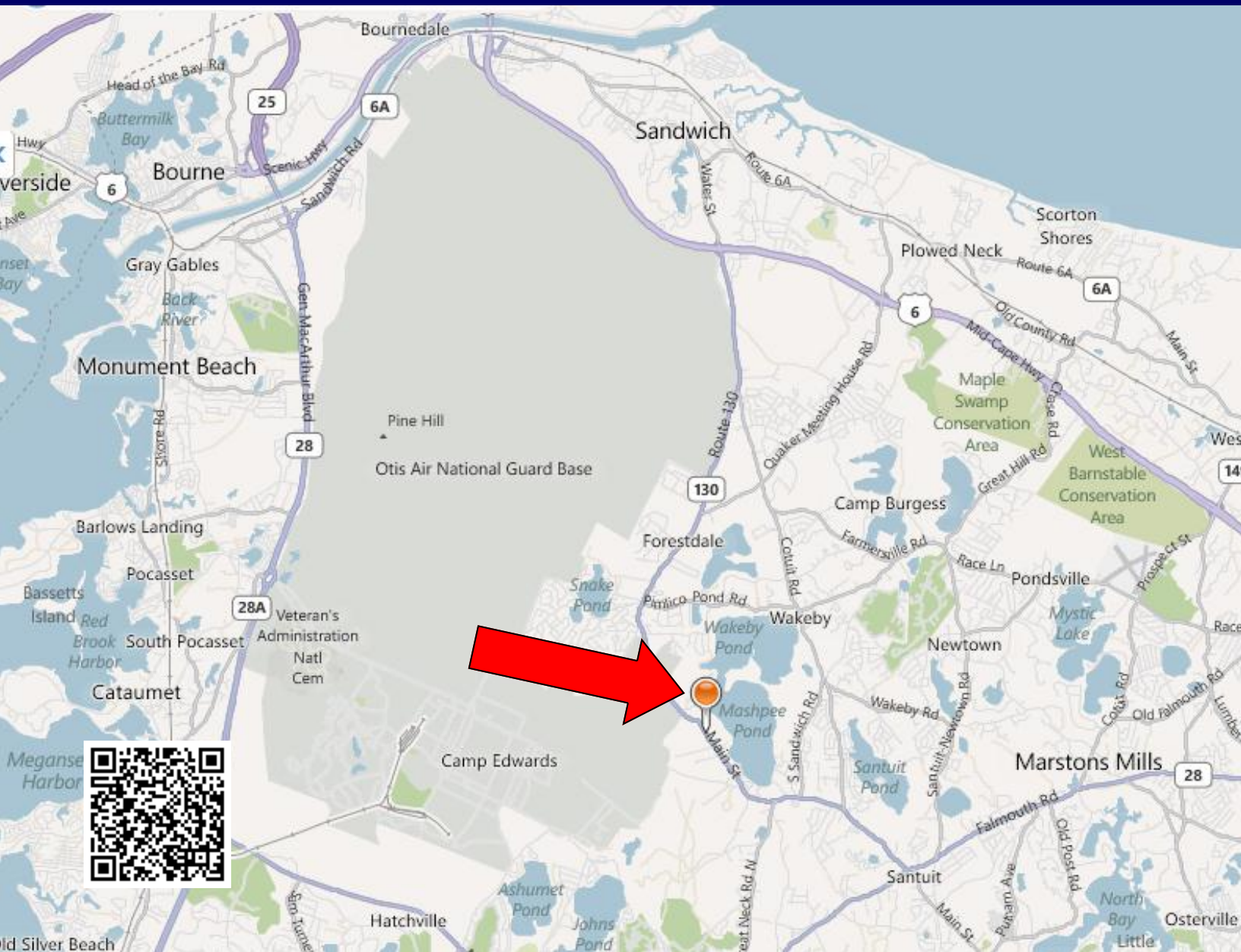




Kevin Pepe
222 West Main Street
Hyannis MA 02601
508-862-9000 (Office) 508-962-5022 (Mobile)
kpepe@comrealty.net
www.comrealty.net

