

RETAIL PAD LEASE OPPORTUNITY

449 East-West Dennis Rd/Route 134 • Dennis, MA



Highlights:

- In the heart of the shopping focus and with a powerful regional draw
- Easy access to and from Route 6 Mid Cape Highway, Route 134 and other local roads
- Strong mix of national and local retailers along this concentrated corridor
- High daily traffic volume
- During the summer season the trade area population doubles and at times triples

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Trade Area:

	5 Minute	10 Minute	15 Minute
Total Population	4,983	29,647	56,774
Total Households	2,305	13,875	26,600
Med. HH Income	\$48,336	\$51,263	\$51,603
Owner Occ. Housing	1,689	10,617	20,006
Renter Occ. Housing	616	3,257	6,593
Total Businesses	517	2,377	5,158
Total Employees	2,912	11,612	27,403

Property Profile:

Total Land Area:	32,000 +/- SF
Total GLA:	2,500 - 3,000 SF
Traffic Signal Access:	TBD
Traffic Count:	Route 134 - 27,300 AADT Route 6 - 39,900 AADT
Signage:	Building Sign
Visibility:	Excellent
Curb Cuts:	2
Utilities:	Town Water, Electric, Private Sewer

For More Information Contact:

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