

**OFFERING MEMORANDUM    NET LEASED**  
3,024+/- GROSS SF RETAIL CONDOMINIUM



615 Main Street, Unit 13  
**HYANNIS, MA**

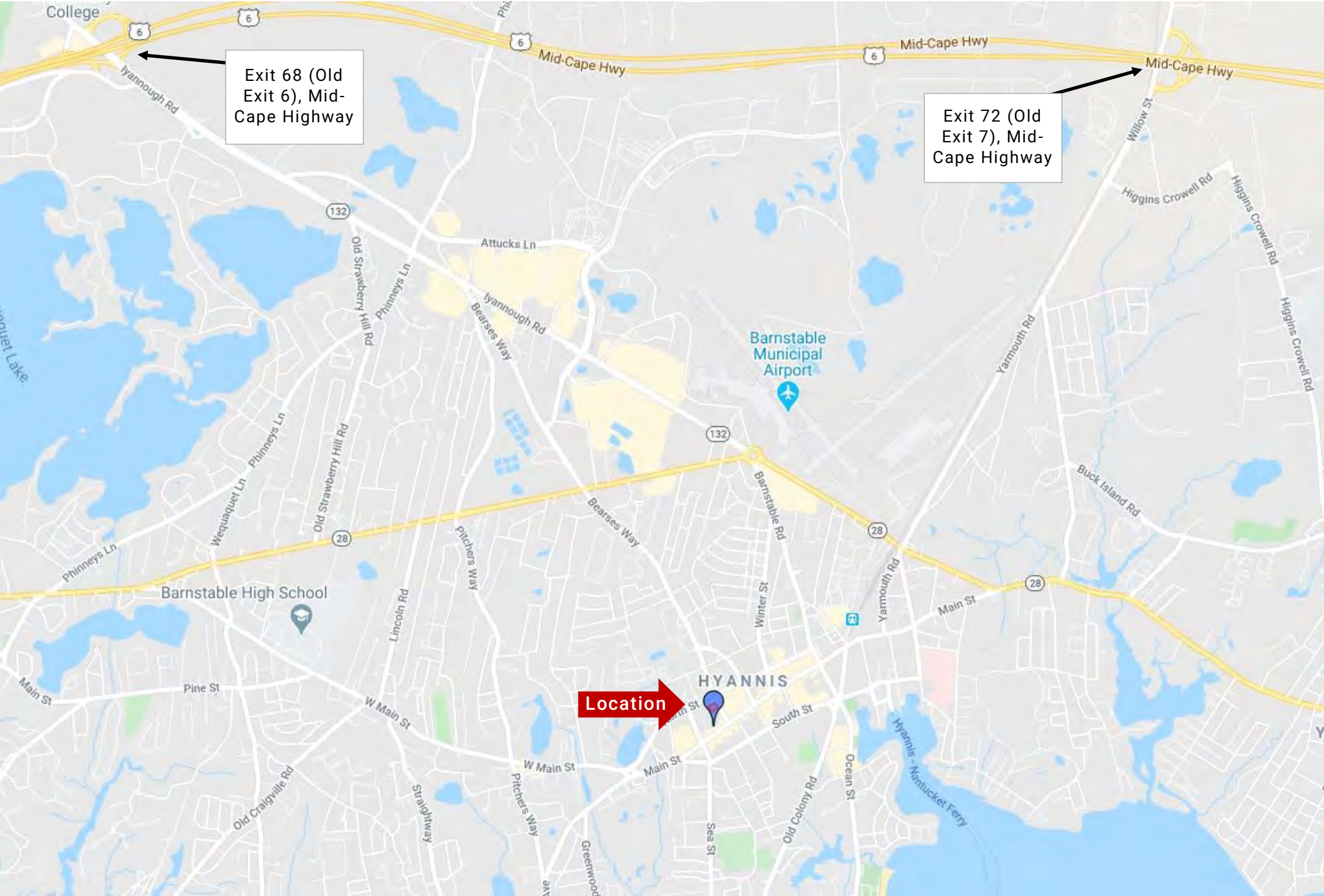
**INVESTMENT SALES**

Price	Cap Rate	NOI
\$531,000	+/- 6%	\$31,863 *

- ➔ The Only Harley-Davidson Retail Store on Mid to Lower Cape Cod
- ➔ Triple-Net (NNN) Lease with Minimal Landlord responsibilities

