

Yarmouth Shopping Center

Yarmouth, MA

Commercial
Realty Advisors



Description

474 & 484 Station Avenue is a 59,687 square foot shopping center located on Cape Cod in Yarmouth, Massachusetts. The center has full access and is located adjacent to the signalized intersection of Station Avenue and White's Path, 1/4 mile from Exit 8 on Route 6. Station Avenue is the north-south road which connects the two major arteries on Cape Cod, Route 6 and Route 28.

The property is anchored by a 40,000 square foot Stop & Shop Supermarket and has 10,201 SF available (sub-dividable inline to 1,250 SF) and 1,549 SF end cap in the pad building. 474 & 484 Station Avenue offers ample parking (5.0 spaces per 1,000 square feet), excellent visibility along Station Avenue and easy access. The average daily traffic count is approximately 25,000 vehicles. Population within 3 miles of the property is 27,150 with a median household income of approximately \$44,855. These figures exclude a summer population that expands approximately two-fold four months per year.



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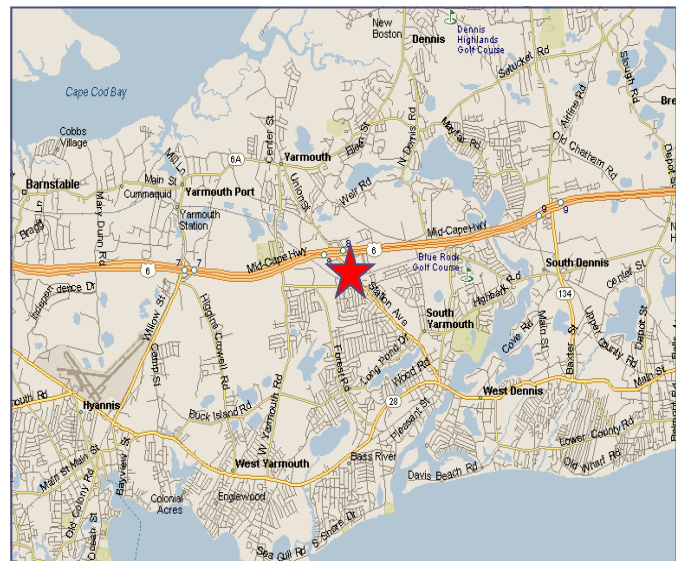


Site Data

- Anchor Tenants:** Stop & Shop Supermarket ,
Yarmouth Wine & Spirits
- Space Available:** 10,201 SF (Divisible Inline to
1,250 SF), 1,549 SF End Cap in
Pad Building
- Parking:** 5.0 per 1,000 SF
- ADT:** 25,000 per day*

Demographics

Radius	Population	Median HH Income
3 Mile	28,019	\$46,847
5 Mile	52,326	\$46,213



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