

OFFERING MEMORANDUM

Retail/Office Space Available

**FOR
LEASE**

KEVIN PEPE

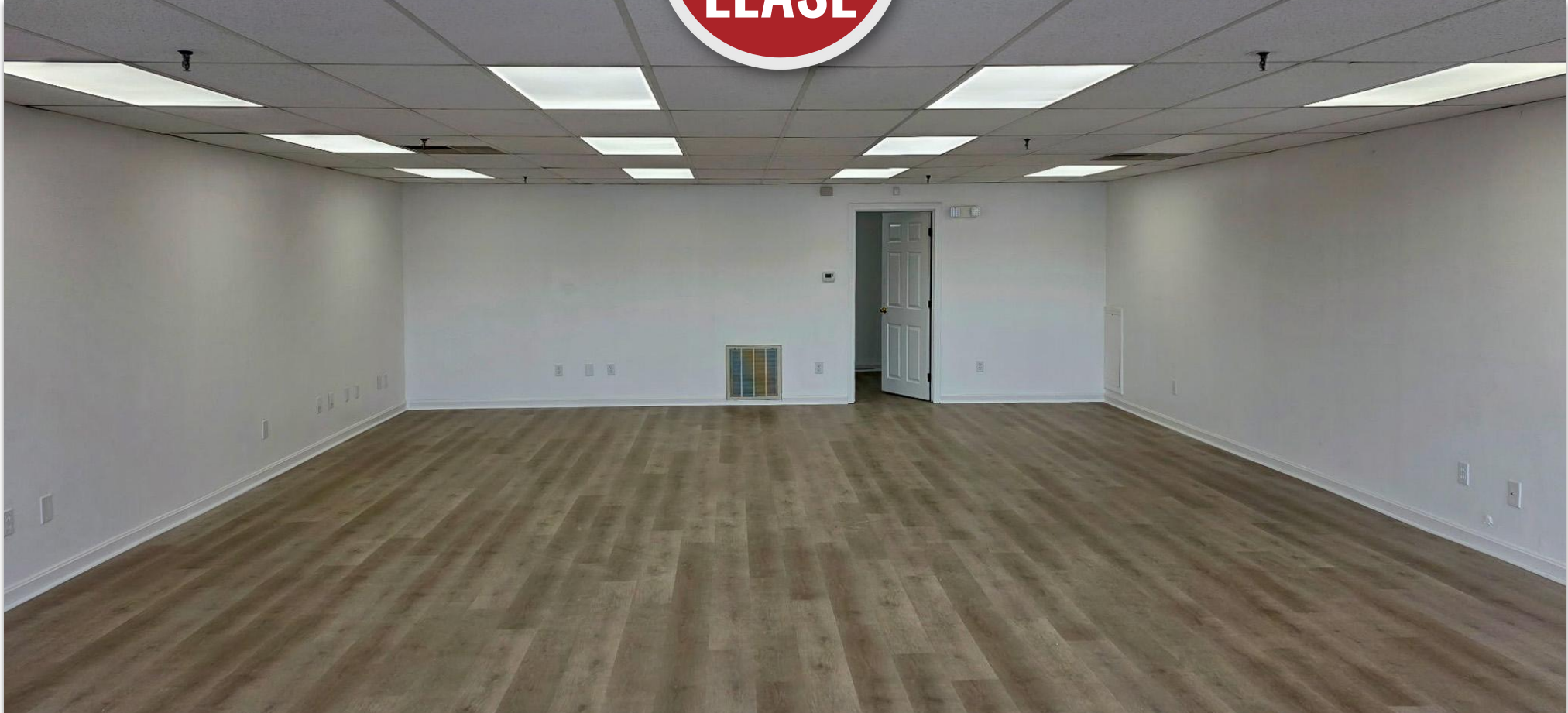
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4 BARLOWS LANDING, U-7