- ➔ High Pedestrian and Auto Traffic Counts
- ➔ Excellent Site Access & Visibility
- \* Monthly rent increases to \$3283.24 on 5/22





Exit 68 (Old Exit 6), Mid-Cape Highway

Exit 72 (Old Exit 7), Mid-Cape Highway

Location





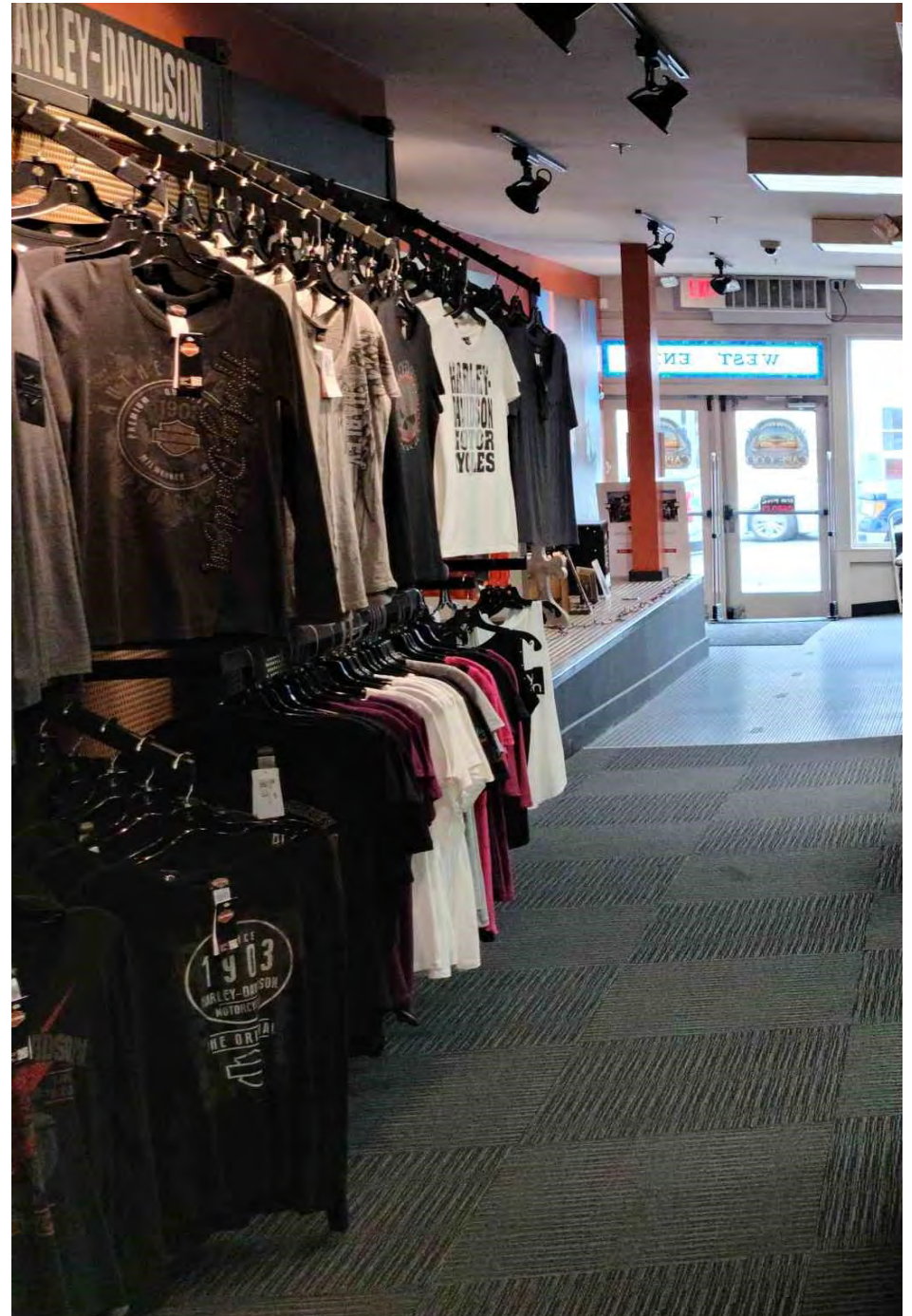
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# Investment Highlights

