



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

**180 Teaticket Highway aka Route 28**

**Driftwood Plaza**

**Leasing Opportunity**



- \* **RENOVATIONS & UPDATES INCLUDE: NEW MECHANICALS, BATHS, ELECTRIC, FLOORING, NEW PAINT THROUGHOUT, LOBBY UPDATED, ROOF, STRUCTURAL IMPROVEMENTS, AND MORE!**
- \* **SECOND FLOOR UNIT - MOVE IN READY - SUITE 4 - AVAILABLE MARCH 1, 2025**
- \* **ADJACENT TO CUMBERLAND FARMS GAS STATION AND CONVENIENCE STORE**
- \* **ZONED B2- COMMERCIAL - YEAR ROUND ACTIVITY - HIGH VISIBILITY**

**\$1,200/Mo - Plus Utilities - Long Term Lease - Available**



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230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

Greg Hartel  
617-256-3169  
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508-566-3556  
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Main Office  
508-444-0172  
www.HartelRealty.com



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***Upper Floor Front Unit - Unit 4 - 1,300 SF \$1,200/Month Plus Utilities***



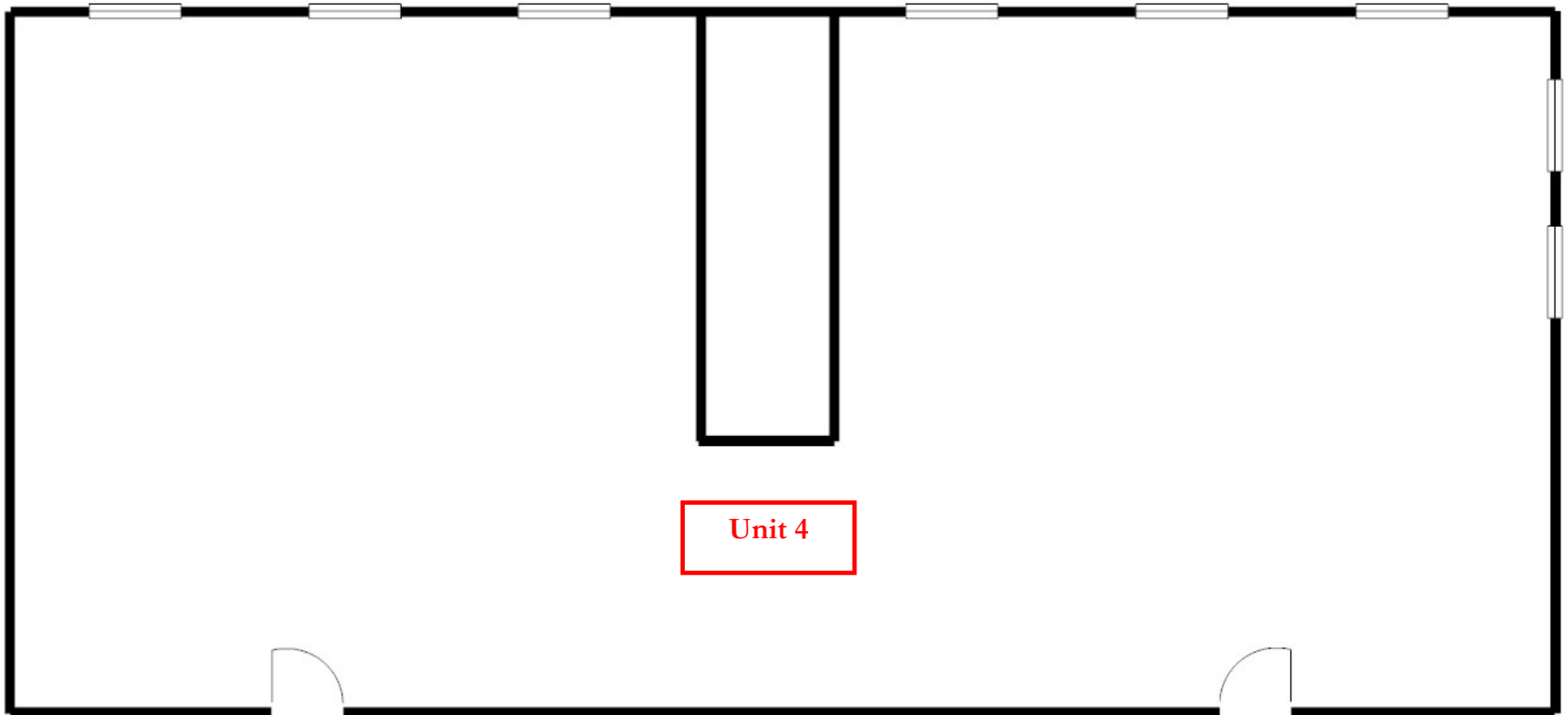


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## *Floorplan - Unit 4 - 1,300 SF*







