

# Mashpee, MA

650 Falmouth Road  
Mashpee, MA 02649



## South Cape Village

**442 - 3,974 SF AVAILABLE FOR LEASE**

South Cape Village is a village style shopping center anchored by Roche Brothers Supermarket, HomeGoods, and Marshalls in Mashpee, Massachusetts. Mashpee has become a well known shopping destination for all of Cape Cod. South Cape Village is conveniently located at the rotary where Route 28 and Route 151 converge. The center is accessible from two signalized intersections and has average daily traffic counts of over 19,600 vehicles a day.



### KEY TENANTS



**GROSS LEASABLE AREA**  
141,251 SF



**PROPERTY STATUS**  
442 - 3,974 SF AVAILABLE



**AVERAGE DAILY TRAFFIC**  
Falmouth Road: 19,640 ADT

 **STOP&SHOP**  
 **AUBUCHON**  
HARDWARE  
 **CVS**  
pharmacy®  
Great Clips®

**MASHPEE COMMONS**  
**STARBUCKS™**  
WILLIAMS-SONOMA  
TALBOTS  
**L.L.Bean**  
POTTERY BARN  
 vineyard vines®  
martha's vineyard

| DEMOGRAPHICS                                                                                              | 3 Miles   | 5 Miles   | 10 Miles  |
|-----------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
|  Total Population      | 17,369    | 37,375    | 108,317   |
|  Avg. Household Income | \$122,848 | \$127,894 | \$131,607 |
|  Daytime Population    | 14,885    | 28,667    | 92,449    |

**SOUTH CAPE VILLAGE**  
 **Roche Bros.**  
*Your family deserves the best.*  
 **HomeGoods®**  
 **Marshalls®**  
 **CHIPOTLE**  
 **THE ROCK**  
WOOD FIRED PIZZA  
 **Walgreens**

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Not to scale. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



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