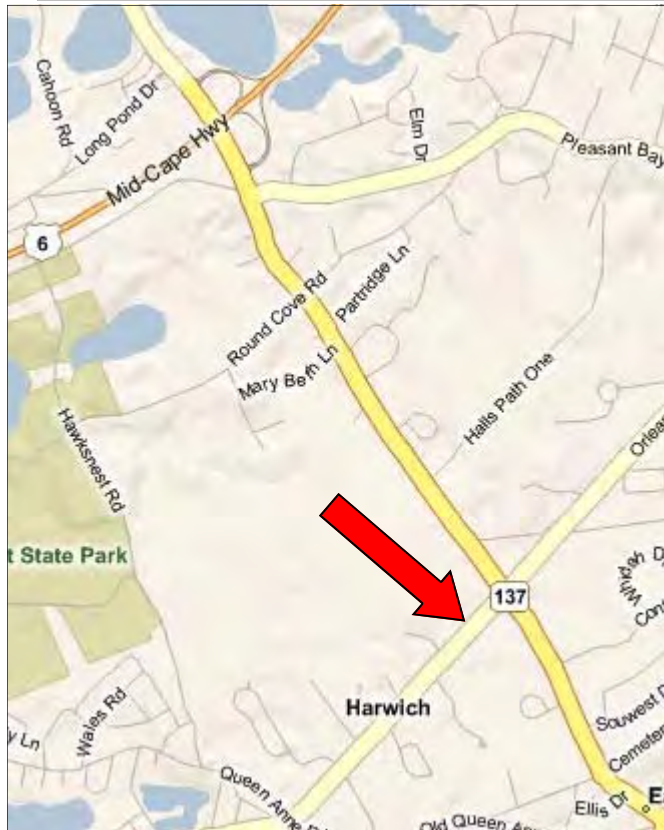


1.8± Acres Retail Site

1404 Orleans Road, Route 39, East Harwich, MA

PROPERTY HIGHLIGHTS:

- 500 YARDS FROM INTERSECTION OF ROUTES 137 & 39
- PROMINENT "4 CORNERS" RETAIL AREA INCLUDING STOP & SHOP, CVS, MOVIE THEATERS, POST OFFICE, TALBOTS
- CONVENIENT ACCESS (APPROX. 1 MILE) TO MID-CAPE HIGHWAY
- PRIMARY FEEDER ROAD TO UPSCALE COMMUNITIES OF HARWICH, CHATHAM & BREWSTER
- TOWN WATER & ELECTRICITY AT ROAD



