

Commercial  
**Realty Advisors**

Highly Visible Retail Space For Lease  
**PRIME** East Harwich Location\



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One Auston Road

**FOR LEASE**

**AREA**

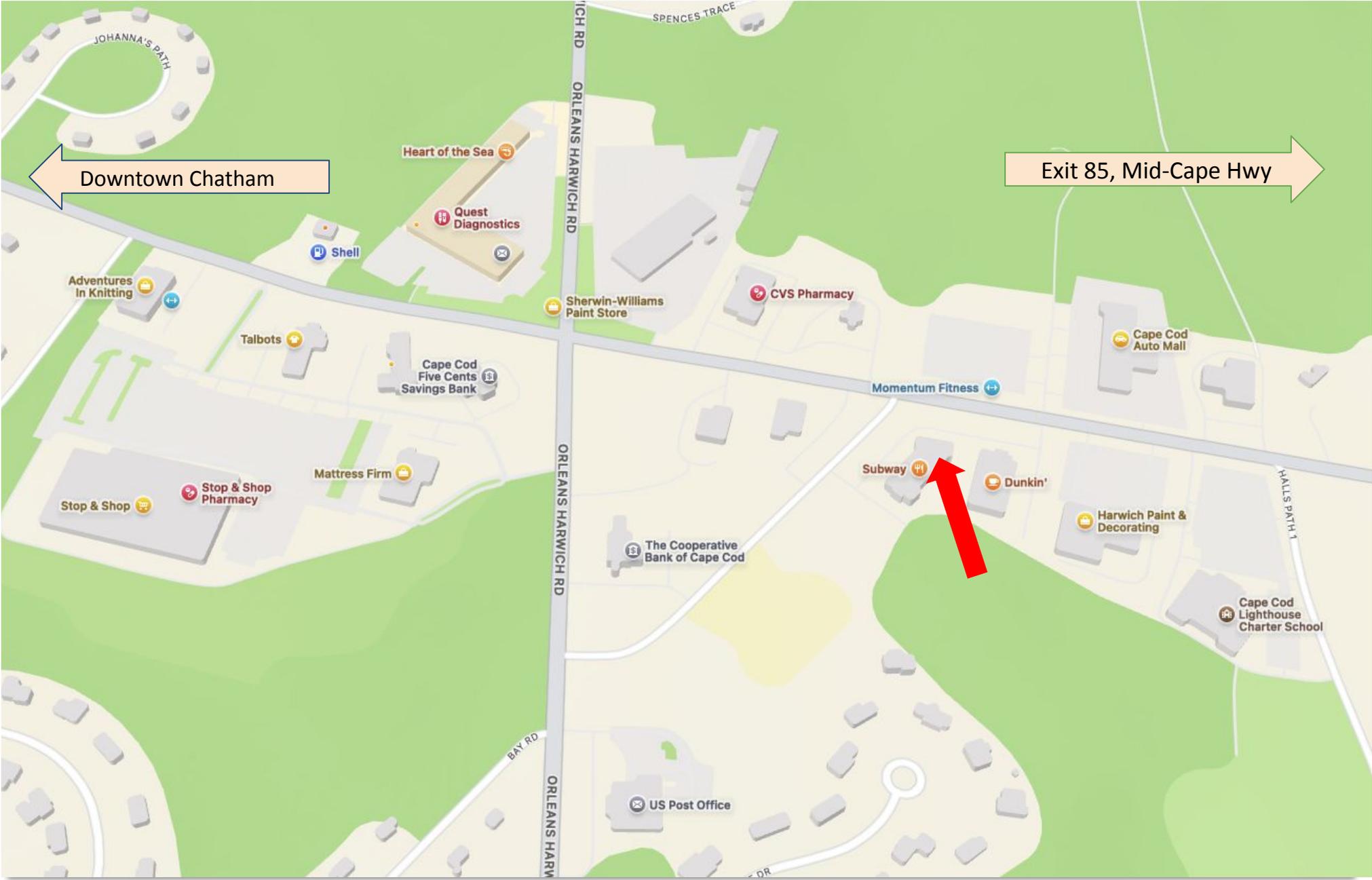
HARWICH

\$25/Sq Ft NNN

± 2,900SF

# PROPERTY LOCATION

*One Auston Road, East Harwich, MA*



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# PROPERTY SPECIFICATIONS

*One Auston Road, East Harwich, MA*

<b>Year Built</b>	2005
<b>Building Size</b>	±9,948 SF
<b>Unit Size</b>	2,900 SF
<b>Stories</b>	1
<b>Address</b>	One Auston Road, East Harwich, MA
<b>Style</b>	Small Retail
<b>Parcel ID</b>	10/C5
<b>Zoning</b>	CH2 (Commercial Highway 2)

## Prime Class A Retail/Office Space on Route 137

This approximately 2,900 sq. ft. space offers premium street-front visibility on Route 137, near Exit 85 (formerly Exit 11) on Route 6, the Mid-Cape Highway. Located at one of the busiest year-round intersections on the Lower Cape, this property is a gateway to Chatham's exclusive neighborhoods and thriving vacation areas.

## Why It's Ideal for Retail/Office Users:

- **Versatile Space:** Perfect for retail, office, medical, or food uses.
- **Infrastructure:** Equipped with municipal sewer, town water, and two bathrooms.
- **High Visibility:** Includes building and street front (ladder) signage.
- **Convenient Access:** Ample parking located near the unit.
- **Customizable:** Build-to-suit options available.

**Zoning:** Commercial Highway 2

**Lease Rate:** \$25/sq. ft. NNN

**This location combines high traffic, modern amenities, and flexible use options, making it an excellent choice for a business looking to thrive in a busy and desirable area.**



# PICTURES

*One Auston Road, East Harwich, MA*





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## ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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