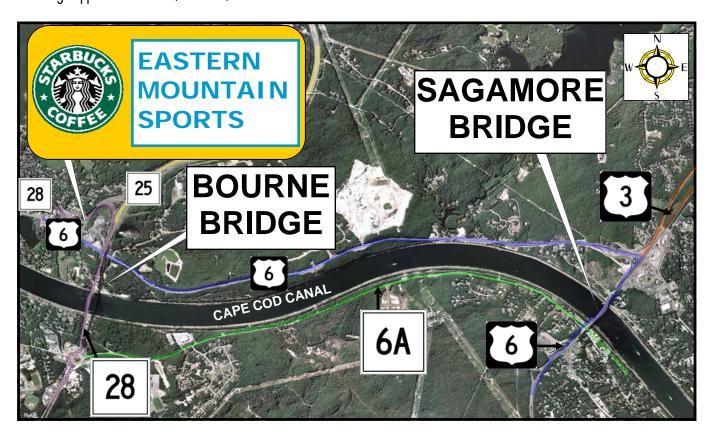
# Bourne Bridge Crossing 2 Bridge Approach Street, Bourne, MA 02532







## Description

- Join Eastern Mountain Sports and Starbucks
- Summer pop-up opportunities
- 50k cars per day in season
- Primary route connecting Cape Cod and Rt 6 with NY, RI, MA (Rt 495 and Western, MA)
- Primary access to interstate 495 and interstate 195 via exit 3 on Rt 25
- Located adjacent to Bourne Bridge on rotary on north side of Cape Cod Canal at intersection of Rt 6 (scenic highway), Rt 28 and exit 3/Rt 25
- Primary entrance to center directly from scenic highway (Rt 6)



For More Information, Please Contact:

#### **Brad Kuhrtz**

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COMMERCIAL REALTY ADVISORS

222 WEST MAIN STREET

HYANNIS, MA 02601

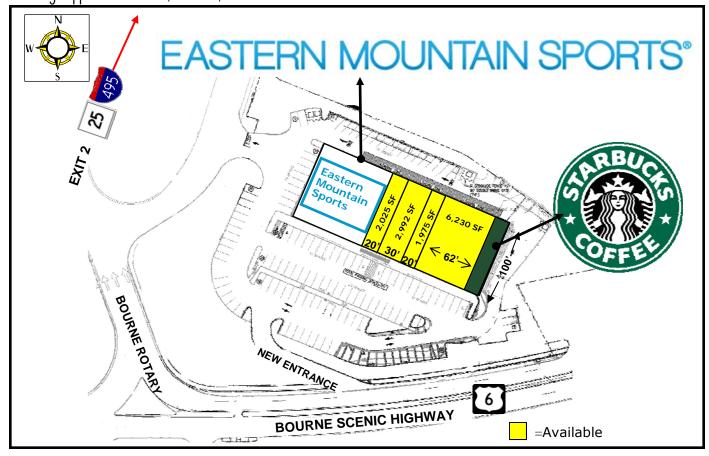
Tel: 508.862.9000

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### Site Data

Anchor Tenants: Starbucks, Eastern Mountain

Sports

 Space Available:
 Up to 6,992 SF

 Parking:
 5.4/1,000 SF

 ADT:
 50,000\*

## Demographics

Radius	Population	Average HH Income
3 Mile	28,522	\$66,962*
5 Mile	68,572	\$76,364*

Westwood Westwood Worth Scituate Scituate

Walpole Santon South Easton

Franklin Brockton Rockland Marshfield

Franklin Brockton South Easton

Wellfleet

Warwick Fall River

West Yarmouth

West Yarmouth

West Yarmouth

Woods Hole

West Yarmouth

Woods Hole

Wineyard-Haven Oak Bluffs

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