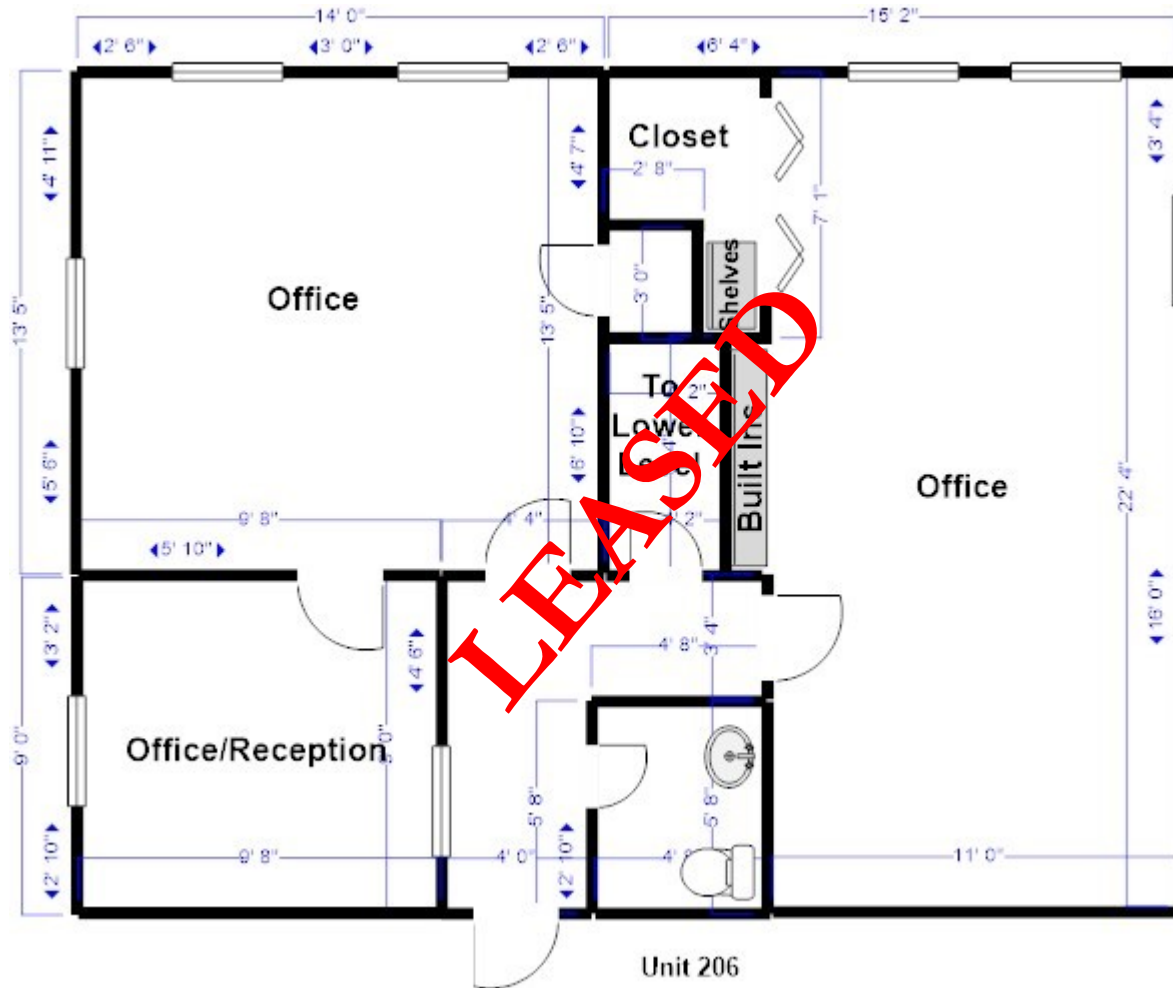


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## *Floorplans - Unit 206*

*800 SF*





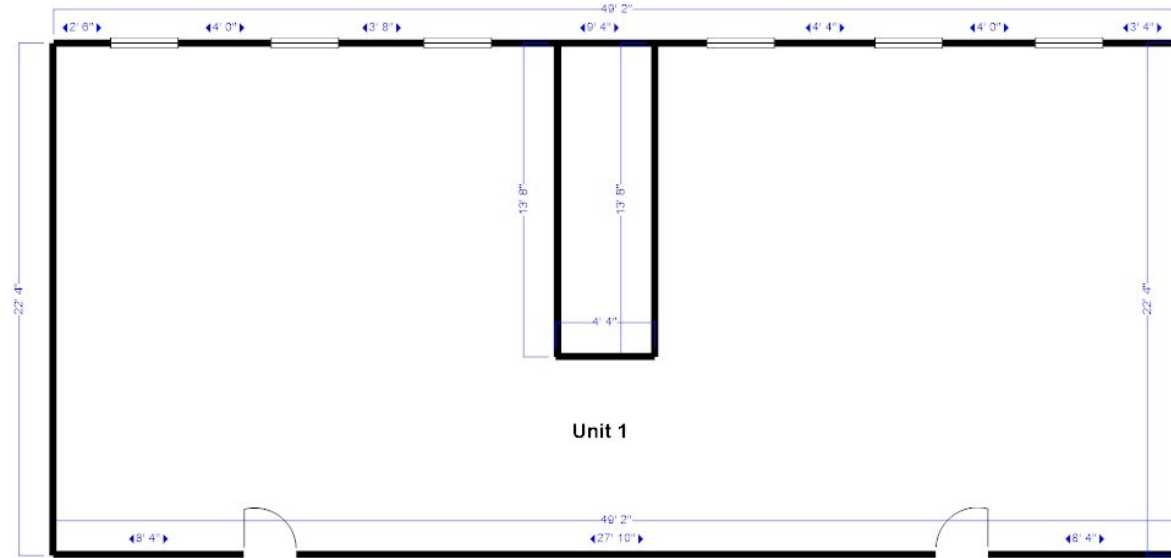


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## *Floorplans - Upper Level Unit 1*

*1,300 SF*



Unit 1



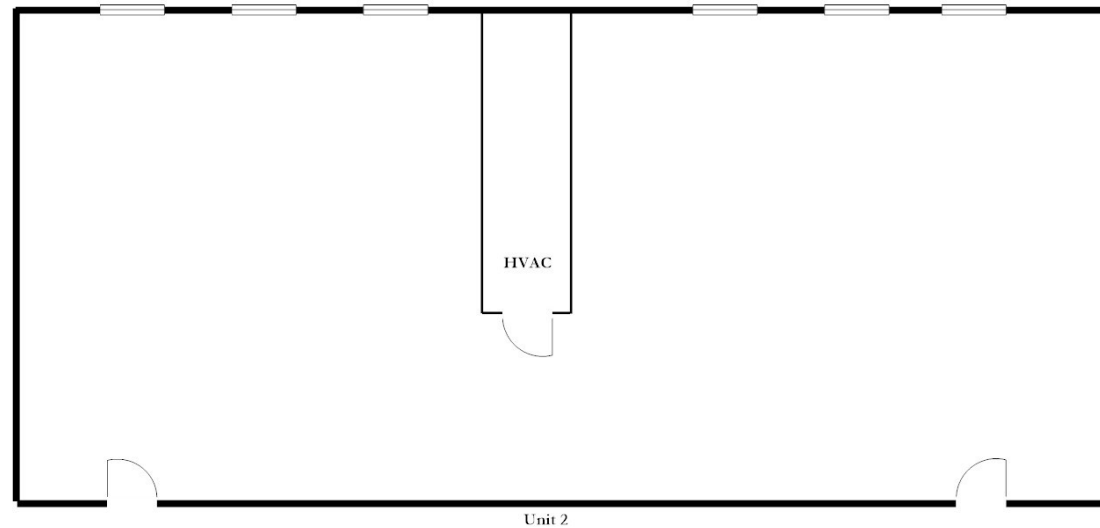


# HARTEL COMMERCIAL REAL ESTATE

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## *Floorplans - Upper Level Unit 2*