FOR LEASE

AREA

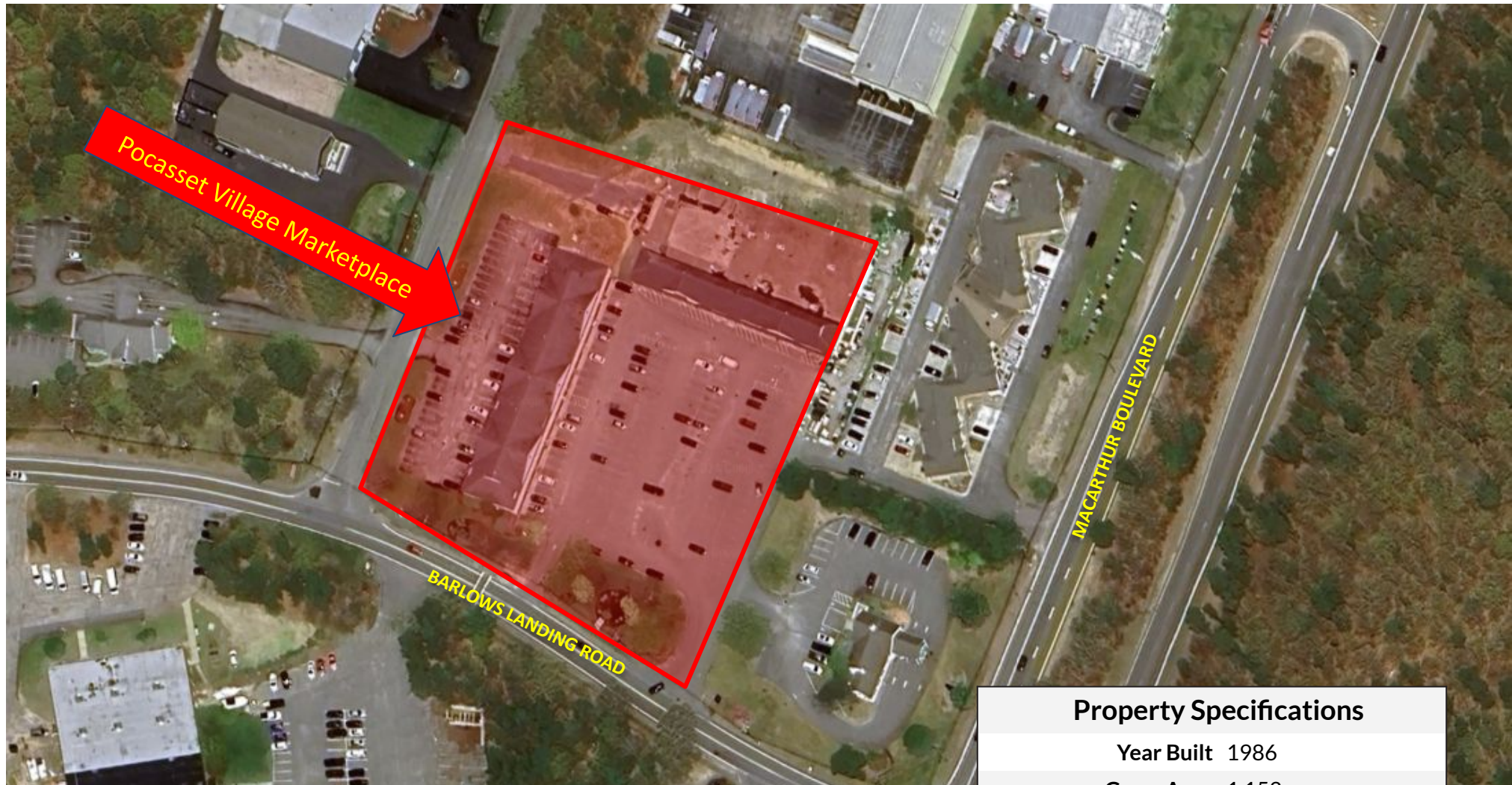
POCASSET, MA

**\$1,600/MONTH
N-N-N**

± 1,152 SF

PROPERTY LOCATION

4 Barlow's Landing Road, Unit 7, Pocasset, MA



This bright and well-lit **1,152 sq. ft. retail/office space** is located at Unit 7, 4 Barlow's Landing Road, Pocasset, MA. Situated just off the heavily traveled MacArthur Boulevard and close to the Bourne Bridge, the location offers excellent accessibility to key routes, including Routes 28, 6, and 3.

Zoned **Business 2 (B2)**, this space is ideal for retail or office use, offering excellent visibility and accessibility in a busy and well-connected location.

