

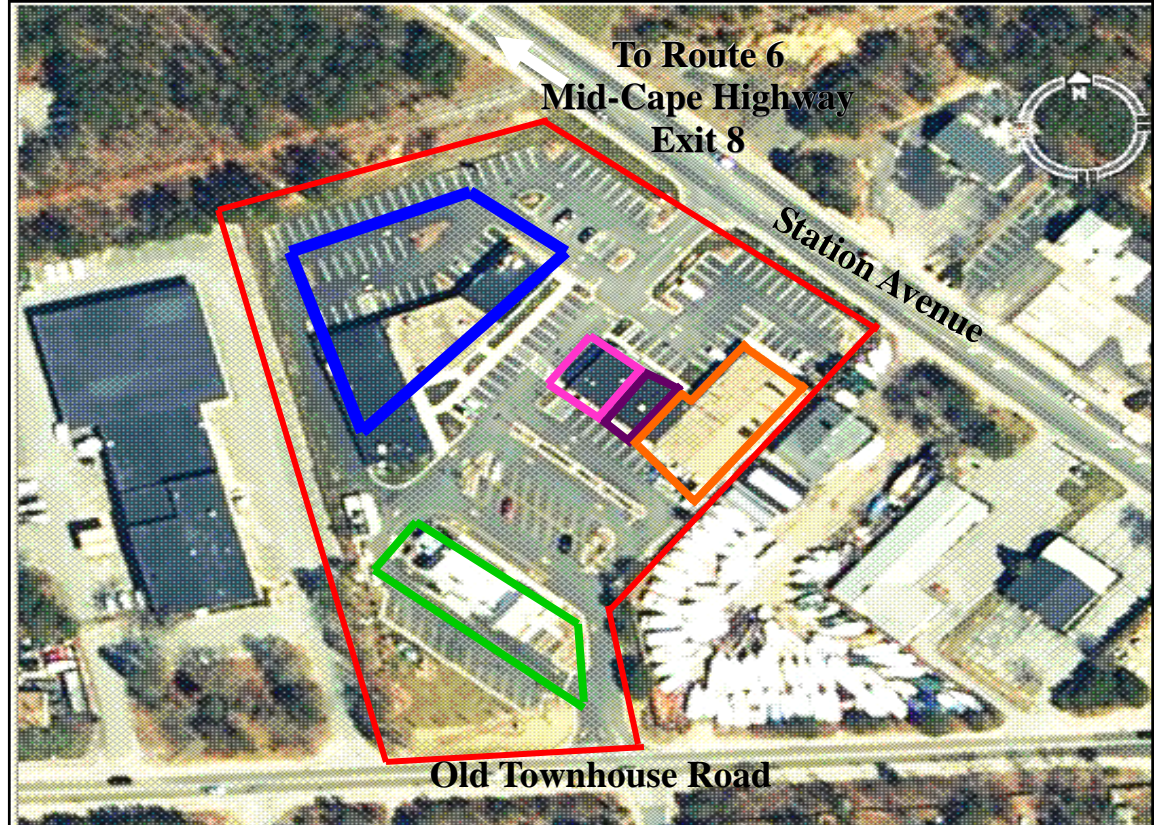
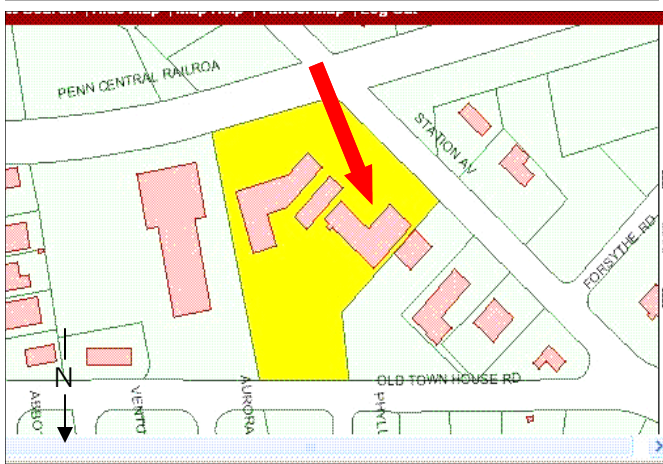
Prime Retail Location

451 Station Avenue, South Yarmouth, MA



PROPERTY HIGHLIGHTS:

- HIGH VISIBILITY LOCATION
- 6,580+/- SQ FT
- NATIONALLY TENANTED PLAZA
- AMPLE PARKING
- NEAR LIGHTED INTERSECTION
- CLOSE PROXIMITY TO EXIT 8 ON THE MID-CAPE HIGHWAY
- CLOSE TO MAJOR SHOPPING CENTERS



Orange Subject Property +/- 6,580 Sq. Ft.

Green Wendy's

Purple Station Ave Convenience

Blue CVS Pharmacy

Pink Sweet Tomatoes Pizzeria

Asking \$18.00 Per Foot N-N-N

For more information about this opportunity please contact

Brad Kuhrtz

Commercial Realty Advisors, Inc.

Commercial Realty Advisors, Inc.