*1,300 SF*



Unit 2





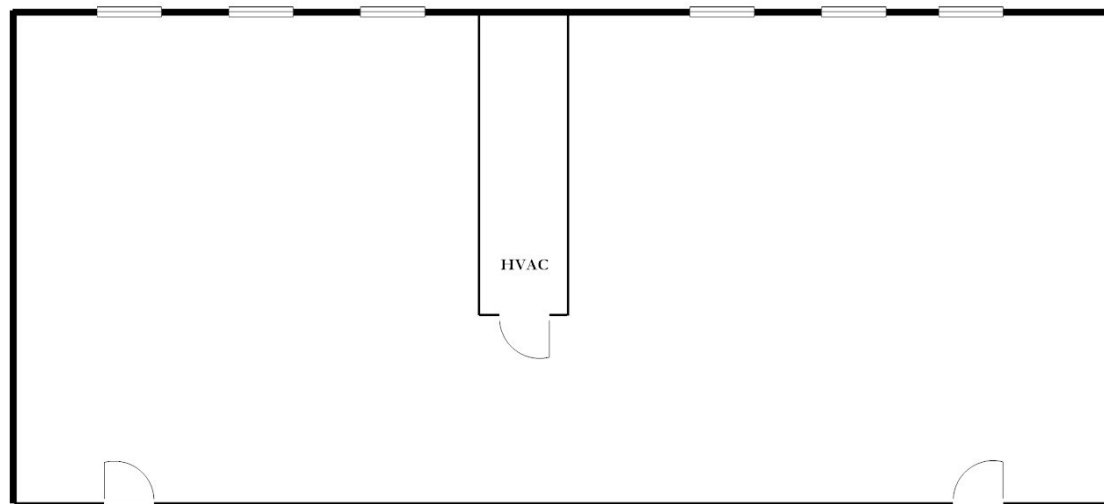


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## *Floorplans - Upper Level Unit 3*

*1,300 SF*



Unit 2



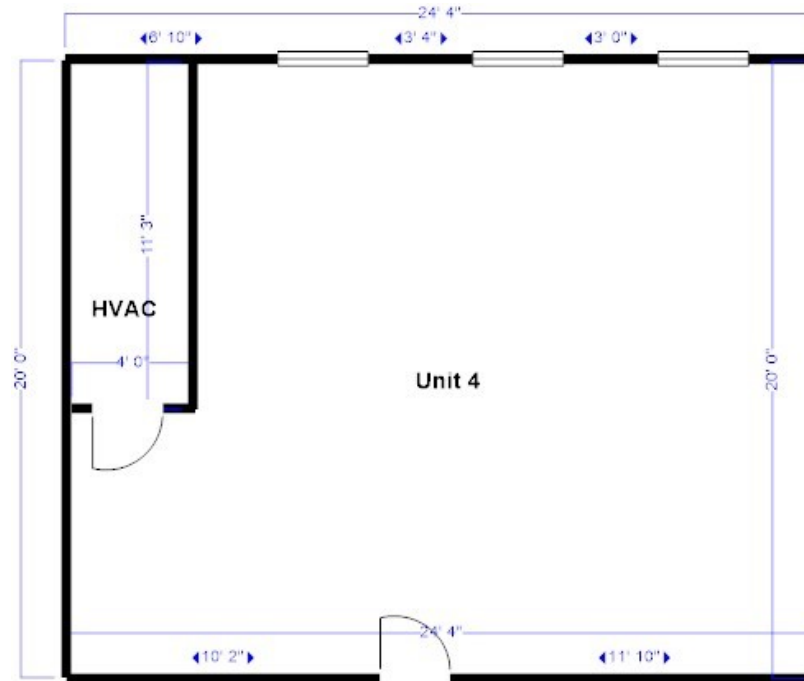


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## *Floorplans - Unit 4*

*500 SF*







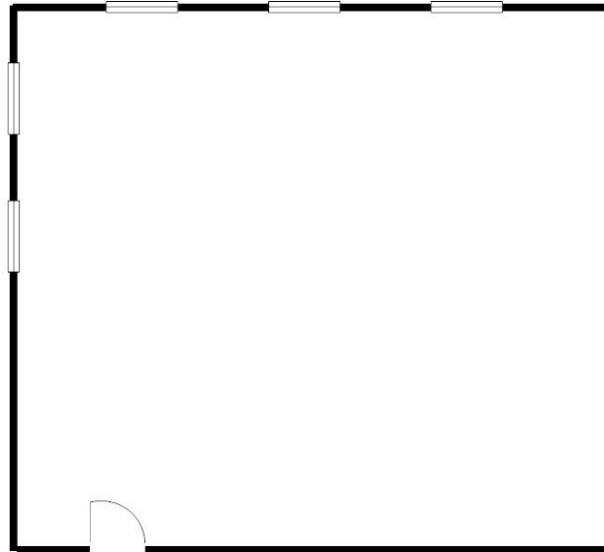
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## *Floorplans - Unit 4A*

