

4 SANDWICH ROAD

TEATICKET, MASSACHUSETTS

PREMIER BUILD-TO-SUIT OPPORTUNITY
FOR NATIONAL OR REGIONAL CREDIT TENANT

**FULLY
ENTITLED USE**
ZONED COMMERCIAL



CONCEPTUAL RENDERING

Existing Dunkin' with drive-thru
and proposed 5,000 SF bank and
retail/office building (no drive-thru)

A RARE OPPORTUNITY IN THE HEART OF TEATICKET

PROPERTY HIGHLIGHTS

- Prime Teaticket / Falmouth Location**
Located at the signalized intersection of Sandwich Road (Route 130) and Teaticket Highway
- High Visibility & Access**
Excellent frontage, traffic exposure and convenient access
- Strong Demographics**
Affluent year-round population with significant seasonal influx
- Established Area**
Surrounded by residential neighborhoods, existing retail, and commercial uses

AERIAL VIEW



OFFERING SUMMARY

Address	4 Sandwich Road Teaticket, MA 02536
Parcel	Lot 1A (approx. 2.02 Acres)
Zoning	Commercial (B-2)
Proposed Use	Bank (No Drive-Thru) + Retail / Office
Proposed Building	5,000 SF (No Drive-Thru)
• Bank	~3,000 SF
• Retail / Office	~2,000 SF
Total Building SF	5,000 SF
Parking	Abundant on-site parking
Zoning Compliance	Use and parking compliant (see page 4)

PROPERTY OVERVIEW

Approximately 2.02 acres of commercially zoned land positioned at a highly visible signalized intersection in Teaticket, Falmouth, MA.

The site is improved with an existing Dunkin' with drive-thru on the front portion of the property. The remaining developable area is ideally suited for a 5,000 SF single-story building for a bank (no drive-thru) and complementary retail/office space.

The layout provides excellent ingress/egress, ample parking, and the ability to accommodate a high-quality end-user with strong long-term operational needs.

CONCEPT PLAN



MARKET HIGHLIGHTS (3-MILE RADIUS)

Population	16,995
Average Household Income	\$133,646
Total Households	7,105
Median Age	53.0
Daytime Population	9,214

Source: Esri 2024

IDEAL FOR

- ✓ National & Regional Banks
- ✓ Credit Unions
- ✓ Financial Service Providers
- ✓ Medical / Professional Users
- ✓ Other National Credit Tenants
(No Drive-Thru)

TARGET LEASE STRUCTURE (BANK)

- 3,000 SF build-to-suit
- Target Starting Rent: \$65/SF NNN (\$195,000/Year)
- 20-Year Initial Term
- Absolute NNN Preferred
- 10% Rent Increases Every 5 Years
- Four (4) 5-Year Renewal Options
- Corporate Guaranty Required
- Tenant-Specific Improvements to be negotiated and recovered through rent if landlord-funded

WHY TENANTS CHOOSE TEATICKET

- ✓ Highly visible location at a major signalized intersection
- ✓ Strong year-round and seasonal population base
- ✓ Proven retail corridor with national and local tenants
- ✓ Excellent demographics and household incomes
- ✓ Convenient access to Route 28 and surrounding markets

—THE
**STRATTON
GROUP**

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Contact us to discuss
this exceptional opportunity.