

1.76 ACRE DEVELOPMENT SITE OPPORTUNITY

172 Route 137 • Harwich, MA 02645



Highlights:

- Great daily needs corridor with strong year-round sales that increase dramatically in the 16 week Summer season
- Close to an extremely successful Super Stop & Shop
- Area draws heavily from Harwich, Brewster, and Chatham
- Easy access off Route 6
- Recent enhancements to Routes 137 & 39 provide superior access and traffic flow to trade area
- Town is studying more liberal zoning to allow for mixed use development
- Ideal for Restaurant, Retail, Pet Supplies, Bank, Medical and Office

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Trade Area:

	1 - MILE	2 - MILE	3 - MILE
Total Population	13,750	26,731	39,835
Total Households	6,258	12,511	18,893
Med. HH Income	\$58,380	\$57,963	\$56,244
Owner Occ. Housing	5,170	10,074	14,725
Renter Occ. Housing	1,088	2,437	4,168
Total Businesses	986	2,642	4,031
Total Employees	3,974	11,882	18,971

Property Profile:

Total Land Area:	3.28 Acres
Lot 2 (Under Contract):	1.52 Acres - Zone A
Lot 3:	1.76 Acres - Zone B
Zoning:	Commercial - Six Ponds District
Traffic Count:	Route 137: 13,413 ADT Route 6: 26,400 ADT

For More Information Contact:

Walter Steinkrauss

617-845-5002

wsteinkrauss@paramountpartners.com

Matt Giokas

617-845-5003

mgiokas@paramountpartners.com

www.paramountpartners.com

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