



**FOR LEASE**  
**\$1,395/Mo**  
**1<sup>ST</sup> Floor**

**751 ± SF ~ QUALITY RETAIL/OFFICE**  
**681 FALMOUTH ROAD, SUITE A14**  
**DEER CROSSING PLAZA**  
**MASHPEE, MA**

Offered by

**Hartel Commercial Real Estate**

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# FOR LEASE ~ \$1,395/Month plus Utilities

- Retail/Office Use
- Location Right on Route 28/Falmouth Road
- 751± SF Space
- Lease \$1,395/Month Modified Gross
- Display Windows
- Large Rooms, Retail or Professional Office
- Road & Building Signage with On-Site Parking
- High Traffic Area with Year Round Activity
- Access to Route 151 at Rotary

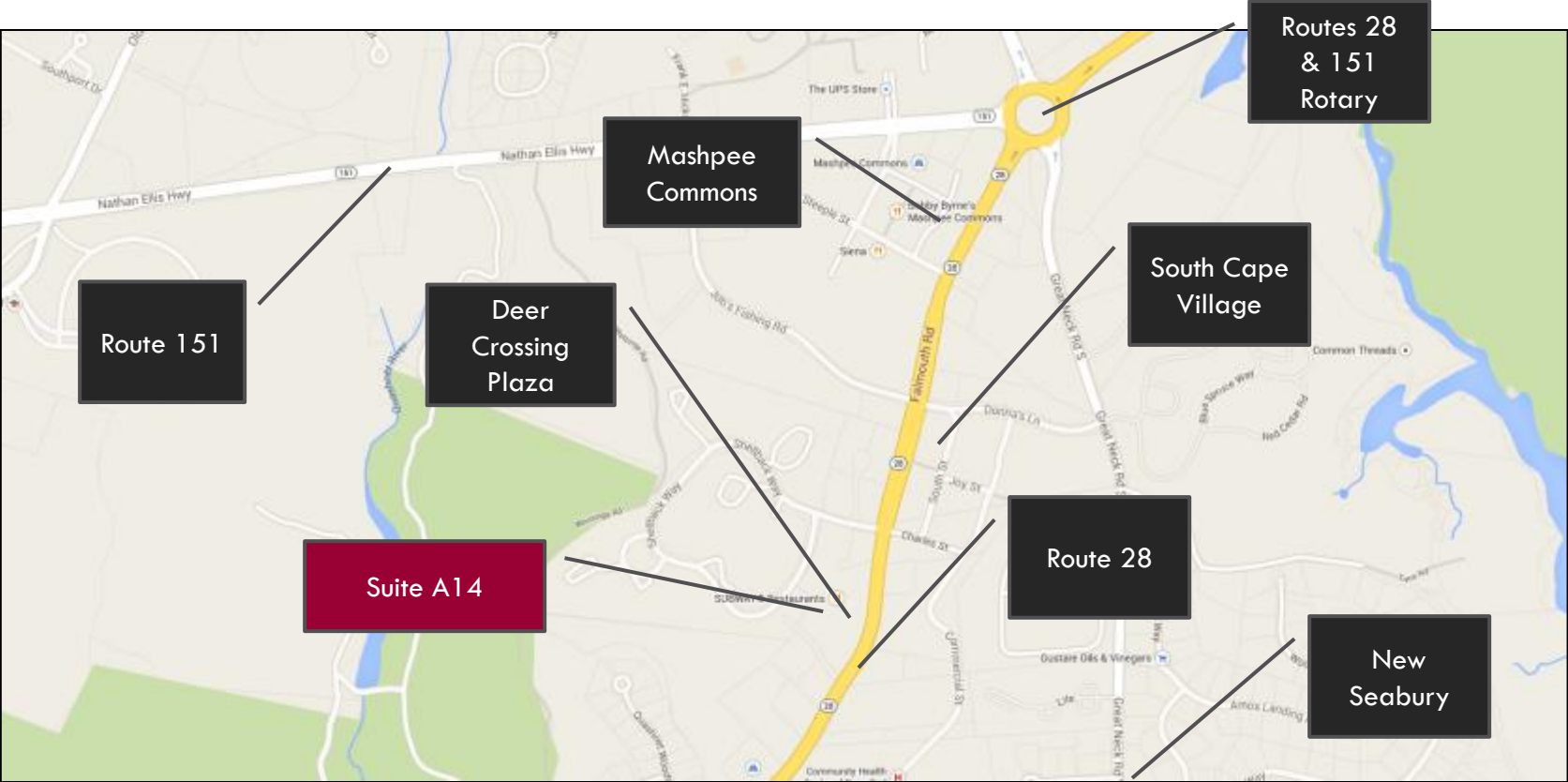
# Area Overview

- Deer Crossing Plaza is located on Falmouth Road/Route 28 in Mashpee, approximately  $\frac{3}{4}$  mile north of the Falmouth town line and less than 1 mile to the Route 28/151 Rotary. Southeast is New Seabury, an affluent resort community situated on 1,500 acres of land bordering Nantucket Sound. To