

## CONTACT FOR DETAILS

### Prime Cape Cod Resort JV Development Opportunity

Commercial  
Realty Advisors



934 Route 28  
**SOUTH YARMOUTH MA**

**CALL FOR DETAILS**

Area

**26.63+/- Acres**

### Investment Highlights

- ➔ 26.63+/- acres of land on Main Street in South Yarmouth, a prime Cape Cod resort JV development opportunity
- ➔ Prime Cape Cod tourism location - ideal for resort hotel, assisted/senior living complex, mixed use development, or big box
- ➔ Currently features restaurants, sports recreation facilities, and a home in back
- ➔ Favorable zoning may allow 65' building height

# Property Information

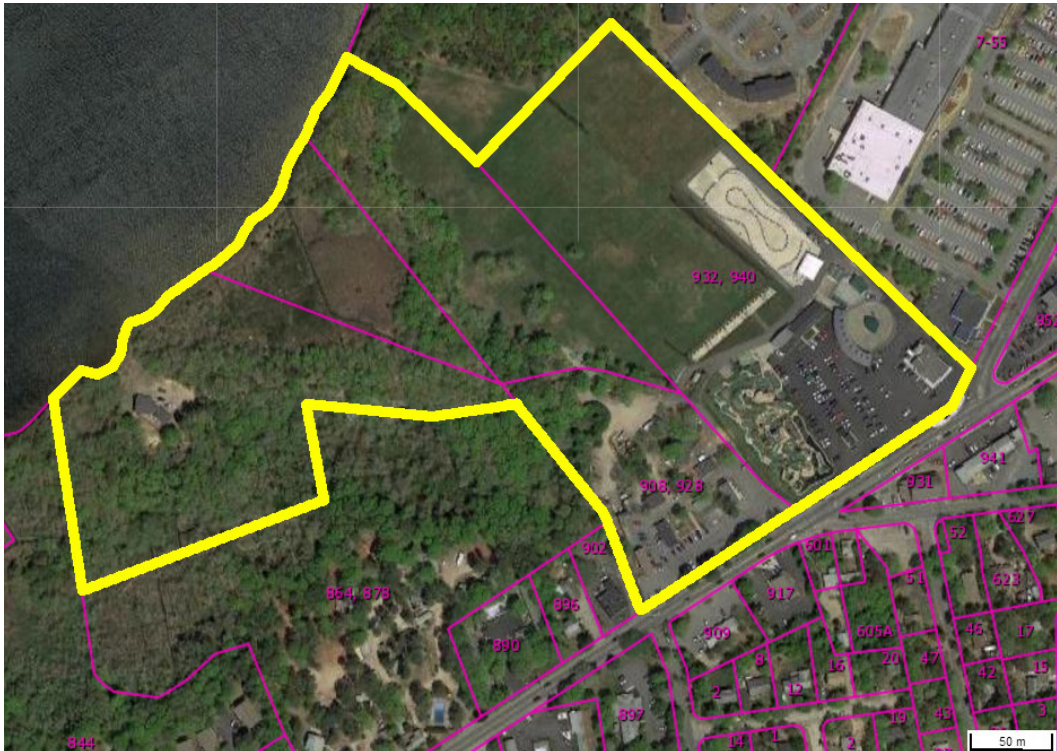
## PROPERTY DESCRIPTION

Prime Cape Cod Tourism location - ideal for resort hotel, assisted/senior living complex, mixed use development, or big box. Currently features restaurants, sports recreation facilities, and a home in back. Owner willing to consider land lease or sale and would like to keep the adventure golf business.

