

1019 IYANNOUGH ROAD - ROUTE 132

HYANNIS, MASSACHUSETTS

**PREMIER LOCATION 3,000-29,644SF AVAILABLE
ON TWO LEVELS FOR RETAIL, RESTAURANT,
MEDICAL, OFFICE, SERVICES**



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SIZE | LAND AREA: 1.24 ACRES
BUILDING AREA: 29,644 SF

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FACTS

- Located less than two miles from Route 6 at Exit 6.
- Prime location in the Hyannis Market on Route 132 / Iyannough Road across from Whole Foods, Kohl's and Home Depot
- Site can be redeveloped, renovated, or leased as-is
- 29,644 SF two-story building, each level is 14,822 SF
- Second level office space with elevator access
- Traffic counts exceeding 28,500 ADT
- Trade area population exceeds 500,000 people in season
- More than 5 million people visit the area annually
- Public water and sewer

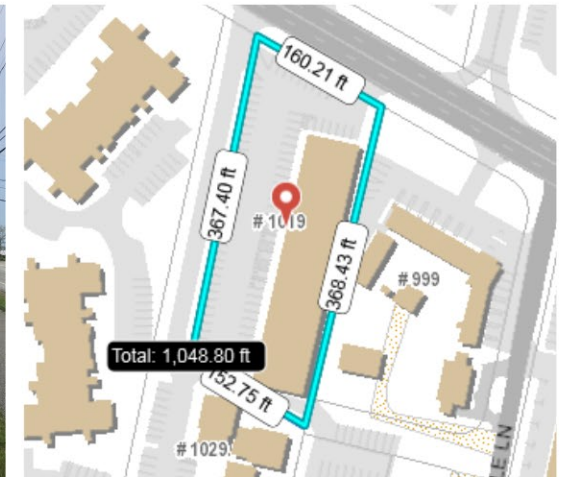
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	26,321	46,492	103,409
Households	11,817	20,944	46,151
Med HH Income	\$59,394	\$63,479	\$70,090

3,000 SF PRIME RETAIL NOW AVAILABLE



DIRECTLY ACROSS ROUTE 132



NEARBY RETAILERS

Whole Foods Market, Kohl's, Home Depot, HomeGoods, TJ Maxx, Home Goods, Barnes & Noble, Michaels, Ethan Allen, Cape Cod Mall, Pier One, Shaw's, Bed Bath & Beyond and The Cape Cod Mall

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AERIAL



CAPE COD COMMUNITY COLLEGE

41,600 ADT

FESTIVAL AT HYANNIS
shaws
HomeGoods
DOLLAR TREE
PET SMART
Pier 1 Imports
DSW
United Parcel Service
Vitamin Shoppe
Aspen Dental
FLENS CRAFTERS
hair cuttery
SALLY
Rent A Center

CAPE COD HOSPITAL
PLANNED EXPANSION

BJ'S WHOLESALE CLUB

SOUTHWIND PLAZA
OLD NAVY
HOME DEPOT
ACMOORE
KOHLS
BED BATH & BEYOND
ACMOORE

INDEPENDENCE PARK
INDUSTRIAL / OFFICE

SITE
1019 IYANNOUGH ROAD
HYANNIS



29,700 ADT

SITE
1019 IYANNOUGH ROAD
HYANNIS

28,500 ADT

WHOLE FOODS
ETHAN ALLEN

CAPETOWN PLAZA
Kmart
Cardi's
OLD NAVY
ULTA
Panera

BARNSTABLE MUNICIPAL AIRPORT

CVS

BARNSTABLE

BARNSTABLE HIGH SCHOOL

CAPE COD MALL
Marshall's
GAP
Sears
macy's
BARNES & NOBLE
REGAL CINEMAS
BESTBUY
CHIPOTLE
CVS
Talbots
SHOE DEPT.
NOT YOUR AVERAGE SHOES
FIVE GUYS
BURGERS AND FRIES
GNC
GameStop
GAP
J.CREW
2 go
OLYMPIA
VICTORIA'S SECRET

WORLD MARKET

CHRISTMAS TREE SHOPS
JO ANN
TRADER JOE'S

25,100 ADT

STAPLES
TJ-MAXX
Ocean State
JOB LOT
RITEAID

18,800 ADT

14,500 ADT

HYANNIS TO FERRY ISLANDS

RESORT AND CONFERENCE CENTER AT HYANNIS

YARMOUTH