Offering for Sale

48 Acres Industrial/Commercial Land
588 Main Street (Route 130), Mashpee, MA



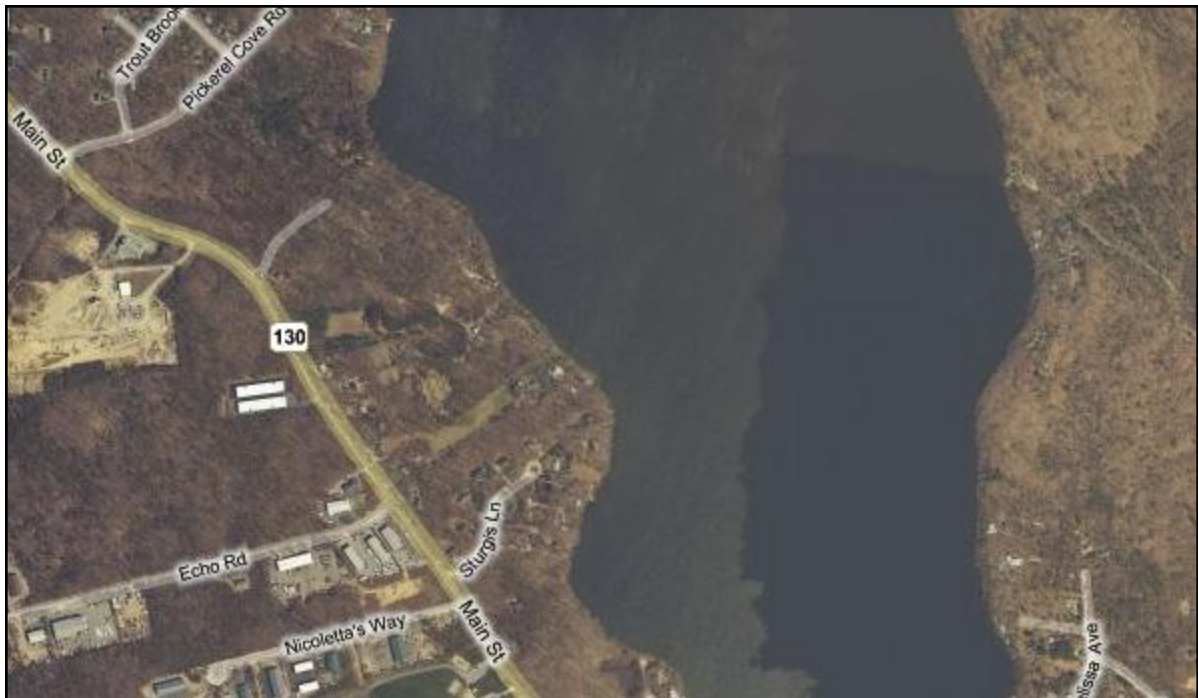
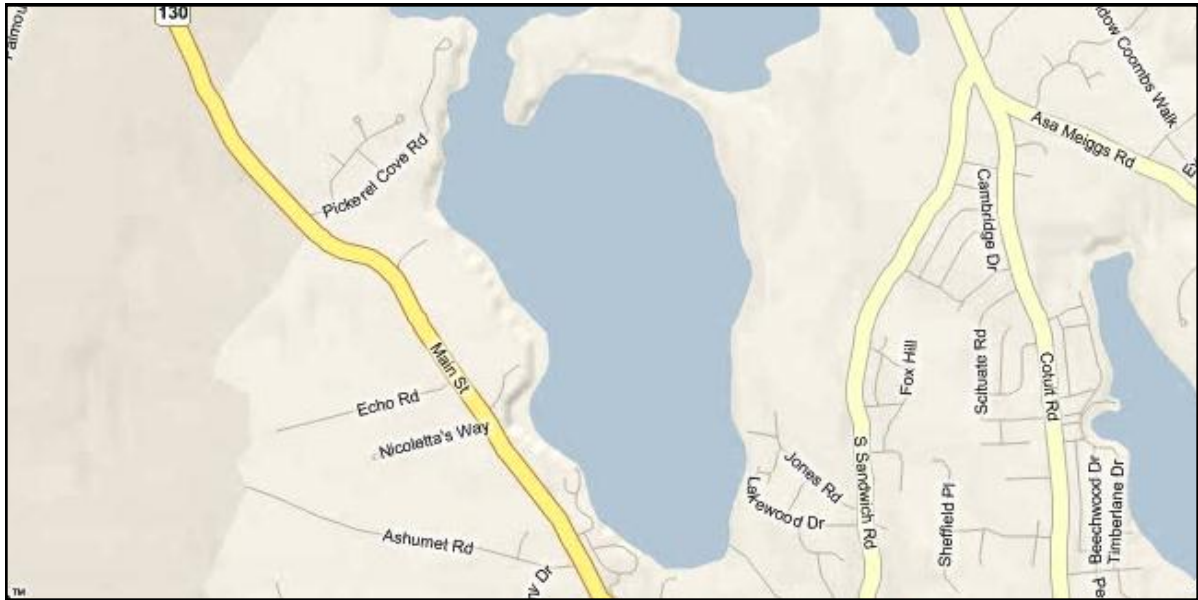
MASHPEE, MASSACHUSETTS

