

SPACES AVAILABLE - Southwind Plaza

65 Independence Dr | Hyannis, MA 02601



Availability

► **36,675 With Split Options**

Center Features

- The gateway to Cape Cod, this is a well known center that everyone needs to drive by on their way into the market
- Several barriers to entry in this market including almost no vacancy, very little available land and no new retail under construction
- Strong demographics with affluent population and high-volume seasonal visitors

Notable and Nearby Tenants



DSW



ETHAN
ALLEN

KOHL'S

NORDSTROM

rack



TRADER JOE'S



Potential Split Options Available



SUPERIOR POPULATION GROWTH, HOUSEHOLD GROWTH, & AVERAGE HOUSEHOLD INCOME
(Within a 5-mile radius of Soutwind Plaza)

1.67%

POPULATION GROWTH
(2024-2029)

2.73%

HOUSEHOLD GROWTH
(2024-2029)

\$125,379

AVERAGE HOUSEHOLD
INCOME

39%

HIGHER THAN THE STATE
AVERAGE POPULATION

20%

HIGHER THAN THE
STATE AVERAGE HH GROWTH

10%

HIGHER THAN THE
U.S. AVERAGE HH INCOME

GROWING LOCAL POPULATION - CAPE COD, MA

- Population grows from 200,000+ people to **500,000+ people in the summer months.**
- 50% population growth since 2000 compares favorably to the 17.8% national growth
- Highly sought after vacation destination attracting **over 5M visitors annually**, a volume higher than other U.S popular vacation destinations such as, Napa Valley, California (3.9M), Sedona, Arizona (3M), Charleston, South Carolina (7.3M)

DEMOGRAPHIC HIGHLIGHTS: 10-MILE RADIUS

- Average Household Income: \$133,000
- 2024 Population Estimate: 113,000

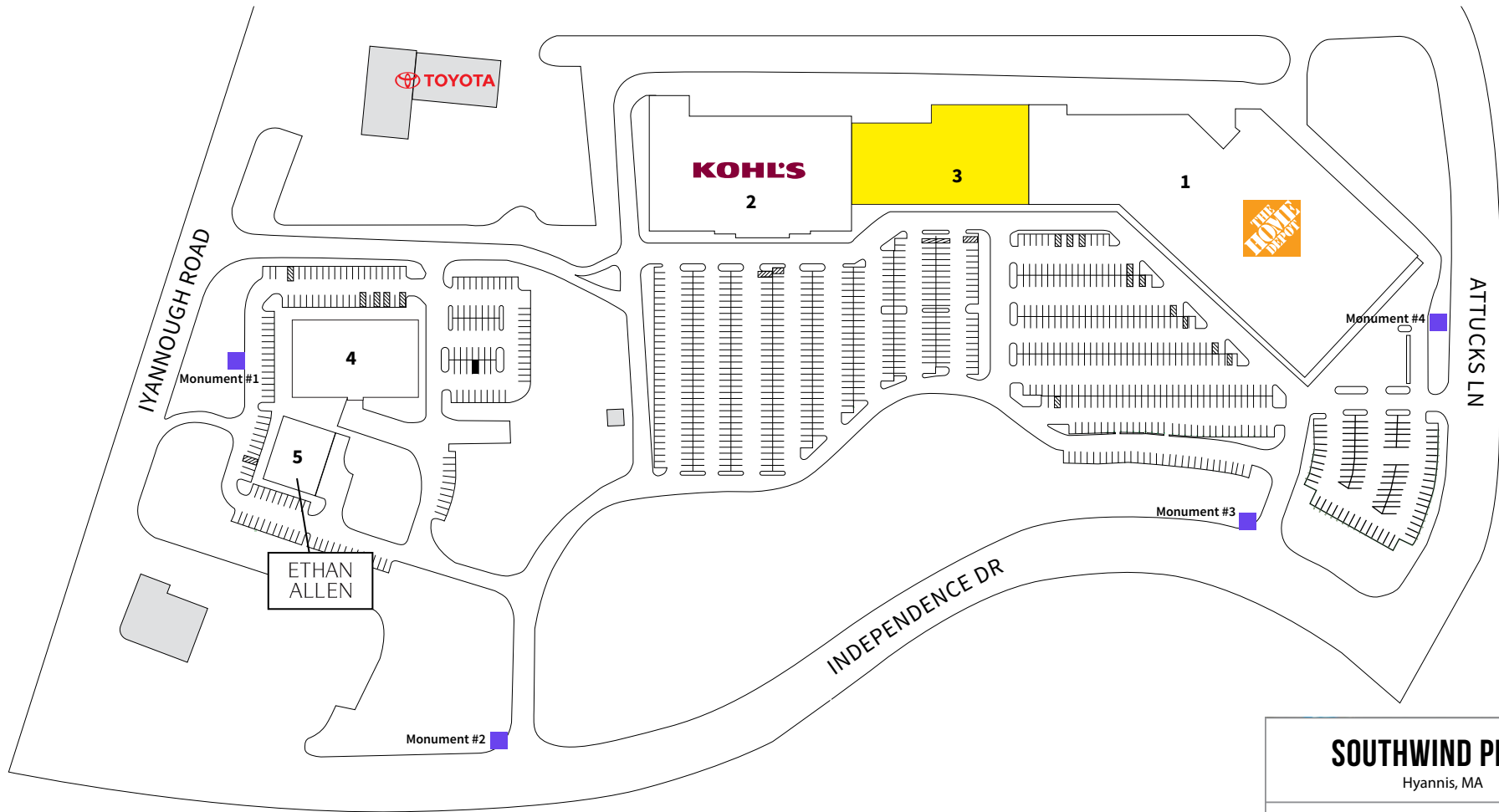
CRC comes to Hyannis with the purchase of Southwind Plaza!

SPACE AVAILABILITY

ONE ANCHOR BOX AVAILABLE

36,675 SF
WITH SPLIT
OPTIONS
(17K AND 20K +/-)





SOUTHWIND PLAZA

Hyannis, MA

Suite	Tenant	Area (SF)
1	Home Depot	
2	Kohl's	
3	AVAILABLE	36,675
4		25,208
5	Ethan Allen	
TOTAL:		258,215

 Separately Owned Outparcel  Vacant

Landlord does not covenant that any occupant indicated hereon will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

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