

## Office Space in Main Street Business District 47 Main Street, Orleans, MA

### PROPERTY HIGHLIGHTS:

- 1,200+/- SF OF OFFICE SPACE
- FEATURES 3 PRIVATE OFFICES AND OPEN SPACE
- PARKING AVAILABLE ONSITE AND AT STREET
- WALK TO SHOPS, RESTAURANTS, POST OFFICE AND LIBRARY.
- LOCATED IN THE ORLEANS BUSINESS DISTRICT
- JOIN MANY LONG TERM BUSINESSES SUCH AS THE ORLEANS NATURAL FOOD STORE, LAND HO! RESTAURANT, MAIN STREET BOOKS, THE CHEESE CORNER AND FRIENDS MARKETPLACE

### DEMOGRAPHICS:

- DURING THE PEAK SEASON (JUNE-SEPTEMBER), THE YEAR ROUND POPULATION OF 6,600 +/- GROWS TO 20,000.
- 9,709+/- VEHICLES PASS THIS LOCATION DAILY (2007 STUDY CCC)



**Asking: \$8.75/SF NNN**

**For more information about this opportunity please contact**

**Brad Kuhrtz**

**Commercial Realty Advisors, Inc.**

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