


RETAIL/OFFICE SPACE IN SOUTH ORLEANS STRIP CENTER FOR LEASE

401 SOUTH ORLEANS ROAD, ORLEANS, MA

(Scan here with your smart phone
for a downloadable information
sheet) 



- **Highly Visible Location**
- **Anchored by National Brand Gas Station**
- **US Post Office, South Orleans (No daily delivery in village)**
- **Average Daily Traffic Counts: 12,600 (MHD)**
- **No Competition in 3.5-4 Miles**



- 10 Units (7 available for lease 340Sq Ft - 1,1415 Sq Ft)
- Larger unit can be sub-divided into two units
- Leases are "Modified Gross": Rent + utilities
- Monthly negotiable based on size, location and participation in build-out.
- Accessible to Route 137 and Route 6 (Mid-Cape Highway)

For more information about this opportunity contact:

Bill MacKenzie, Ext. 111 or

Brad Kuhrtz, Ext. 118

508.862.9000

bmackenzie@comrealty.net or bkuhrtz@comrealty.net

Commercial
Realty Advisors
www.comrealty.net

Commercial Realty Advisors, Inc.

Real Estate Investment Brokerage Company

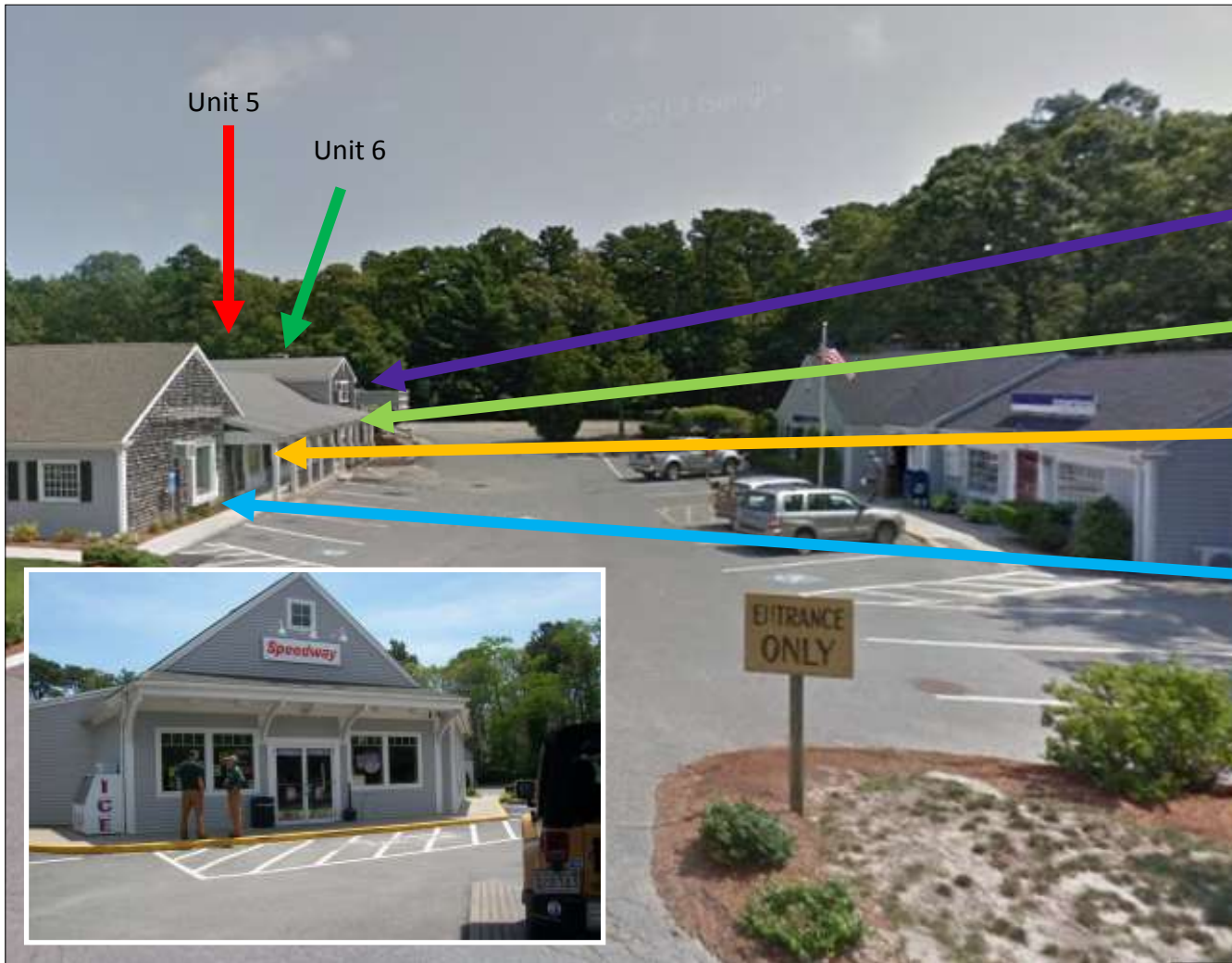
222 West Main Street

Hyannis, Massachusetts 02601

Tel: 508.862.9000

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies.



