



For Lease 382-384 Barnstable Road, Hyannis

New Construction -Free Standing Building in Shopping Center



AMG

Brand new retail space, to be built, in busy shopping center, opening up in to an oversized parking lot. This retail site is located just east of the Airport Rotary, across from Staples, on the outskirts of a shopping plaza with several hundred parking spaces.

Businesses within a 1,000 yd radius include TJMaxx, Job Lot, Staples, Starbucks, Walgreens, Work 'N Gear, Golf Fore Us, Laundry center, hair salon.

Layout provided by Landlord: Vanilla box delivery with ADA bathroom(s) to code. All required improvements to be at tenant's expense. Municipal sewer and water.

For Lease- \$36 per sq. ft. NNN

NNN (taxes & CAM) is estimated to be \$3.50 per sq. ft.

Exclusively Listed by Ali Maloney- AMG Realty

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AMG Realty - New Free-Standing Retail For Lease



Left -
Curb cuts and
plaza signage on
Barnstable Road
and Route 28
(Iyannough Road)

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Right -
Directly
across the parking
lot from
Staples



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Left -
Leased Premises
is in the parking
lot with this
major shopping
center.

382-384 Barnstable Road, Hyannis



FREE-STANDING RETAIL / OFFICE BUILDING FOR LEASE

This free-standing building will be brand new in 2024.

Possibilities include restaurant and medical/ veterinary offices.

It is convenient to *everything*, including the airport, ferries, bus lines, car dealerships, entertainment, all shopping and the Mid-Cape Highway (Exit 6/ 68 or 7/ 72).
Ideal location of take-out/ delivery.

There are curb cuts both on Barnstable Road and Route 28 (aka Iyannough Road), with traffic counts (Cape Cod Commission) of 23,743 average daily (summer average daily 31,241).

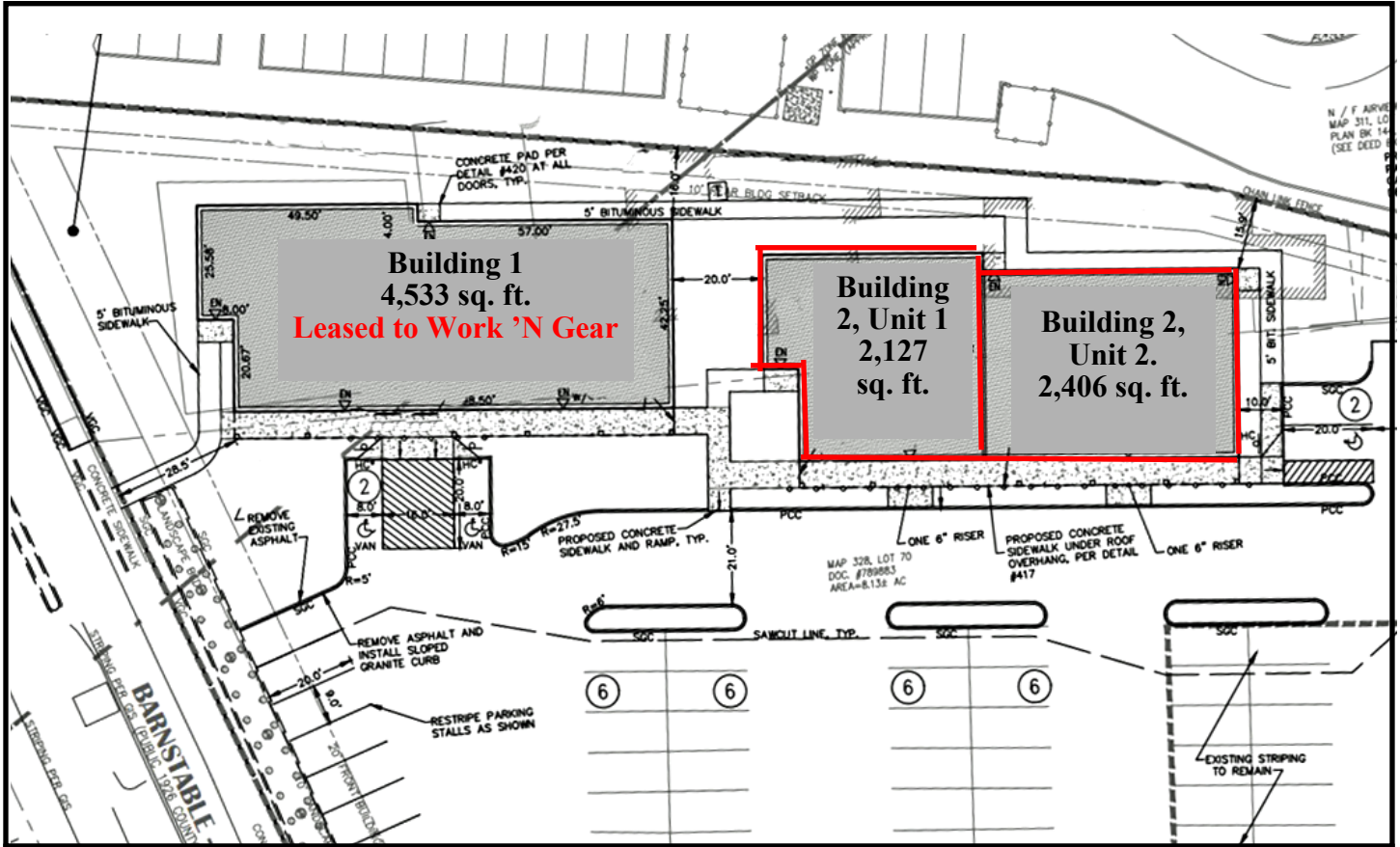
All interested parties must submit, with a written offer, at a minimum, credit information, resume or written description of experience, business plan and financial information.

www.AMGRealty.net



382-384 Barnstable Road, Hyannis

Below is the proposed layout for the new buildings. These buildings will be in between Staples and Walgreens.



**Building 1 is closest to Barnstable Road- 4,533 sq. ft.
Leased**

**Building 2-
Unit 1 -2,127 sq. ft. -\$36 per sq. ft.
Unit 2 -2,406 sq. ft. -\$36 per sq. ft.**

All Leases are NNN. Estimated at \$3.50 per sq. ft.

Landlord to provide vanilla box shell.
Tenant responsible for all interior build out costs.
There are some limitations and non-competes.

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