

1st Floor | ± 9,515 SF

467 Iyannough Rd



Property Overview

Size. ± 9,515 SF (1st floor)

Convenient Location. Infill suburban location. Subject is on an outparcel located within a shopping center anchored by TJ Maxx, Staples, and Ocean State Job Lot. Other neighboring retailers include Subway, CVS, Wendy's, Trader Joe's, and many other local tenants.

Opportunity. Sublease thru 8/31/2032, with excellent visibility + access

Intersection. Iyannough Rd/Route 28 + Barnstable Rd

Zoning. Highway Commercial (HC) – [USES PERMITTED](#) (pg 6).

Access. Iyannough Rd: RI/RO

Barnstable Rd: RI/RO

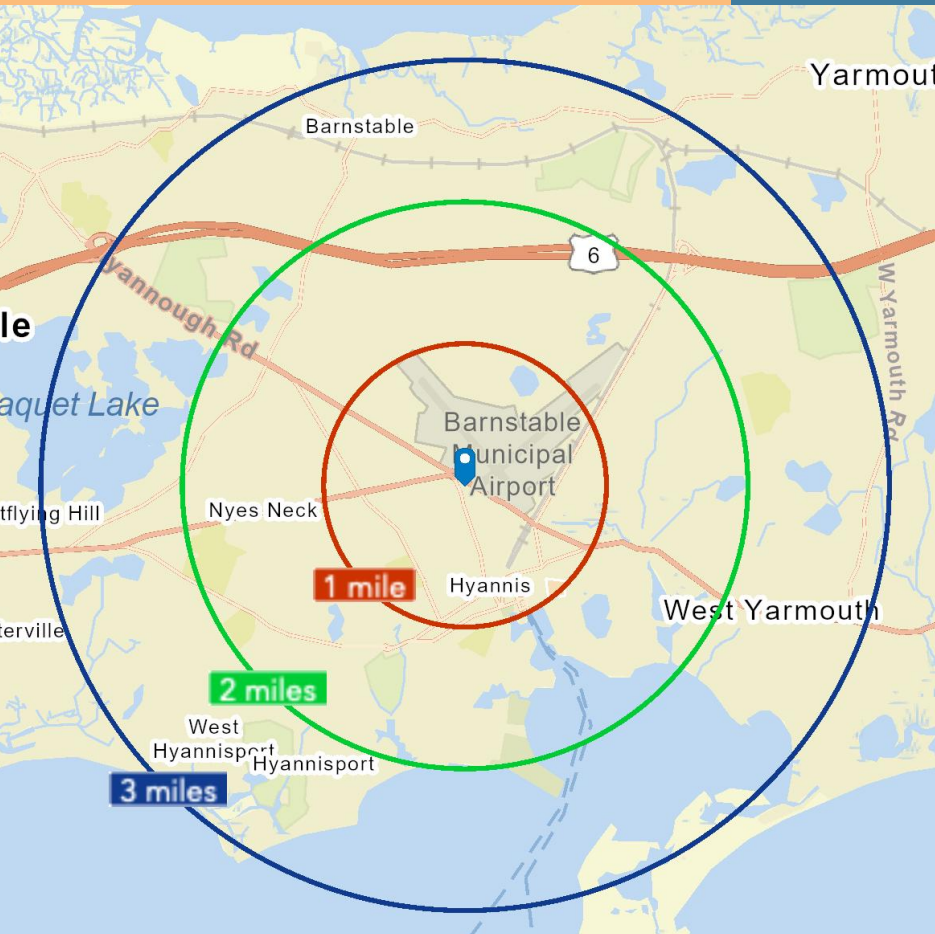
Restricted Uses. Retail pharmacy

Signage. Shared pylons + building.

Drive-thru. Single.

Parking. 56 spaces.

SUBLEASE OPPORTUNITY



'24 Estimates	1 Mile	2 Mile	3 Mile
Population	5,948	19,797	28,356
Households	2,442	8,359	12,084
Avg. HH Inc.	\$80,603	\$92,466	\$104,795
Iyannough Rd			~26.5K VPD
Barnstable Rd			~16.9K VPD



SUBWAY

T.J. Maxx

TACO BELL

STAPLES

Citizens

Barnstable Rd - 16.9 VPD

Starbucks

Iyannough Rd - 26.5 VPD

RI/RO

RI/RO

SUBLEASE OPPORTUNITY



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Hyannis, MA

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SUB-LEASE TERMS

RENT* \$190,300/year (\pm \$20.00/SF)
(inclusive of RET ONLY. R&M, insurance, utilities subtenant responsibility)

CO-TERMINUS 8 years; maximum term 08/31/2032

DELIVERY "As-Is"

OFFERS EVALUATED AS RECEIVED

**Final pricing + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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