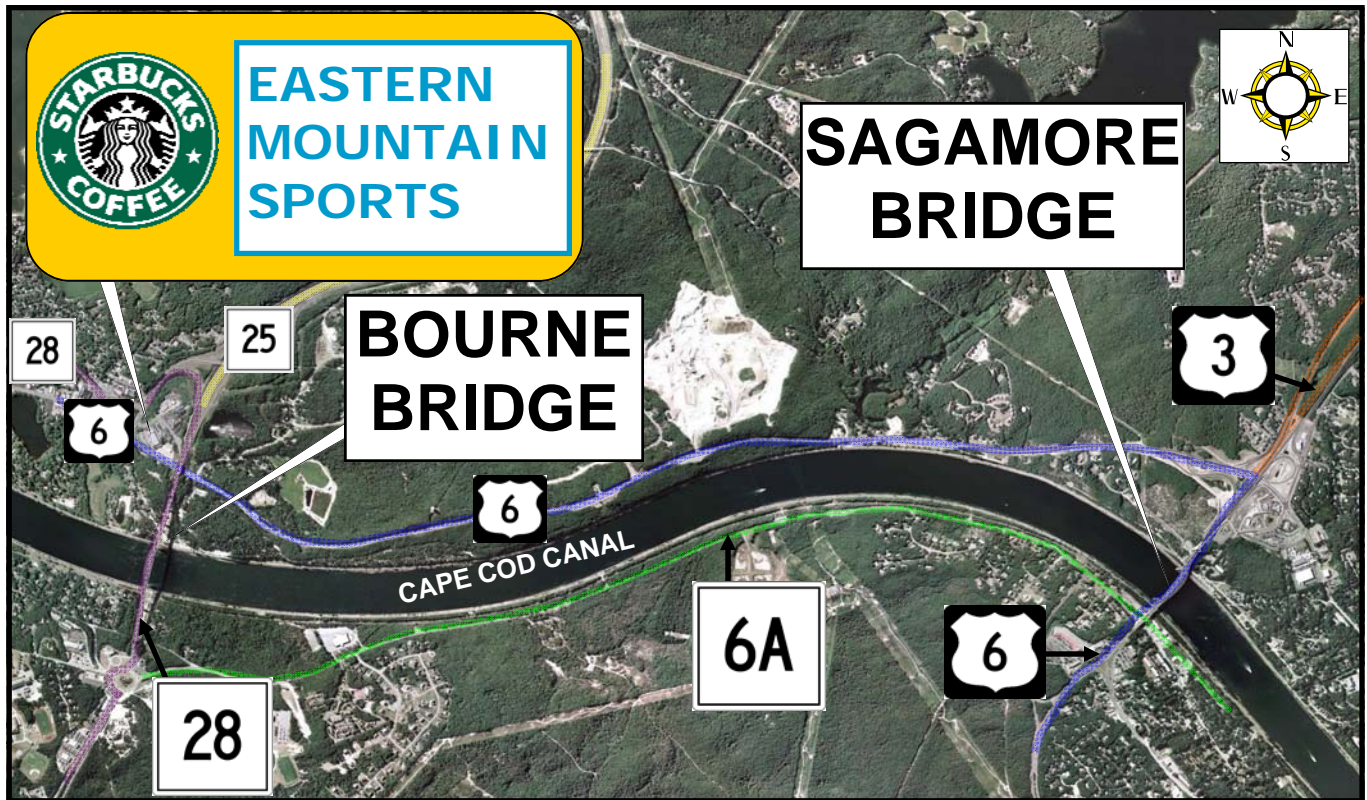


Bourne Bridge Crossing

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

Leasing Broker
kuhrtz@comrealty.net
508-360-4523

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

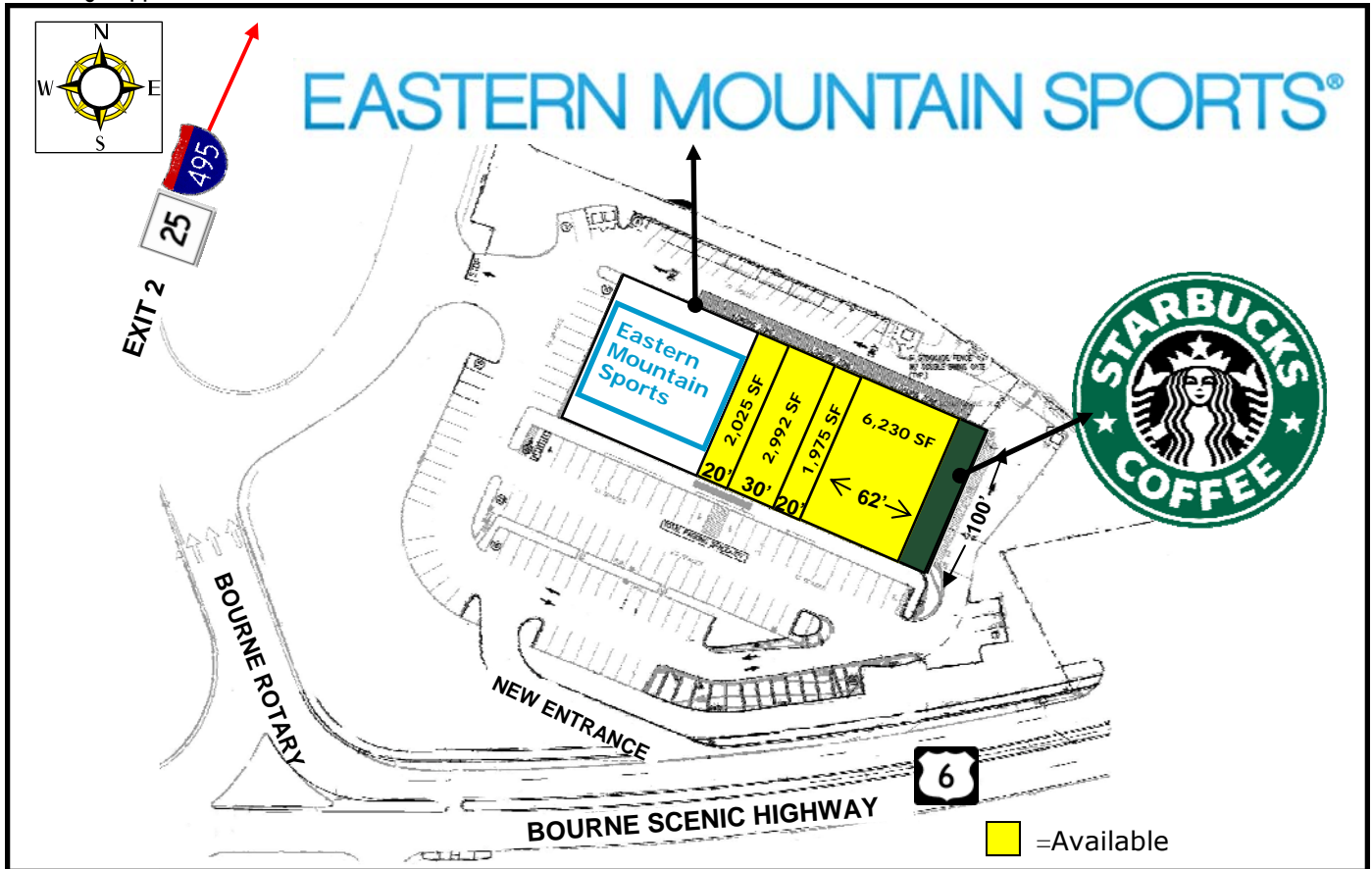
