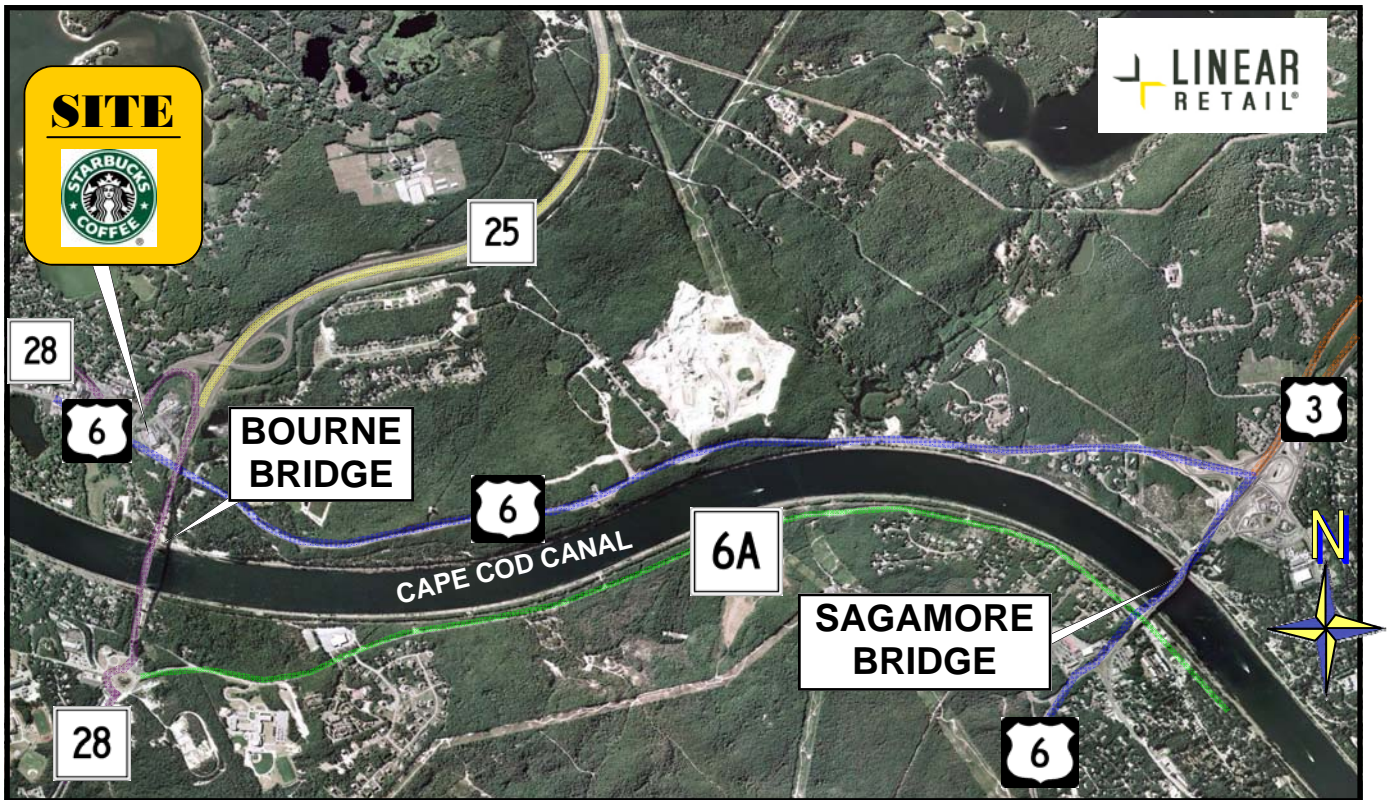


Bourne Bridge Crossing

Bourne, MA

Commercial
Realty Advisors



Description

- Located adjacent to Bourne Bridge on rotary on north side of Cape Cod Canal at intersection of route 6 (scenic highway), route 28, and exit 3/route 25.
- Primary route connecting Cape Cod and route 6 with NY, RI and Western MA.
- Primary access to interstate 495 and interstate 195 via exit 3 on route 25.
- Newly Renovated exterior.
- New primary entrance directly from scenic highway (route 6).