Asking \$850,000
Land Lease for \$75,000/Year
Build to Suit Available

For more information about this opportunity please contact

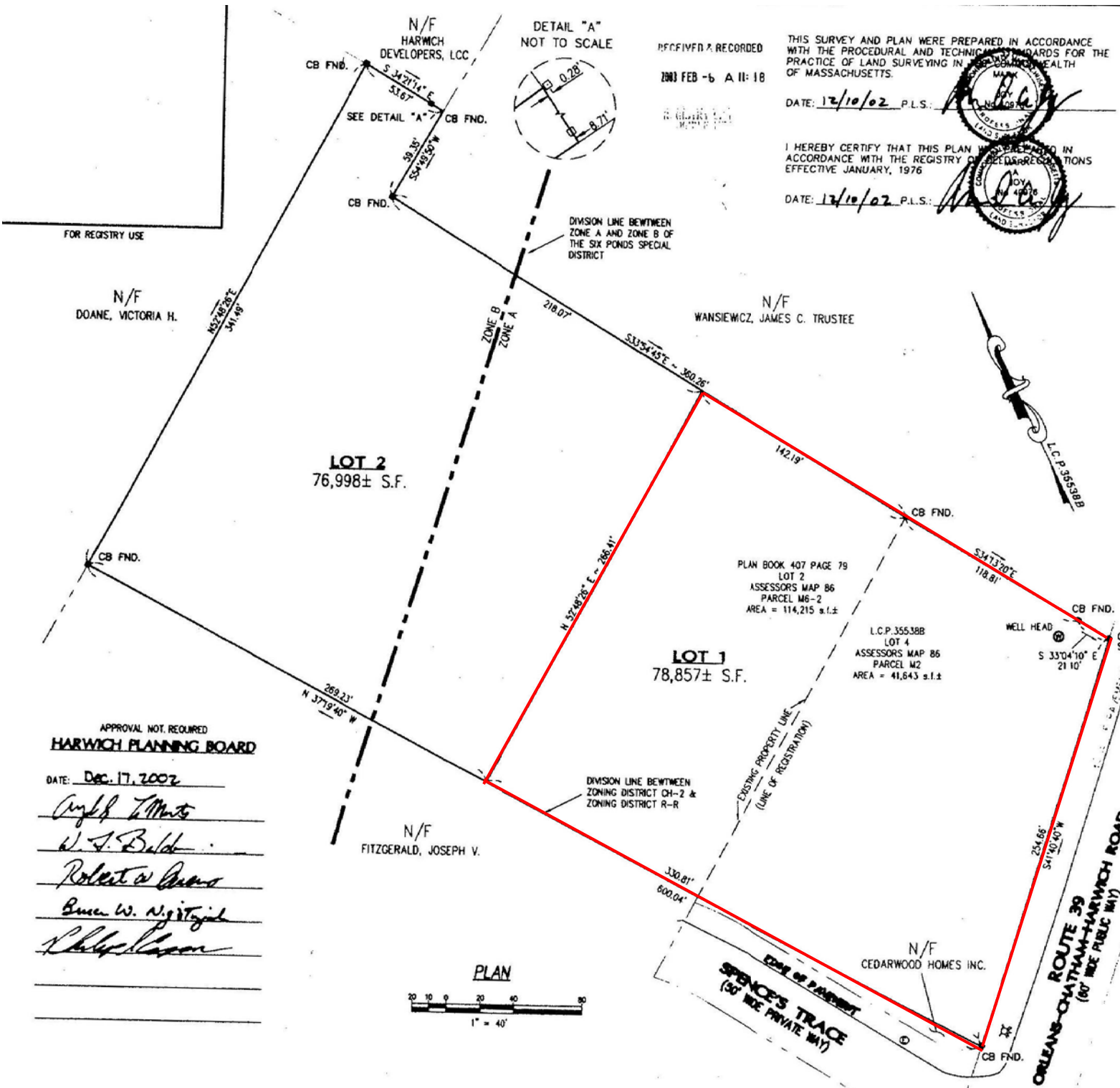
Kevin A. Pepe

Commercial Realty Advisors, Inc.

Commercial Realty Advisors, Inc.
Real Estate Investment Brokerage Company

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

www.comrealty.net



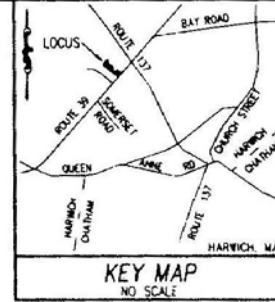
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2003 FEB -6 A 11:18

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 12/10/02 P.L.S.:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE IN ACCORDANCE WITH THE REGISTRY OF DEEDS REGULATIONS EFFECTIVE JANUARY, 1976

DATE: 12/10/02 P.L.S.:



REFERENCES:

ASSESSORS MAP 86 PARCELS M2 & M6-2
PLAN BOOK 407 PAGE 79
L.C.P. 35538-B CH 1159204
ZONING DISTRICT: CH-2
FLOOD ZONE C AS SHOWN ON FIRM COMMUNITY PANEL #750008 0007 C. REVISED DEC 3, 1991

Owner of Record
Cousins Realty LLC

NOTE:
LOT 2 IS NOT TO BE CONSIDERED A BUILDING LOT IN AND OF ITSELF

Plan of Land Prepared for
Tedeschi Realty Corporation
Showing a Redivision of Lot 4, LCP 35538-B and Lot 2, Plan Book 407 Page 79
Located in the Town of
Harwich, Massachusetts
December 9, 2002