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## Satellite View



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## Neighborhood View



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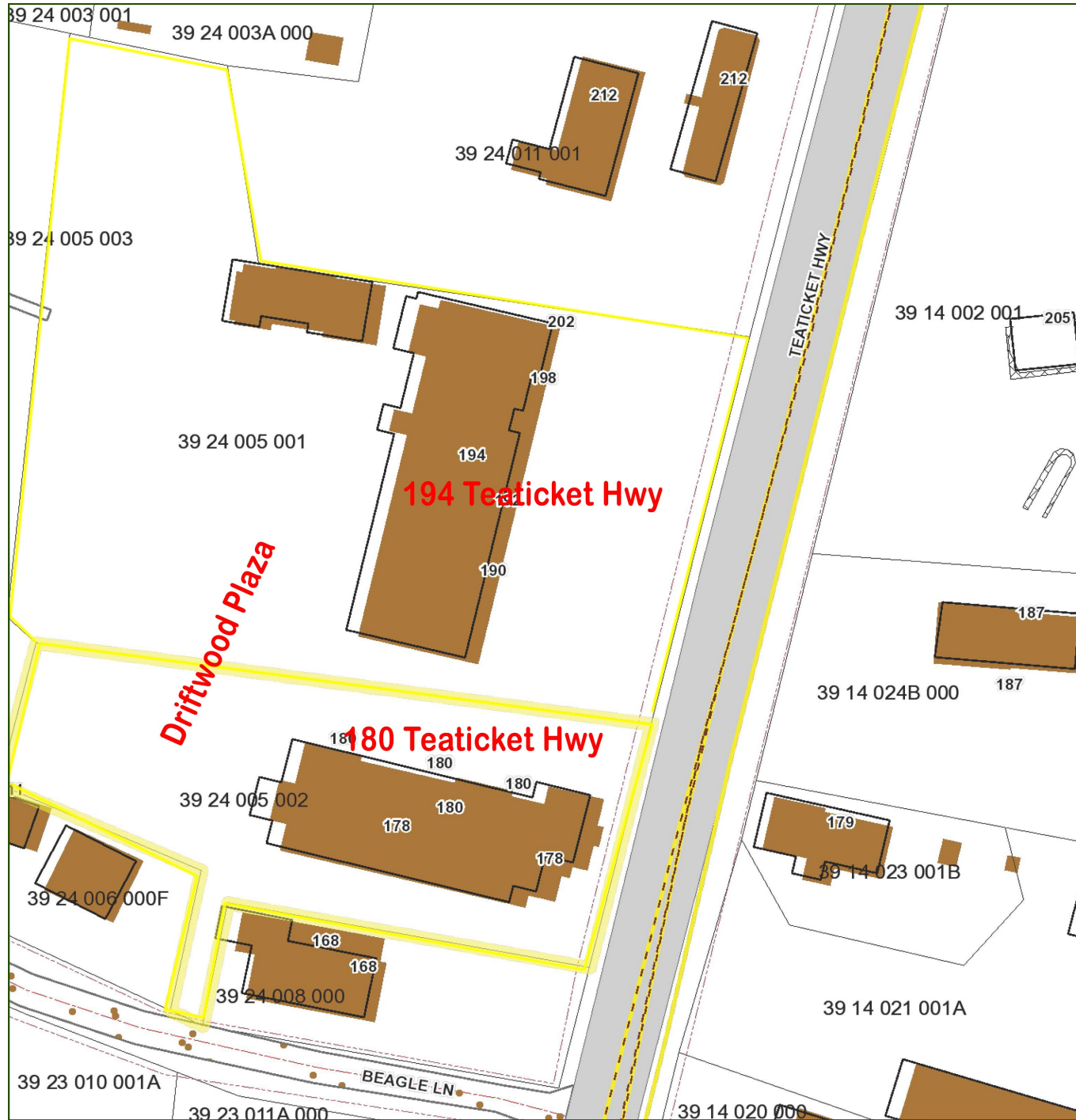
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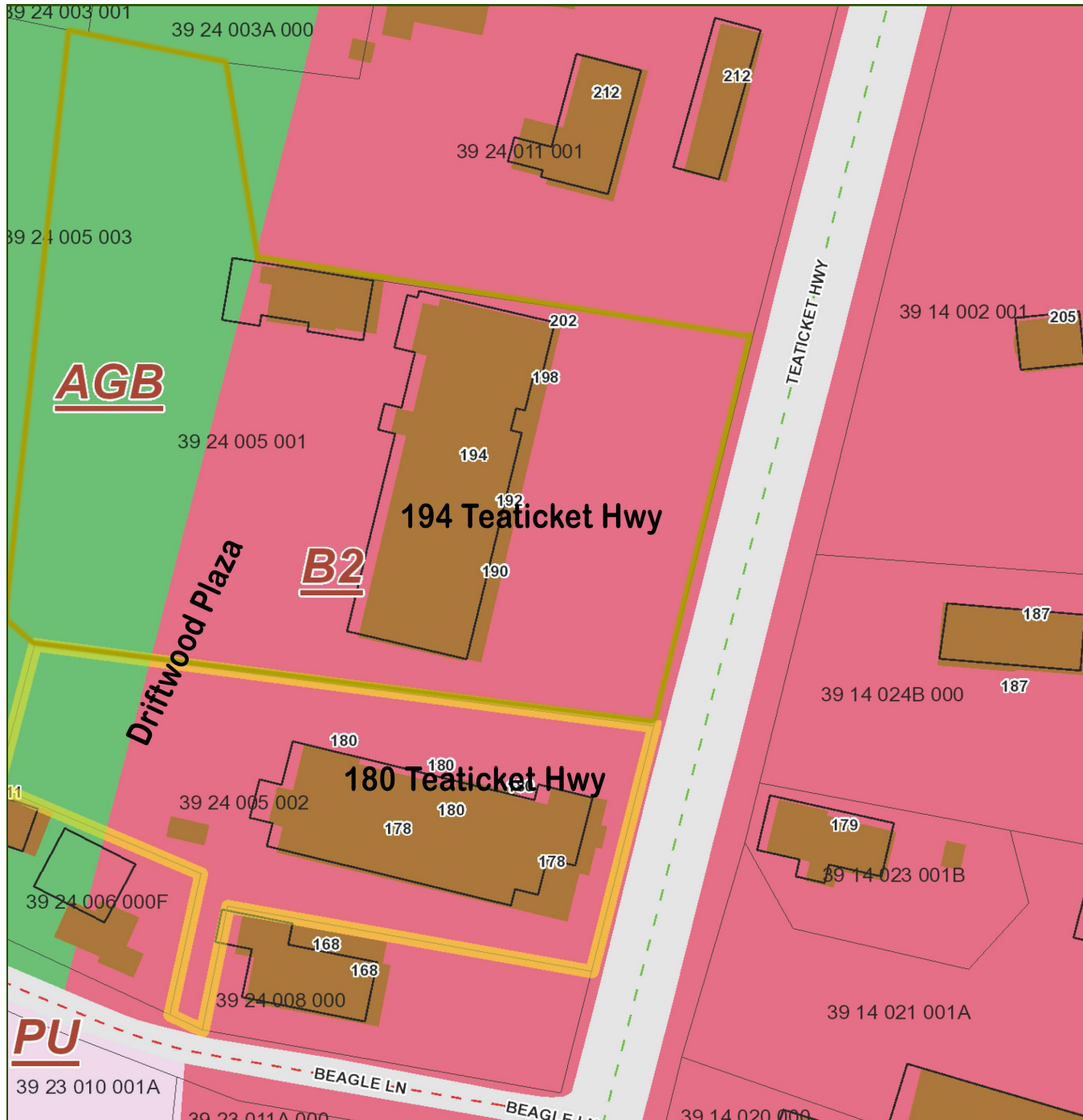
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# Assessor Map





# Zoning Map





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

The unit is located in the Driftwood Plaza which is located in the Teaticket business district of East Falmouth in the town of Falmouth. There is one unit 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 Lease - Available.