the north is Mashpee Commons, an upscale shopping village which has emerged as Mashpee's central business district. Adjacent to our property is Deer Crossing Plaza, which is a mix of retail/office/restaurant use and is currently 85% occupied. Across from that is South Cape Village, another shopping village and home to Roche Bros.

# Property Synopsis

- Offered for Lease is a first floor front 1,300± SF Retail/Office Space in the Deer Crossing Plaza.
- Suite A14 offers large rooms, for retail or professional office with a common bath located just outside the suite. There is a rear exit from the suite as well. Building signage and road signage is a plus giving maximum exposure in an area of many complimentary businesses. This space was formerly occupied by a retail company and would be perfect for any business or retail.

# Location





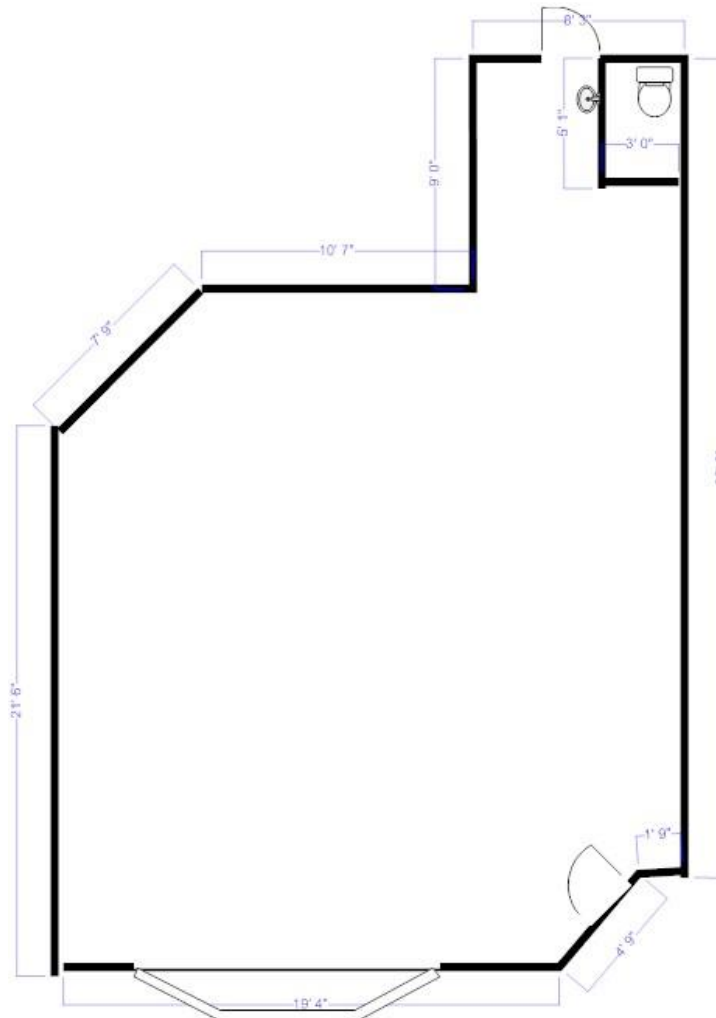


# Satellite View

- 681 Falmouth Road, Suite A12, Mashpee, MA



# Floor Plan





# Visuals

