

**Proposed Retail Development  
Available for Purchase or Lease**

Commercial  
**Realty Advisors**

**2890 Cranberry Highway  
Wareham, MA**

***PROPERTY HIGHLIGHTS***

- 5.09 Acres
- Municipal Sewer On site
- Reported Traffic Count:27,700
- Proposed New 3,600 SF Retail/Office Building Fronting on busy Cranberry Highway
- Proposed New 18,000 SF Retail/Office Building with Repair Permits

***AREA RETAILERS***

Home Depot, Wal-Mart, TJ Maxx, Staples, Sears (appliance & electronics), Auto Zone, Blockbuster, Payless Shoes, Olympia Sports, GNC, Radio Shack, Fashion Bug, Stop & Shop, CVS, Midas, Rockland Trust Bank , Eastern Bank, Sunoco, Mobil

***AREA RESTAURANTS***

Chili's, Friendly's Papa Gino's, 99 Restaurants, Burger King, McDonalds, Wendy's, Dangelo's, Taco Bell / KFC

***ASKING: \$795,000***



*For more information about  
this opportunity contact:*

***Kevin Pepe***

508.862.9000 Ext. 105  
Mobile: 508.962.5022  
kpepe@comrealty.net

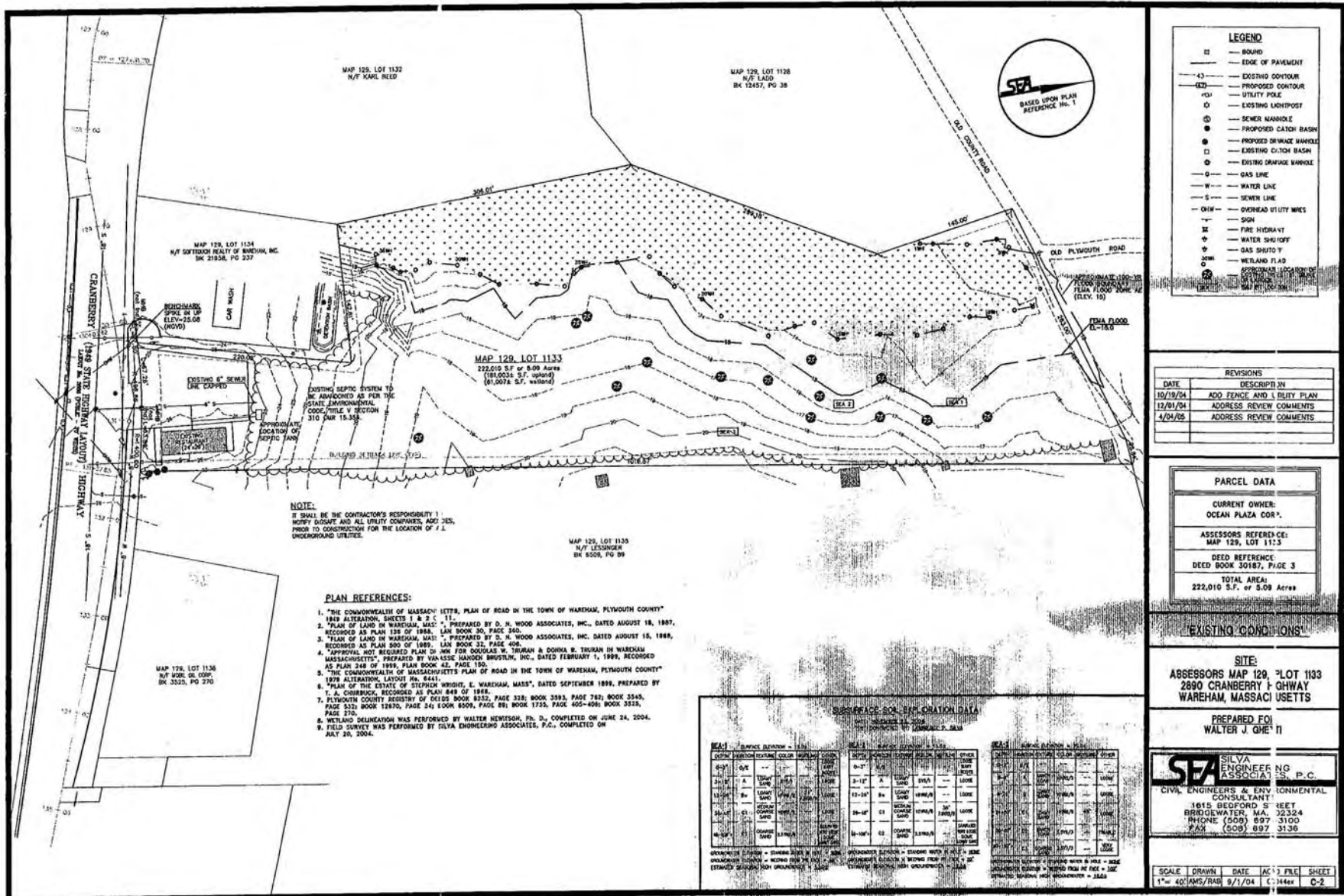
***Commercial Realty Advisors, Inc.***  
*Real Estate Investment Brokerage Company*