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Bourne Bridge Crossing

2 Bridge Approach Street, Bourne, MA 02532



Commercial
Realty Advisors



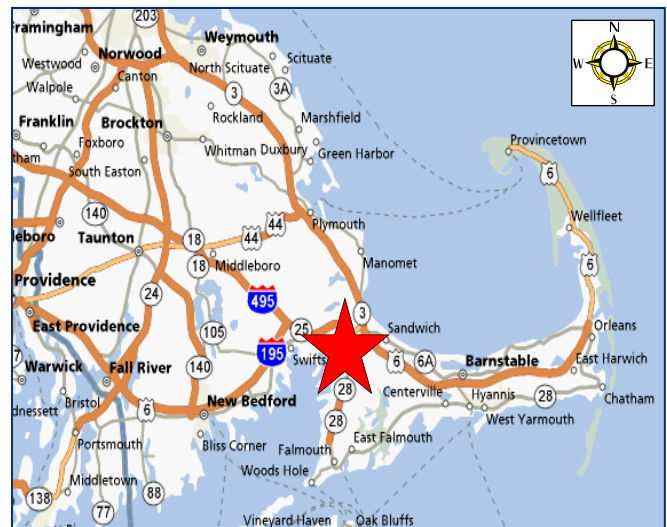
Site Data

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*

* Seasonal



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