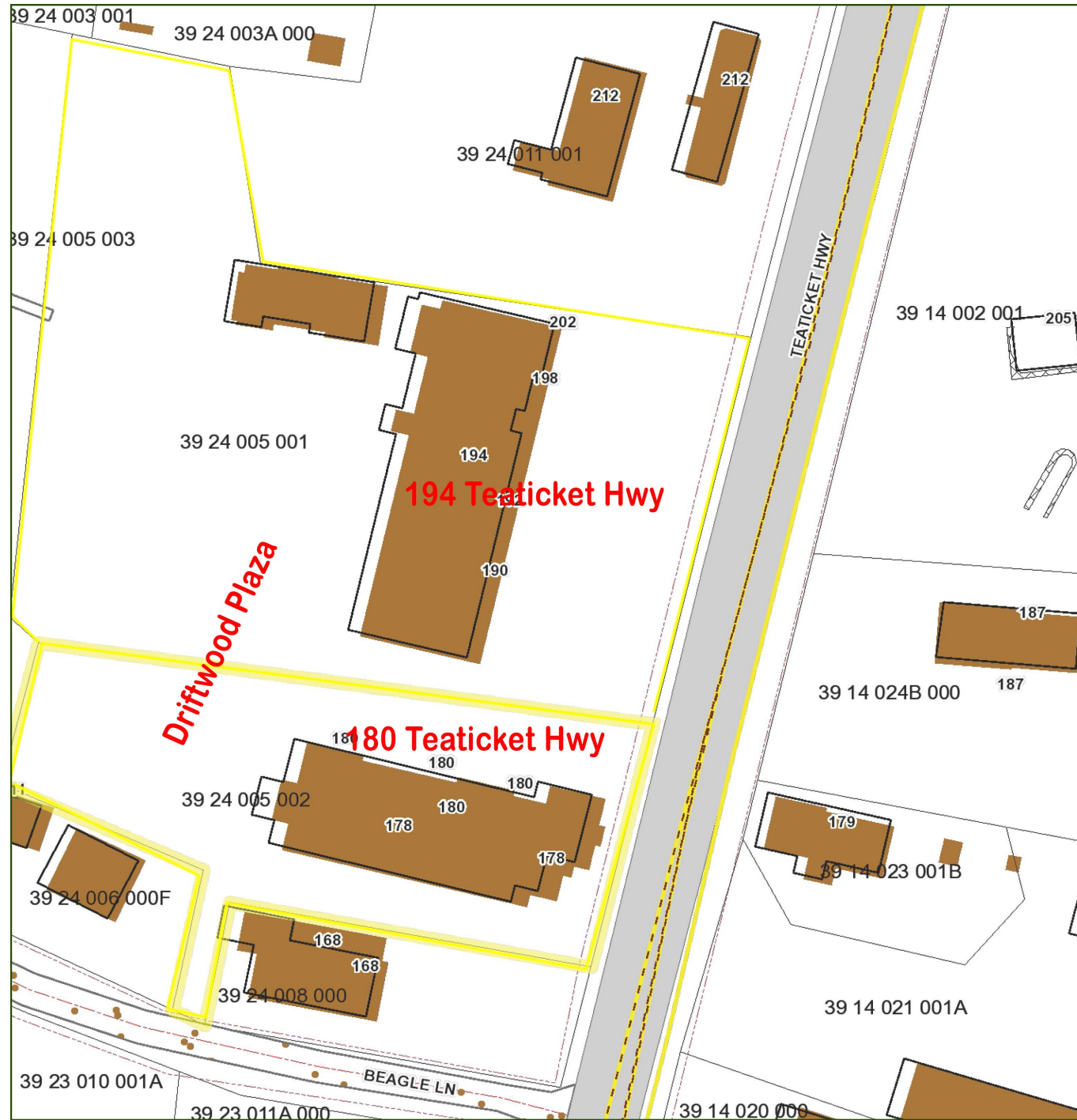
*800 SF*



Unit 4A

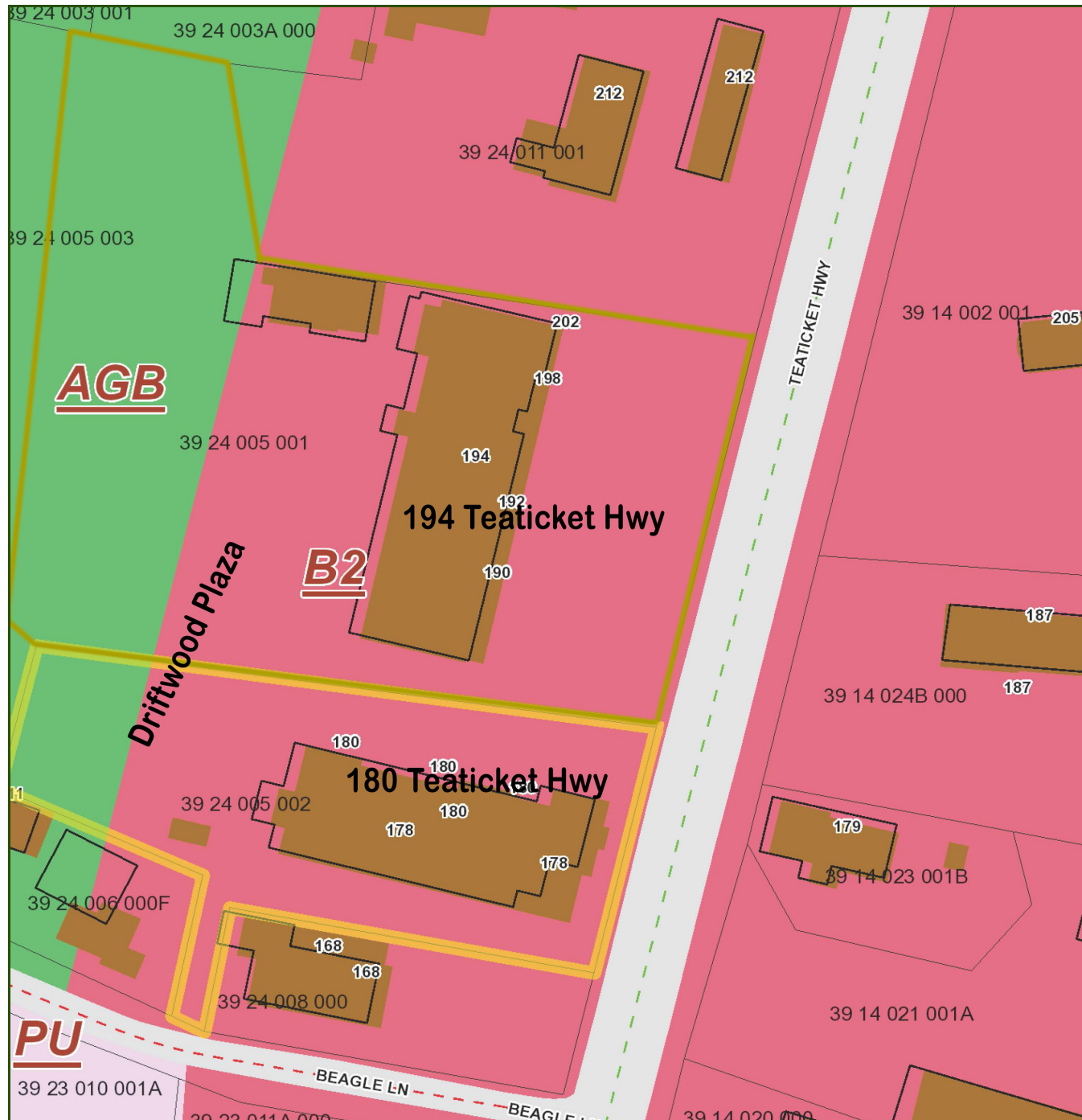


# Assessor Map





# Zoning Map





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## *180 & 194 Teaticket Hwy aka Rte 28 - East Falmouth*

The units are located in the Driftwood Plaza which is located in the Teaticket business district of East Falmouth in the town of Falmouth. There are five units 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 Leases - Available.