222 West Main Street  
Hyannis, MA 02601  
Tel: 508-862-9000  
Fax: 508-862-9200  
www.comrealty.net

# Proposed Retail Development Available for Purchase or Lease

Commercial  
**Realty Advisors**

2890 Cranberry Highway  
Wareham, MA



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies. Brokers represent the Sellers of this project unless otherwise disclosed

---

**Proposed Retail Development  
Available for Purchase or Lease**

Commercial  
**Realty Advisors**

**2890 Cranberry Highway  
Wareham, MA**

---



---

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies. Brokers represent the Sellers of this project unless otherwise disclosed

---

**Proposed Retail Development  
Available for Purchase or Lease**

Commercial  
**Realty Advisors**

**2890 Cranberry Highway  
Wareham, MA**

---

*Rear Building can be Retail / Office / Automotive Repair*



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies. Brokers represent the Sellers of this project unless otherwise disclosed

## 2890 Cranberry Highway, Wareham, MA

PRINCIPAL USE	R130	R60	R43	R30	MR30	WV1	WV2	OV1	OV2	CS	CG	CP	CNF	MAR	INS	IND
<b>Agricultural and Rural Uses</b>																
Agricultural uses upon tracts less than 5 acres	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	N	N
Agricultural uses upon tracts of 5 acres or more		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cider mill, ice house, temporary sawmill less 5 acres	N	N	N	SPZ	SPZ	N	N	N	N	Y	N	N	N	N	N	N
Cider mill, ice house, temporary sawmill more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Horticulture on less than 5 acres	N	SPZ	N	SPZ	SPZ	N	N	N	N	N	Y	SPZ	SPZ	N	N	N
<b>Animal –Related Uses</b>																
Animal kennels less than 5 acres	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	SPZ	SPZ	SPZ	SPZ
Animal kennels more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Riding stable less than 5 acres	SPZ	SPZ	N	SPZ	N	N	N	N	N	Y	N	N	SPZ	N	N	N
Riding stables more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Piggeries, fur farms less than 5 acres	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Piggeries, fur farms more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Veterinary hospital less than 5 acres	N	N	N	SPZ	SPZ	N	N	N	N	Y	SPZ	SPZ	N	N	SPZ	N
Veterinary hospital more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<b>Recreational Uses</b>																
Campgrounds	N	SPZ	N	N	N	SPZ	N	N	N	Y	N	N	N	N	N	N
Golf course or golf club	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	Y	N	N	Y	N	N	N
Non-profit recreation	SPZ	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Health or athletic facility	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y
Tennis Club	SPZ	SPZ	SPZ	SPZ	N	SPZ	SPZ	N	N	Y	Y	Y	Y	N	N	Y
Youth camp	SPZ	N	N	SPZ	N	SPZ	SPZ	N	N	Y	N	N	N	N	N	N
<b>Residential uses</b>																
1- family detached dwelling	Y †	Y †	Y †	Y †	Y †	Y †	Y †	Y †	Y †	Y †	N	N	N	Y †	Y †	N
2- family dwelling	N	N	N	Y*†	Y †	Y †	Y †	Y †	Y †	SPZ	N	N	N	Y †	Y †	N
3 to 4 family dwelling in existing structure	N	N	N	Y*†	SPP	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	Y †	N
3 to 4 family dwelling in new structure	N	N	N	Y*†	SPP	SPZ	N	N	N	SPZ	N	N	N	Y	Y †	N
5 + family dwelling in existing structures	N	N	N	Y*†	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	Y †	N
5 + family dwelling in new structure	N	N	N	Y*†	SPP	SPZ	N	N	N	SPZ	N	SPZ	N	N	Y †	N
Apartments in mixed use building					N					N	Y	Y				N
Manufactured home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	N
Manufactured home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Cluster Development	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	N	N	SPP	SPP	SPP	N
Seasonal conversion	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	SPZ	SPZ	N	N