- **Triple-Net (NNN) Lease** - A tenant taking a Triple Net (NNN) lease is responsible to pay for all insurance, taxes, and Common Area Maintenance for the property. with the landlord responsible to maintain the roof and structure, This makes the property a rather “passive” investment.
- **Built in Rental Increases / Options** - Consistent rental increases annually. Tenant has two (2) five (5) year options beyond the expiration of the current five year term (expires April 30, 2024).
- **High Traffic Counts with Excellent Site Access & Visibility** - The property has a highly visible location on Main Street in Hyannis which has over 11,622 vehicles passing per day and 15,292 in the summer months, the main street in Downtown Hyannis. The property is easily accessible from Main Street and Sea Street with several parking lots nearby with ample parking for added customer convenience.
- **Excellent Site** - Cape Cod has experienced a boom in home sales and tourism since the COVID-19 “era” began making it an excellent siting location for businesses. Close to Route 28 and closest to Exits 68 (previously Exit 6) and 72 (previously Exit 7) of the Mid-Cape Highway.
- **Above Average Household Income** - The average household income within a 5 mile radius of the property is over \$110,000 which is well above the national average.
- **Experienced Operator** - The franchisee Steel Horse Motorcycles has a successful track record of operating Harley Davidson dealership’s and currently operates Yankee Harley-Davidson in Bristol, CT.
- **Long Tenant Operating History** - This Harley retail store originally opened in this site in 2008 and has been in business selling motorcycle retail apparel to locals and Cape Cod Visitors alike for thirteen years.







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License #6295



MLS



# Area Demographics

## HYANNIS DEMOGRAPHICS FOR 2021

Estimated Population	44,477
Estimated Households	18,796
Estimated Ethnicity	TBD
Estimated Average Household Income	\$72,733
Estimated Total Businesses	6,590

## FINANCIAL INFORMATION

<b>Price</b>	\$531,000
<b>Net Operating Income</b>	\$31,862.76 Current net monthly rent of \$2,655.23 to increase to \$3,282.24 on 5/22
<b>Cap Rate</b>	6.0
<b>Assessed Building Value</b>	\$319,200
<b>Extra Features</b>	\$19,000
<b>Total Assessed Value</b>	\$338,200
<b>2021 Taxes</b>	\$4,413



# Property Specifications

## PROPERTY DETAILS

<b>Year Built</b>	1930 (Top to bottom re-development circa 2000)
<b>Rentable Area</b>	+/- 3,024 Sq. Ft.
<b>Address</b>	615 Main Street, U-13, Hyannis, MA
<b>Style</b>	Retail Condominium
<b>Stories</b>	1
<b>Zoning</b>	HVB (Hyannis Village Business)
<b>Parcel Number</b>	308 120/00M