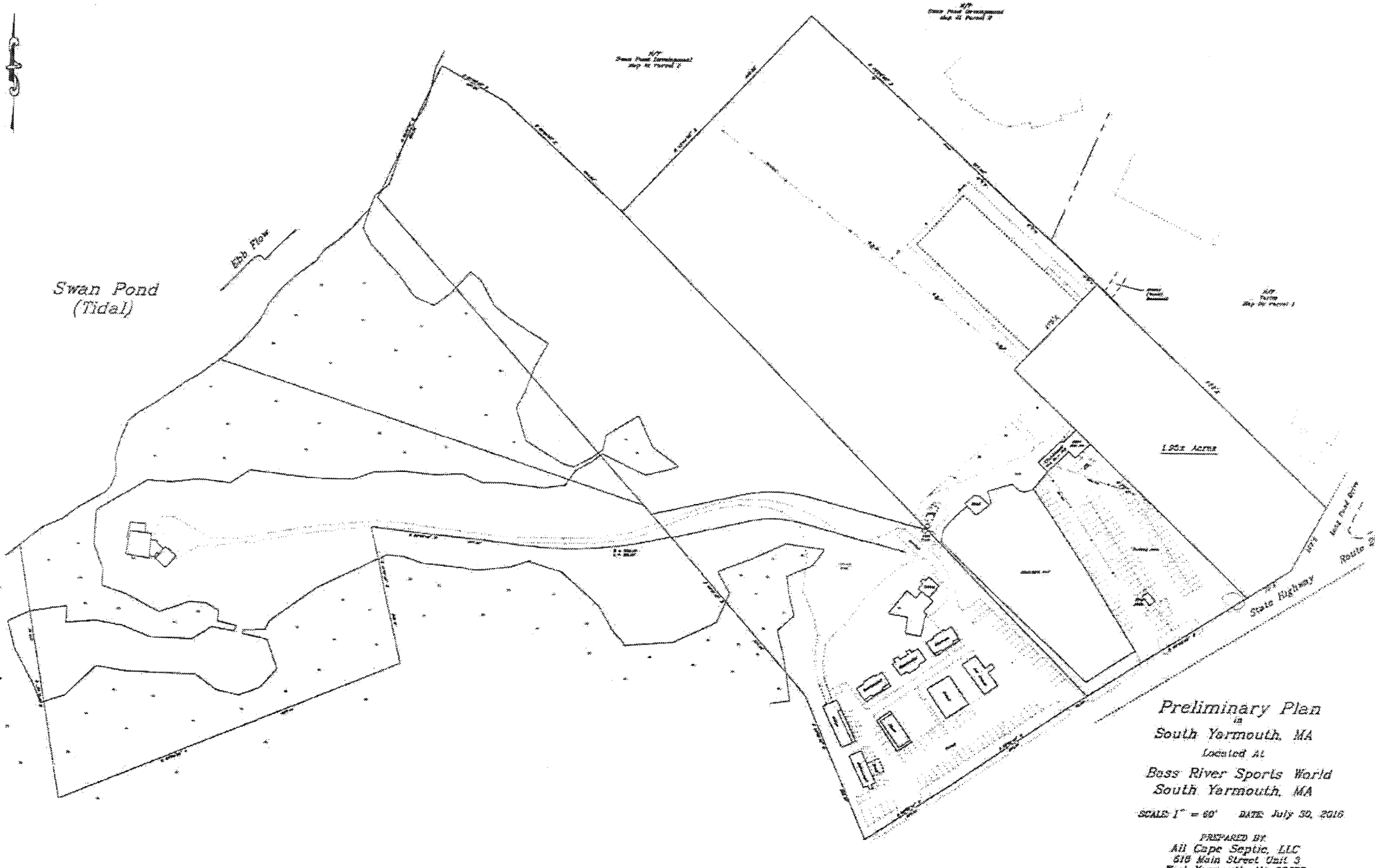
Favorable zoning may allow 65' building height. Over 800' of frontage on Route 28. Tourist center location with prime visibility and also has significant year-round draw. Near Hyannis, Route 6, and the Cape Cod beaches.