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies. Brokers represent the Sellers of this project unless otherwise disclosed

## 2890 Cranberry Highway, Wareham, MA

PRINCIPAL USE	R130	R60	R43	R30	MR30	WV1	WV2	OV1	OV2	CS	CG	CP	CNF	MAR	INS	IND
<b>Educational and Institutional Uses</b>																
Municipal use	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
Hospital, hospital connected facility	N	N	N	SPZ	Y	N	N	N	N	Y	N	N	N	N	Y	N
Nursing home, intermediate care center	SPZ	SPZ	SPZ	SPZ	N	Y	SPZ	N	Y	Y	SPZ	SPZ	N	N	Y	SPZ
Day care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Educational use, non-exempt	SPZ	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
Educational use, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Oceanographic and engineering research	N	N	N	N	N	Y	N	N	N	N	Y	Y	N	Y	N	SPZ
Membership club					N					N	N	N				N
Religious use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Other places of assembly	N	N	N	N	N	SPZ	N	SPZ	N	Y	SPZ	SPZ	N	N	N	N
Cemetery	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	SPZ	N	N	N	N	N	N
<b>COMMERCIAL USE</b>																
Banks	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y	N	N	N	Y
Offices	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y
Laboratory / research office											Y	Y				
Retail businesses	N	N	N	N	N	Y	N	Y	N	Y	Y	Y	N	N	N	N
Service establishments not involving manufacture on premise	N	N	N	N	N	Y	N	Y	N	N	Y	Y	N	N	N	Y
Motor vehicle service	Y *	N	N	N	N	Y	N	Y	N	SPZ	SPZ	N	N	N	N	Y
Motor vehicle sales	Y	N	N	N	N	Y	N	Y	N	SPZ	SPZ	SPZ	N	N	N	N
Filling stations for gasoline, diesel fuel, liquid propane	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dry cleaning, drop off / pick up only	N	N	N	N	N	Y	N	Y	N	N	Y	Y	N	N	N	N
Laundromat	N	N	N	N	N	Y	N	Y	N	N	Y	Y	N	N	N	N
Conference Center		N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N
Motel, hotel	N	N	N	N	N	N	N	Y	Y	Y	SPZ	Y	Y	N	N	N
Bed & Breakfast	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N
Guest house	N	N	N	N	N	N	Y	Y	Y	N	Y	N	N	N	N	N
Neighborhood convenience store	SPZ	SPZ	N	SPZ	SPZ	Y	SPZ	Y	N	Y	Y	Y	N	N	N	N
Wholesale business	N	N	N	N	N	Y	N	Y		Y	SPZ	SPZ	N	N	N	Y
Restaurant	N	N	N	N	N	Y	N	Y	N	Y	Y	Y	N	N	N	N
Restaurant, Drive-in											N	N				
Non-food Drive in establishment					N					N	SPZ	SPZ				N
Commercial recreational facilities	N	N	N	N	N	N	N	N	N	Y	N	SPZ	N	N	N	N
Other places of amusement	N	N	N	N	N	SPZ	N	SPZ	N	Y	N	N	N	N	N	N
Adult use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SPZ

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies. Brokers represent the Sellers of this project unless otherwise disclosed