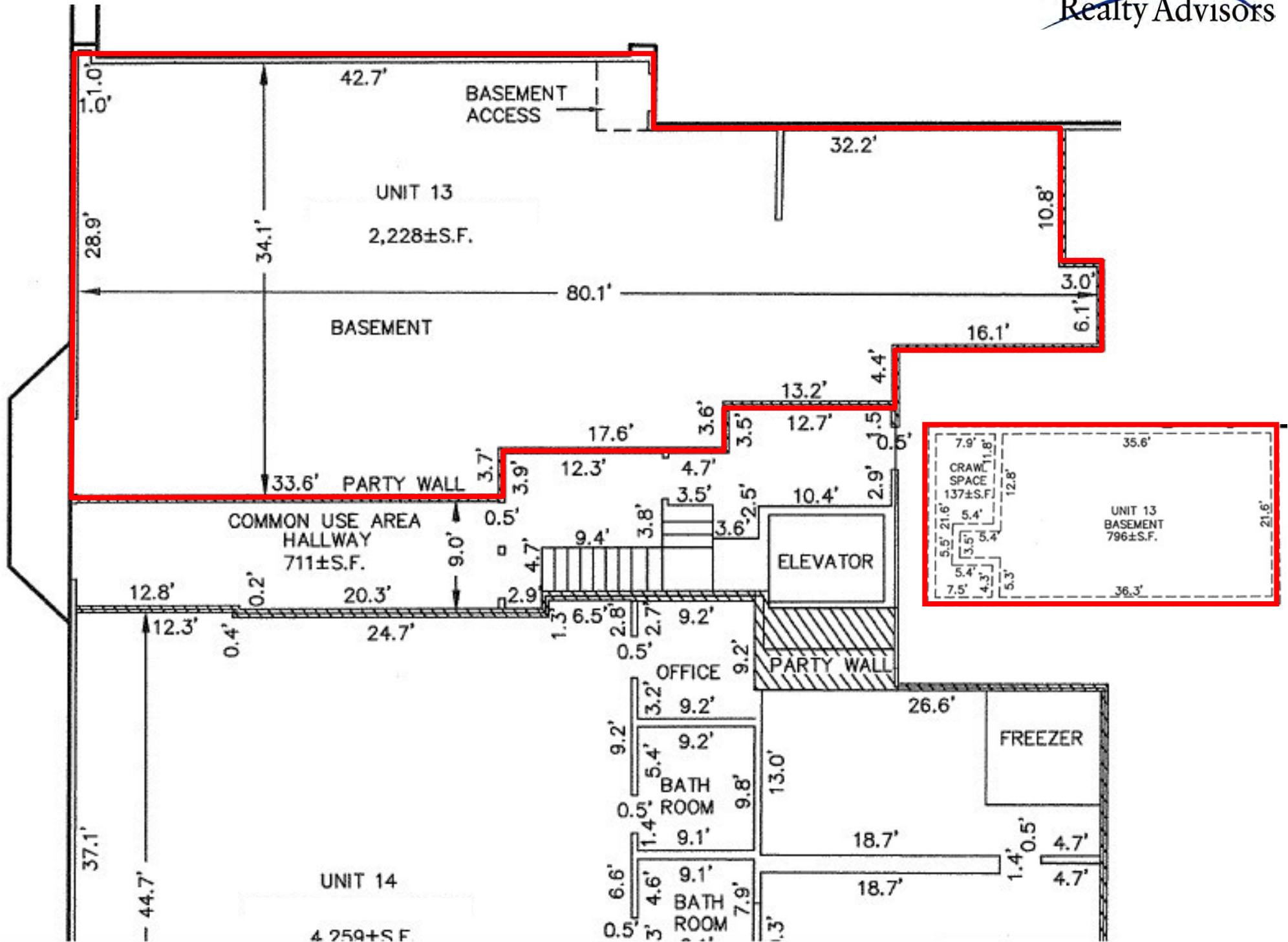
## FINANCIALS

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<b>Extra Features</b>	\$19,000
<b>Total Assessed Value</b>	\$338,200
<b>2021 Taxes</b>	\$4,413





# Floor Plan





The logo for Commercial Realty Advisors features the word "Commercial" in a small, sans-serif font above the words "Realty Advisors" in a larger, serif font. A blue, curved line arches over the "Realty Advisors" text.

Commercial  
Realty Advisors

**REAL ESTATE  
SERVICES**

**Kevin Pepe**  
President  
508-862-9000 ext 105  
[kpepe@comrealty.net](mailto:kpepe@comrealty.net)

**Commercial Realty Advisors, Inc.**  
222 West Main Street  
Hyannis, MA 02601  
<https://comrealty.net>