Mashpee is located in the County of Barnstable. The population was 12,946 at the 2000 census. The town has a total area of 27.2 square miles, of which, 23.5 square miles of it is land and 3.8 square miles of it (13.80%) is water. Mashpee is considered to be on the "upper," or western, portion of Cape Cod. It is bound by Sandwich to the north and northwest, Barnstable to the east, Nantucket to the south, and Falmouth to the west. It is approximately sixty-five miles south-southeast of Boston and seventy miles east-southeast of Providence, Rhode Island

Mashpee is an average-sized town compared to the rest of Barnstable County. Like all towns on the Cape, Mashpee's topography is that of sandy soil, small ponds and inlets, surrounded by the pines and oaks indigenous to the area. The town's shoreline is framed by Waquit Bay to the west and Popponesset Bay to the east, both spawning several rivers, brooks and small ponds. The town is also the site of South Cape Beach State Park, along Dead Neck and Waquit Bay, and the Lowell Holly Reservation, comprising the land between Wakeby and Mashpee Ponds.



As of the census of 2000, there were 12,946 people, 5,256 households, and 3,652 families residing in the town. The population density was 551.4 people per square mile. There were 8,325 housing units at an average density of 354.6/sq mi. The median income for a household in the town was \$50,871, and the median income for a family was \$56,702. Males had a median income of \$43,922 versus \$31,416 for females. The per capita income for the town was \$25,215.



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

Commercial Realty Advisors, Inc. specializes in the brokerage of commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business brokerage strategies. It is a commercial and investment real estate brokerage, based in Hyannis, Massachusetts and specializing in middle market transactions. The culture of the firm is that of an investment bank with a premium placed on intellectual vitality, relationship management and knowledge of its geographic markets. A cadre of well-educated and successful business and professional experts partner with clients to achieve objectives in a cost and time effective manner.

Our business is broadly based. Our real estate practice includes development, investment and other commercial sale, lease and management arrangements. Transactions include manufacturing, fabricating, food processing, oil, recycling, restaurant and hospitality, transportation, retailing, mortgage and finance, golf course, marina and other businesses.

For further information about this offering, or to pursue any matter, please do not hesitate to call.

Kevin A. Pepe

Commercial Realty Advisors, Inc.
222 West Main Street Hyannis, MA 02601
Office 508.862.9000 Ext. 105
Mobile 508.962.5022
Fax 508.862.9200
kpepe@comrealty.net