Real Estate Investment Brokerage Company

222 West Main Street

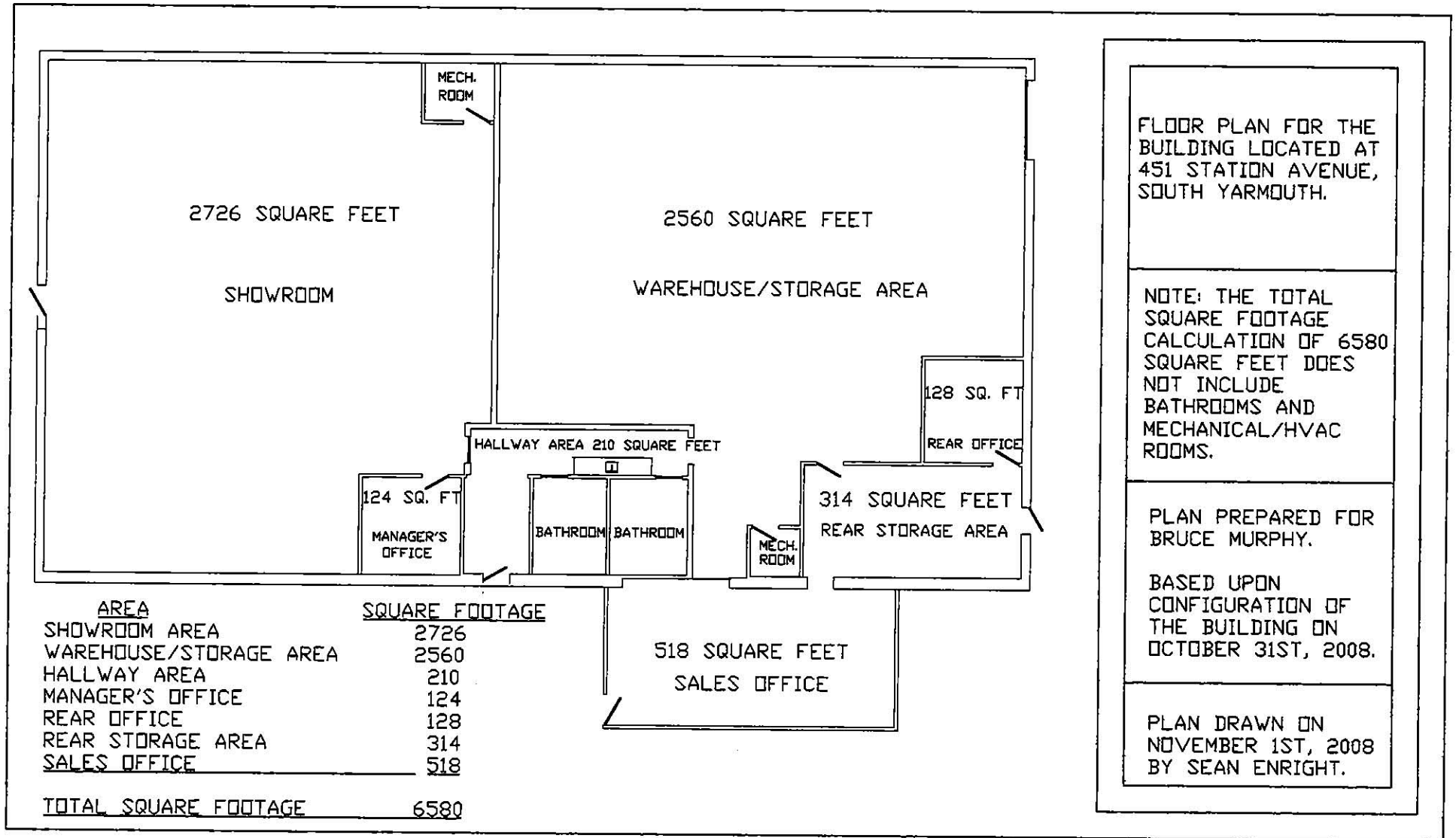
Hyannis, Massachusetts 02601

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451 Station Avenue, South Yarmouth, MA



FLOOR PLAN FOR THE BUILDING LOCATED AT 451 STATION AVENUE, SOUTH YARMOUTH.

NOTE: THE TOTAL SQUARE FOOTAGE CALCULATION OF 6580 SQUARE FEET DOES NOT INCLUDE BATHROOMS AND MECHANICAL/HVAC ROOMS.

PLAN PREPARED FOR BRUCE MURPHY.

BASED UPON CONFIGURATION OF THE BUILDING ON OCTOBER 31ST, 2008.

PLAN DRAWN ON NOVEMBER 1ST, 2008 BY SEAN ENRIGHT.

451 Station Avenue, South Yarmouth, MA



Available Space



Available space seen from Station Avenue



Available space seen from plaza entrance



Available space and adjoining tenant seen from plaza entrance



CVS Pharmacy (Just opened)



Wendy's seen from Old Townhouse Road.
This is the second plaza entrance
(with CVS in the background).

451 Station Avenue, South Yarmouth, MA