Brad Kuhrtz

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508-360-4523

Contacts:

Ron Standish

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rstandish@comrealty.net
508-523-8691

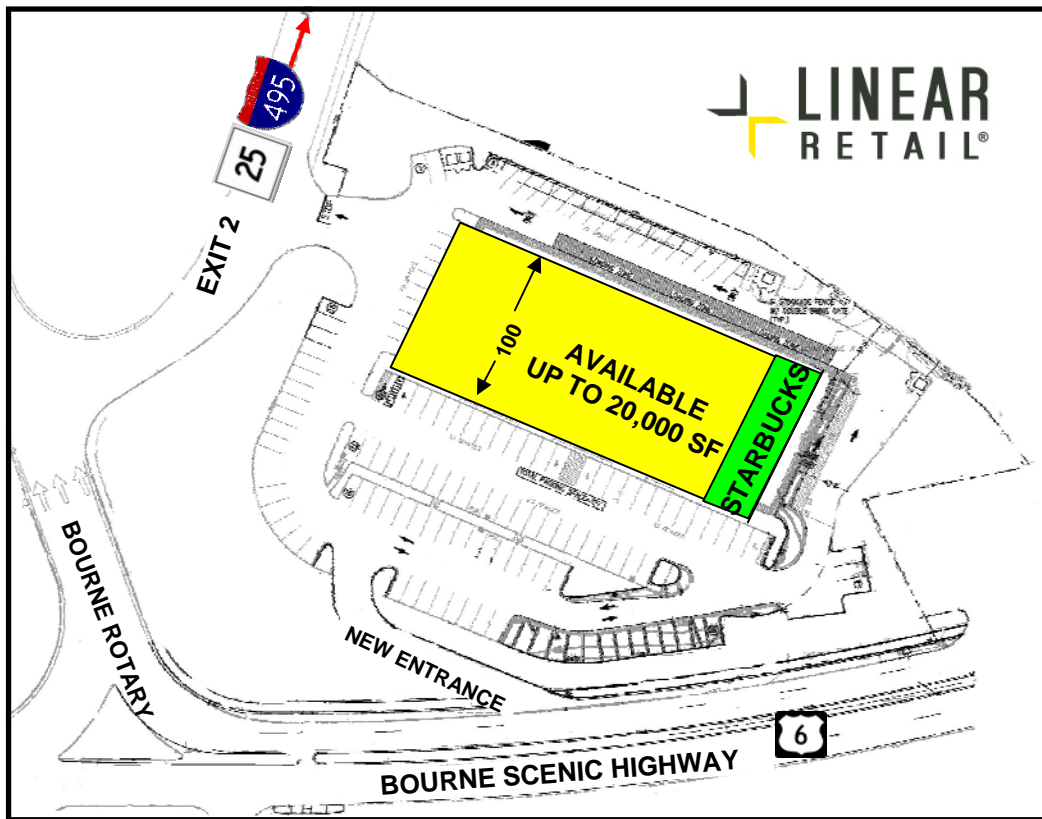
COMMERCIAL REALTY ADVISORS • 222 WEST MAIN STREET • HYANNIS, MA 02601

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Bourne Bridge Crossing

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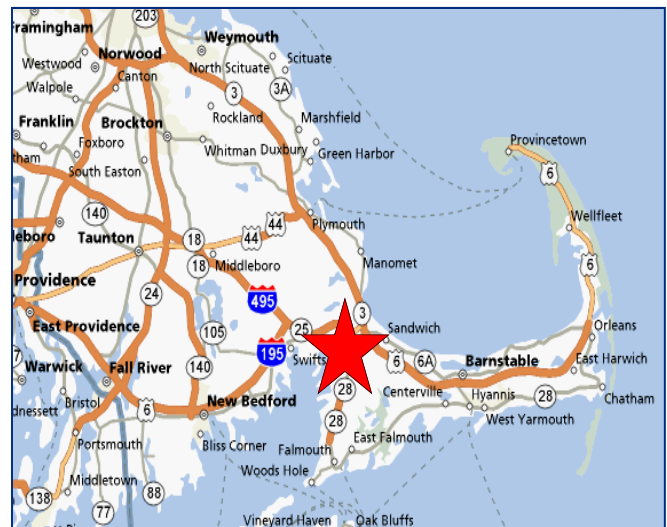


Site Data

| | |
|-------------------------|-----------------|
| Anchor Tenants: | Starbucks |
| Space Available: | Up to 20,000 SF |
| Parking: | 5.4/1,000 SF |
| ADT: | 45,000 |

Demographics

| Radius | Population | Median HH Income |
|--------|------------|------------------|
| 3 Mile | 28,522 | \$49,072 |
| 5 Mile | 68,572 | \$52,136 |



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