Unit 6: Occupied

Unit 5: 565+/- Sq Ft. Three office areas, front & back doors, fresh paint, bathroom

Unit 4: 340+/- Sq Ft. Two small office spaces, new carpeting, fresh paint, bathroom

Unit 3: 595+/- Sq Ft. Currently storage for store. Available Fall 2014

Unit 2: 565+/- Sq Ft. Can be combined w/Unit 1 or separate. Fresh paint & updated bathroom.

Unit 1: 850+/- Sq Ft. One of the largest units, retail/ office, fresh paint ,updated bathroom.

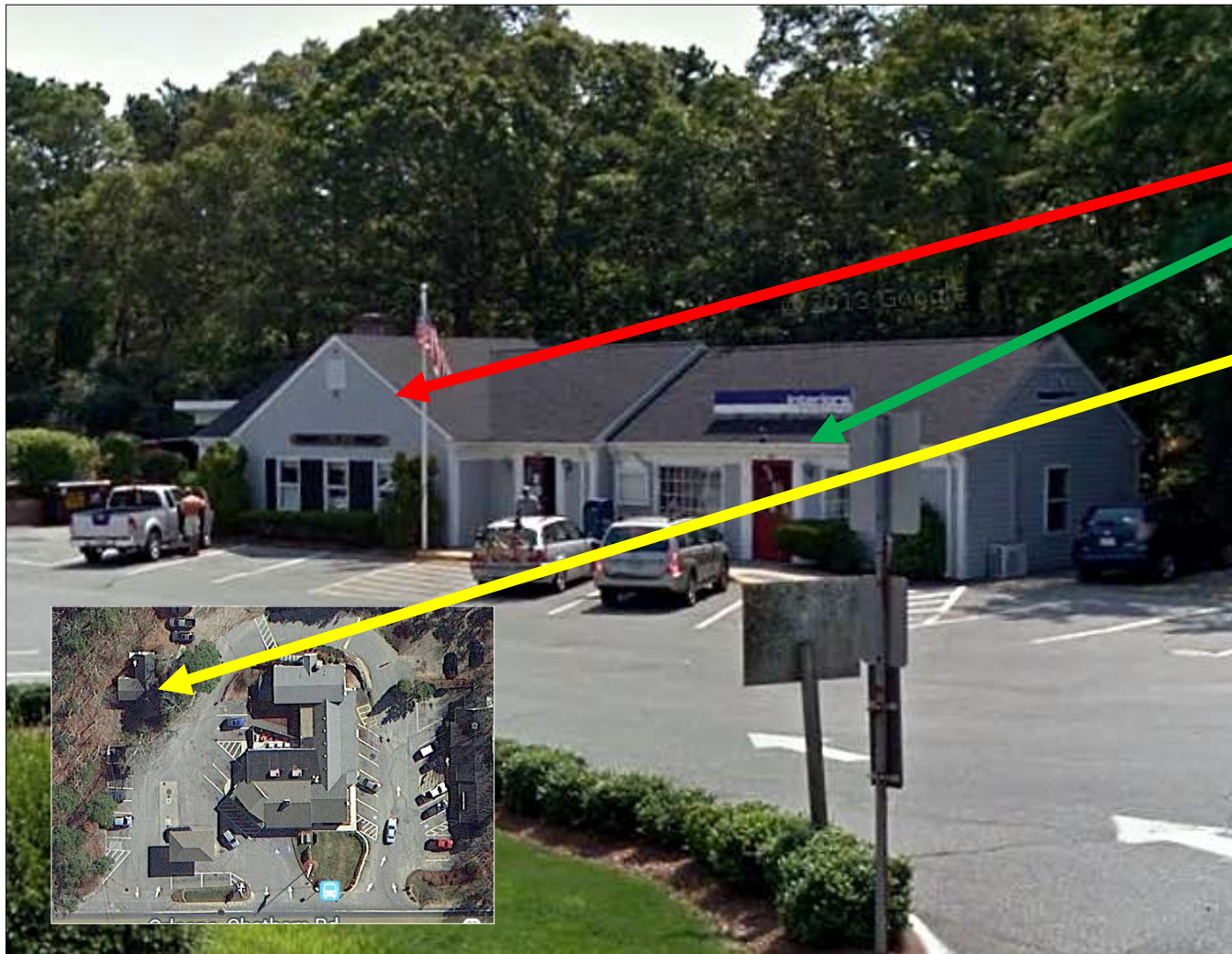


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Post Office (Leased)

Unit 8: 670+/- Sq Ft. Good size retail/office space next to USPO. Wall unit A/C, fresh paint, rug cleaned

Unit 10: 890+/- Sq Ft. Free standing building, retail/office, (2) separate pkg. spaces, available April 1st, 2014



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