## 2890 Cranberry Highway, Wareham, MA

PRINCIPLE USE	R130	R60	R43	R30	MR30	WV1	WV2	OV1	OV2	CS	CG	CP	CNF	MAR	INS	IND
<b>Marine Uses</b>																
Marinas	N	N	N	N	N	Y	N	Y	N	N	N	N	N	Y	N	Y
Retail sale of marine equipment and supplies (not including fish products or food)	N	N	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	N	Y
<b>Utility</b>																
Public utility	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	N	Y	Y	N	N	N	Y
Public utility structures for public utility use not including repair stations or outside storage of supplies	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	Y	Y	Y	SPZ	SPZ	SPZ	Y
Wireless communication facility, not exceeding 40 feet in height	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Wireless communication facility, exceeding 40 feet in height	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ
<b>Industrial Uses</b>																
Manufacturing of products produced on premises the major portion of which are sold on premises from producer to consumer	N	N	N	N	N	N	N	N	N	SPZ	SPZ	SPZ	N	N	N	Y
Light manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
Manufacturing of marine vessels	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y	N	Y
Industrial (except earth removal)	N	N	N	N	N	N	N	N	N	SPZ	N	N	N	N	N	SPZ
Gravel, loam, sand, stone, or earth removal	N*	SPZ	SPZ	SPZ	SPZ	N	N	N	N	SPZ	N	N	N	N	N	SPZ
Fish processing plants	N	N	N	N	N	N	N	N	N	SPZ	N	N	N	N	N	N
Storage facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Junkyards and salvage yards	N	N	N	N	SPZ	N	N	N	N	SPZ	N	N	N	N	N	N
Hazardous waste facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
Solid waste facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
<b>Transportation Uses</b>																
Aviation field	N	SPZ	N	SPZ	N	N	N	N	N	N	N	N	N	N	N	N
Public service or other passenger station	N	N	N	SPZ	N	N	N	N	N	Y	SPZ	SPZ	N	N	N	Y
Trucking and transportation terminals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SPZ

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies. Brokers represent the Sellers of this project unless otherwise disclosed

## 2890 Cranberry Highway, Wareham, MA

### 340 TABLE OF ACCESSORY USE REGULATIONS:

ACCESSORY USE	R130	R60	R43	R30	MR30	WV1	WV2	OV1	OV2	CS	CG	CP	CNF	MAR	INS	IND
<b>Agricultural and Rural Uses</b>																
Farm stand or Roadside Stand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<b>Recreational Uses</b>																
Food and Beverage services and accessory uses related to permitted recreational activities	N	N	N	N	N	N	Y	N	N	N	Y	Y	Y	N	N	Y
Food and Beverage services and accessory uses related to permitted motels, hotels, and Conference centers	N	N	N	N	N	N	Y	N	N	N	Y	Y	Y	N	N	Y
<b>Residential Uses</b>																
Accessory apartment											Y	N				
Home occupation	SPZ	Y *	N	Y	Y *	Y	Y	Y	Y *	N	SPZ	SPZ	N	N	Y	N
Home Office of profession or trade conducted by a resident of the premise	SPZ *	Y *	Y	Y *	Y *	Y	Y	Y	Y *	N	Y	Y	N	N	N	N
Taking of boarders or lodgers	SPZ	Y	N	Y	Y	Y	Y	Y	Y *	N	N	N	N	N	N	N
<b>Educational and Institutional Uses</b>																
Accessory uses for scientific research, Scientific development, or related production activities	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	Y	Y	SPZ	SPZ	SPZ	SPZ
<b>Commercial Uses</b>																
Outdoor advertising	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
<b>Marine Uses</b>																
Filling Stations for marine vessels	N	N	N	N	N	Y	N	N	N	N	N	N	N	SPZ	N	N
Marine connected used	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y	Y	Y
<b>Utilities</b>																
Direct antenna 5 feet or more in diameter	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ
Direct broadcast antenna under 5 feet in diameter	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SPZ	SPZ	Y	Y	Y
Wireless communications facility enclosed	N	N	N	N	N	Y	Y	Y	Y	Y	SPZ	SPZ	Y	Y	Y	Y
Wireless communications facility attached to existing structure not exceeding 40 feet in height	N	N	N	N	N	Y	Y	Y	Y	Y	SPZ	SPZ	Y	Y	Y	Y