## YARMOUTH DEMOGRAPHICS FOR 2021

Estimated Population	25,023
Estimated Households	10,515
Estimated Average Household Income	\$63,432
Estimated Total Businesses	3,556



# Property Plan





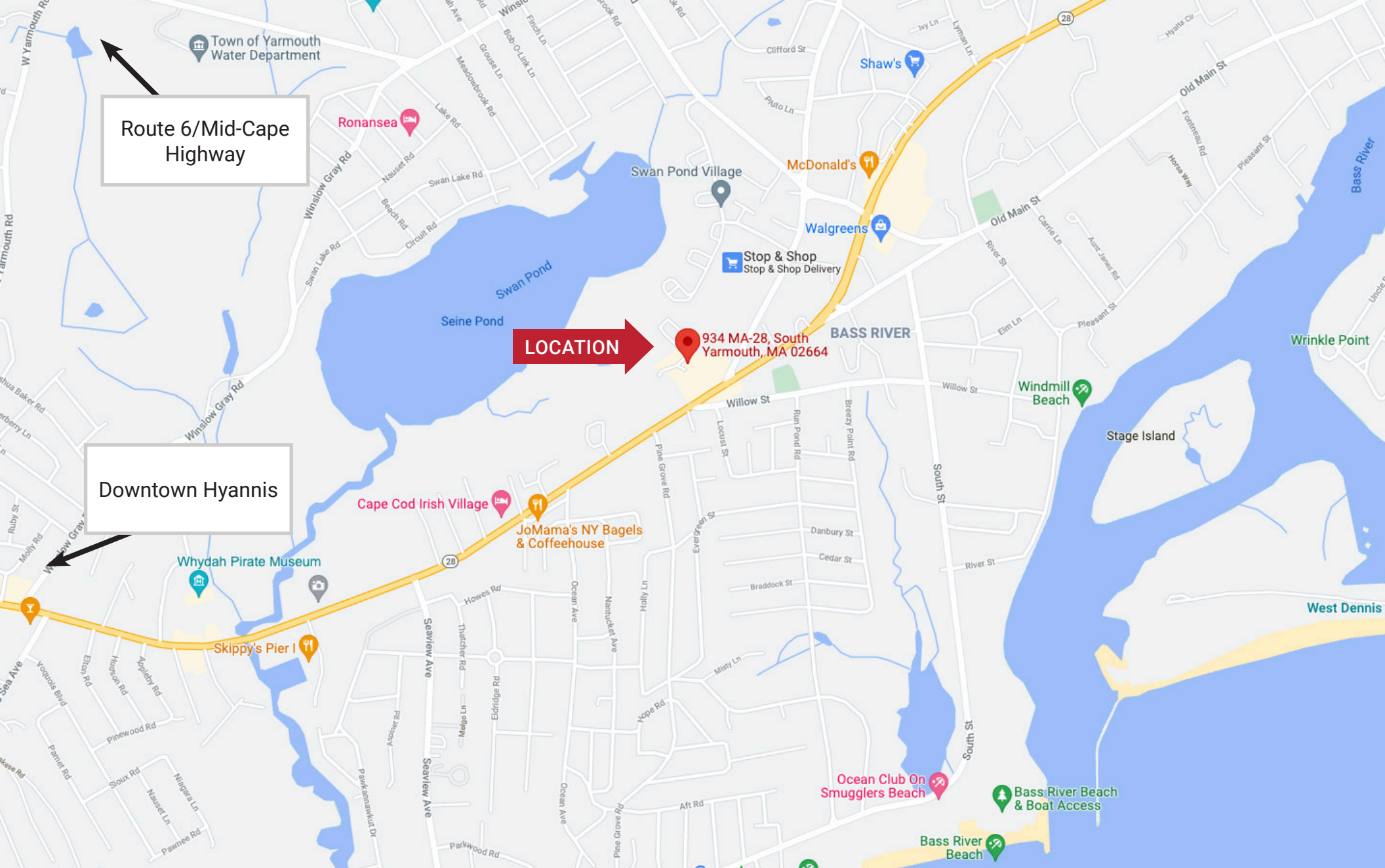


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License #6295







934 Route 28, South Yarmouth, MA

Planet Fitness

Stop & Shop Plaza

CVS

The Pancake Man

Scapicchio's Bakery

Route Twenty Eight Diner

Perfect Nails





**REAL ESTATE  
SERVICES**

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