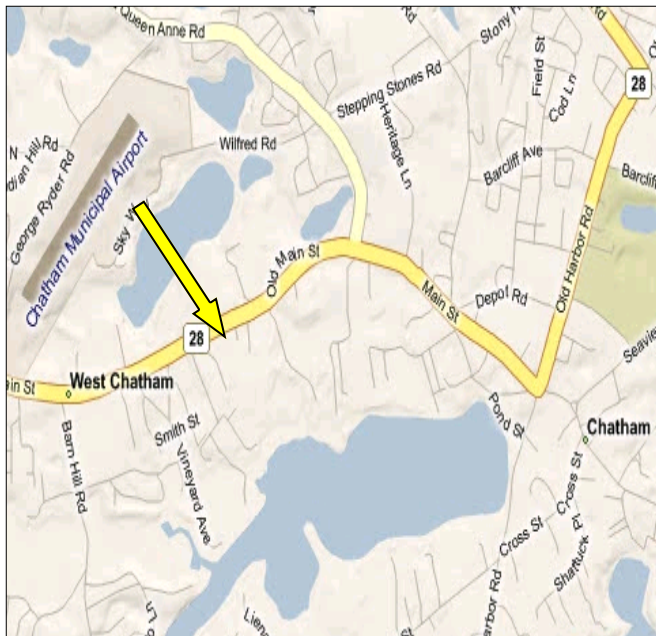


# 4,100 Sq. Ft. Retail Space in “The Cornfields” For Sale

## Unit #1, 1291 Main Street, Route 28, Chatham, MA

### PROPERTY HIGHLIGHTS:

- 4,100± SQ. FT., 2,394 SQ FT (UNIT 1A) CURRENTLY LEASED
- 1,964+/- SQ FT CURRENTLY AVAILABLE FOR LEASE AT \$2,500/MONTH + CAM (\$385/Mo)
- EASY ACCESS TO EXIT 11 (ROUTE 137) MID-CAPE HIGHWAY
- CLOSE TO DOWNTOWN CHATHAM
- VISITORS TO CHATHAM VILLAGE MUST PASS BY LOCATION
- TOWN SEWER, GAS HEAT, REVAMPED LANDSCAPING
- ADA-COMPLIANT RESTROOMS TO BE CONSTRUCTED
- EXCELLENT TRAFFIC COUNTS
- PLAZA HAS MIX OF UPSCALE RETAIL/OFFICE



**Offered at \$695,000**

*For more information about this opportunity please contact*

**Brad Kuhrtz**

[bkuhrtz@comrealty.net](mailto:bkuhrtz@comrealty.net)

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

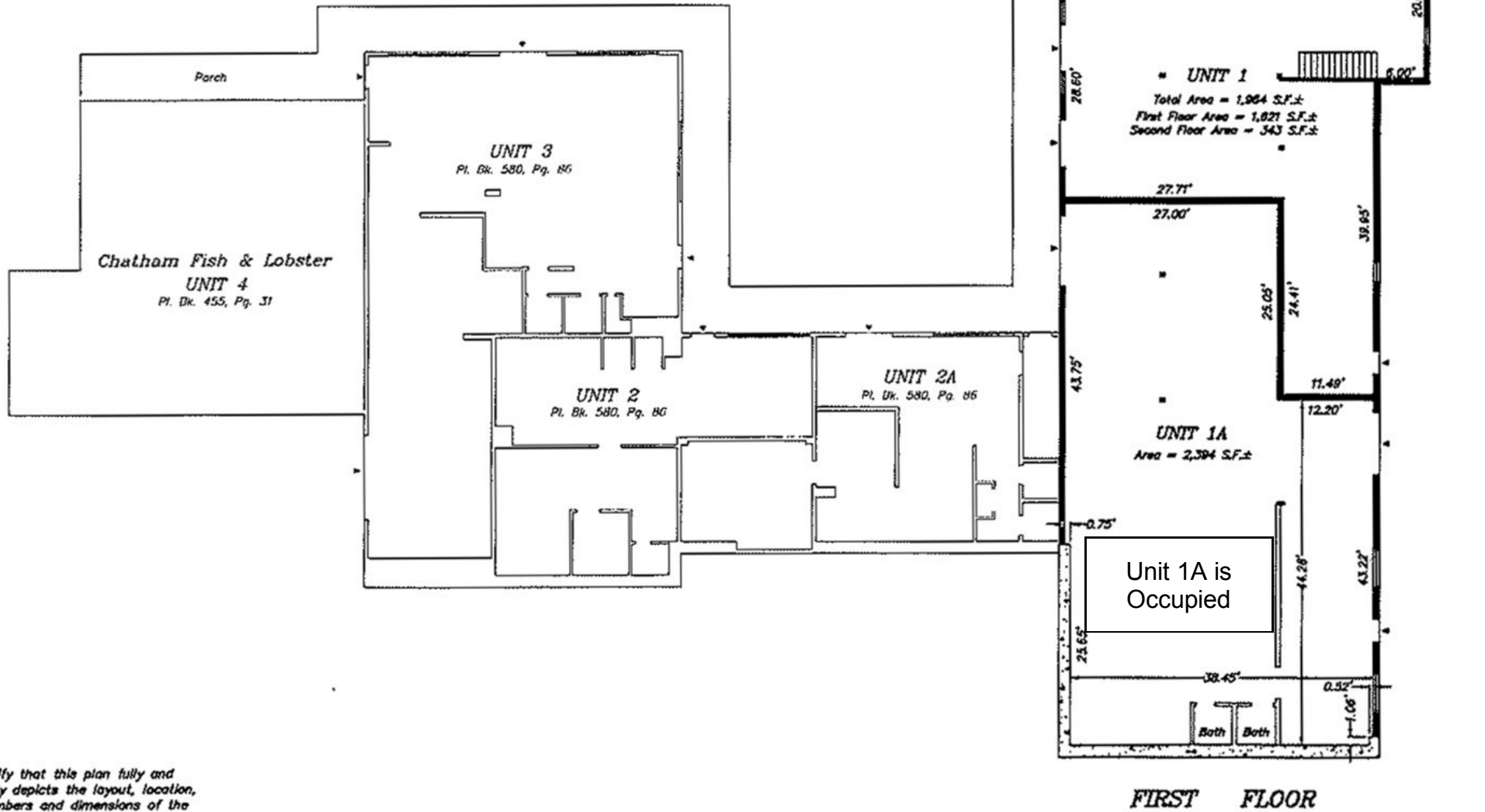
222 West Main Street  
Hyannis, Massachusetts 02601  
Tel: 508-862-9000 ext. 118  
Fax: 508-862-9200

[www.comrealty.net](http://www.comrealty.net)

- otherwise noted.
- △ ... Denotes secondary entrances unless otherwise noted
- Denotes unit demising wall.
- Denotes partition within demised unit.
- Denotes exterior concrete with unfinished interior demising walls unless otherwise noted.
- ... Denotes 6" x 8" wood post
- ... Denotes 6" x 6" wood post

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I certify that this plan fully and accurately depicts the layout, location, unit numbers and dimensions of the units numbered 1 and 1A.