

# Bourne Bridge Crossing

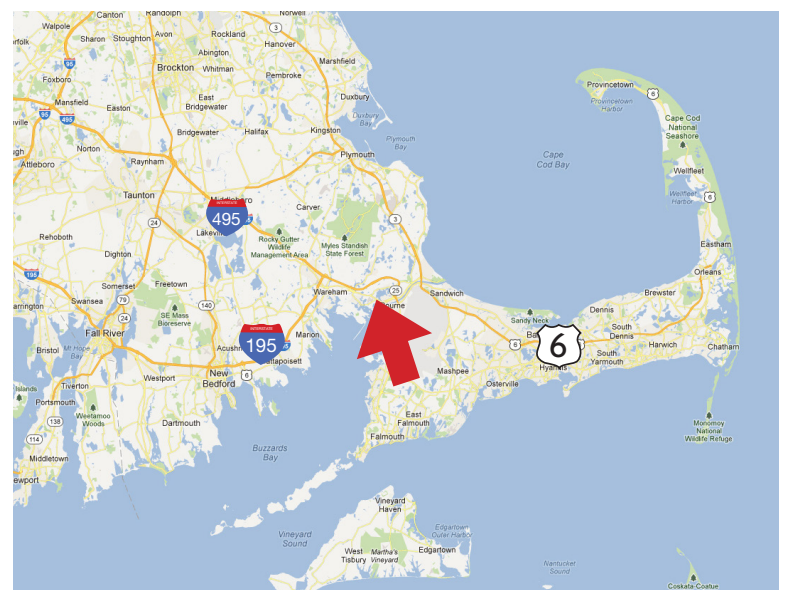
2 Bridge Approach Street, Bourne, MA 02532

Space for Lease - Available for Immediate Occupancy



## DESCRIPTION

- 1,967 SF - 4,103 SF +/- available
- Opportunity to join national retailers, PetSmart and Starbucks who drive both daily needs and destination consumers
- 50k cars pass site per day at peak and 35k pass off peak
- Primary route connecting Cape Cod and Rte. 6 (only highway on the Cape) with NY, RI, MA (Rte. 495 to Western MA)
- Located at the gateway to Cape Cod and adjacent to the Bourne Bridge at rotary on north side of Cape Cod Canal at intersection of Rte. 6 (scenic highway), Rte. 28 and exit 3/Rte.
- New primary entrance to center directly from scenic highway (Rte. 6)



## FOR MORE INFORMATION

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**Summit Realty Partners**



# Bourne Bridge Crossing, Bourne, MA



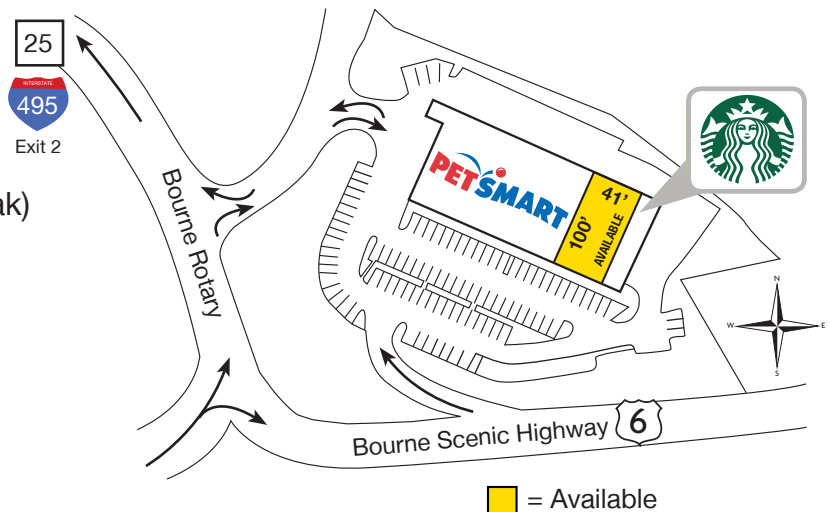
## SITE DATA

- Anchor Tenants:** Starbucks, PetSmart
- Space Available:** 1,967 SF - 4,103 SF +/-
- Parking:** 5.4/1,000 SF
- ADT:** 35,000 vehicles per day (off peak)  
50,000 vehicles per day\*

## DEMOGRAPHICS

Radius	Residential Population	Average HH Income
3 mile	22,347*	\$78,564
5 mile	58,439*	\$87,429

\*seasonal estimate



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