Property Specifications

Year Built 1986

Gross Area 1,152

Stories 1

Style Retail Condo

Parcel ID 39.0-225-7

Parcel ID 343/014/

Zoning B2

Taxes \$1,000+/- per year

Fees \$247.50 per month

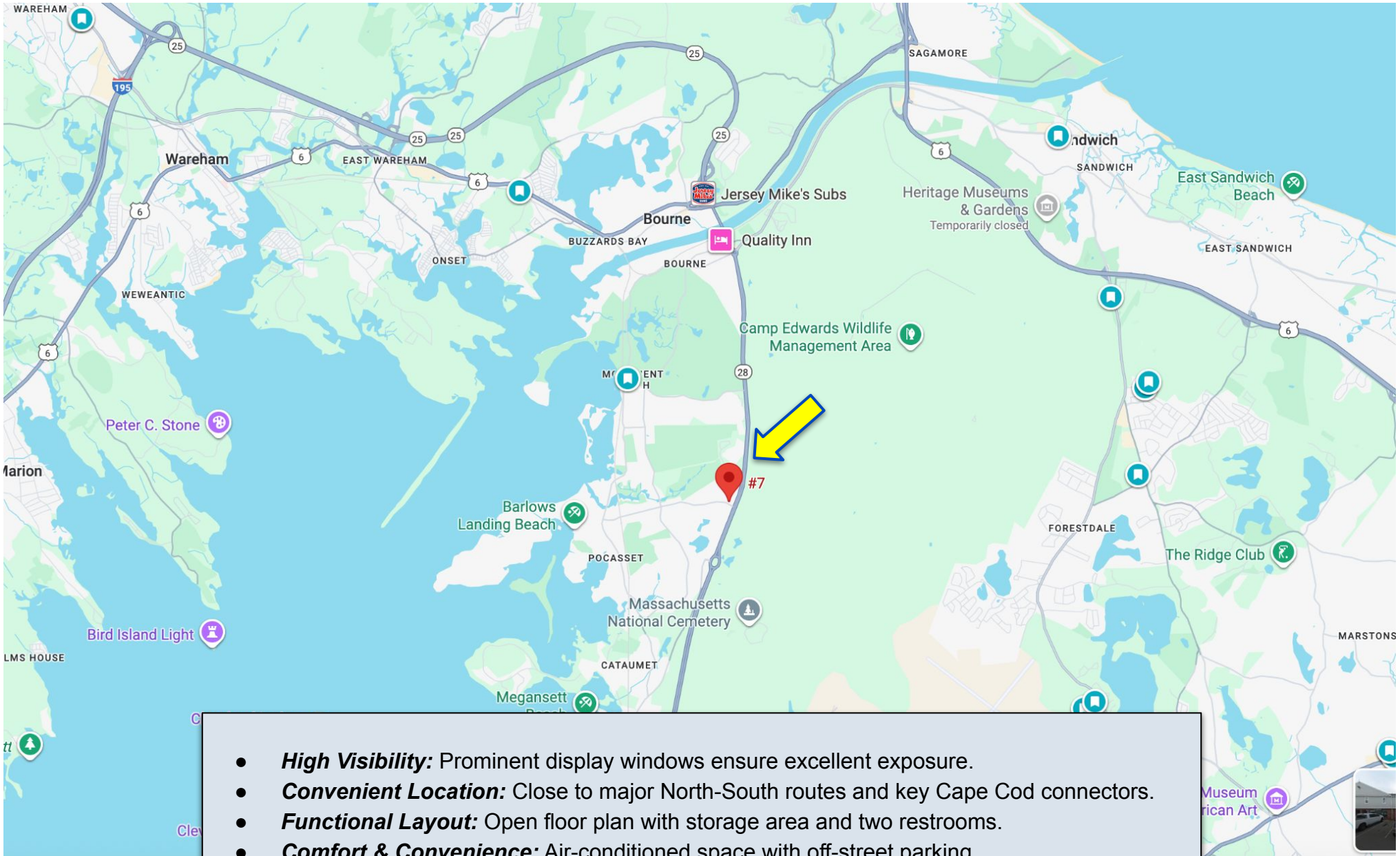
Commercial

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PROPERTY LOCATION

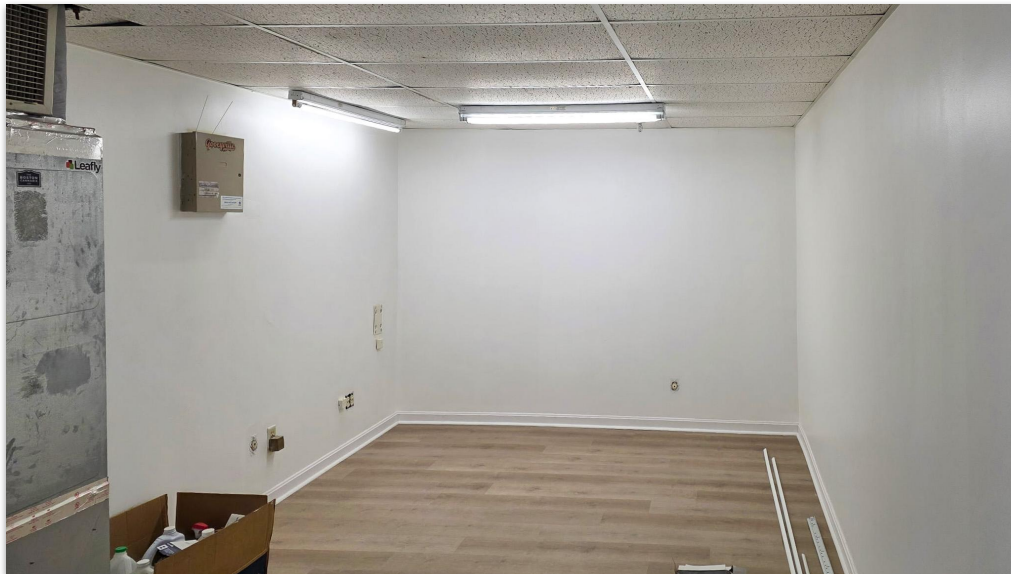
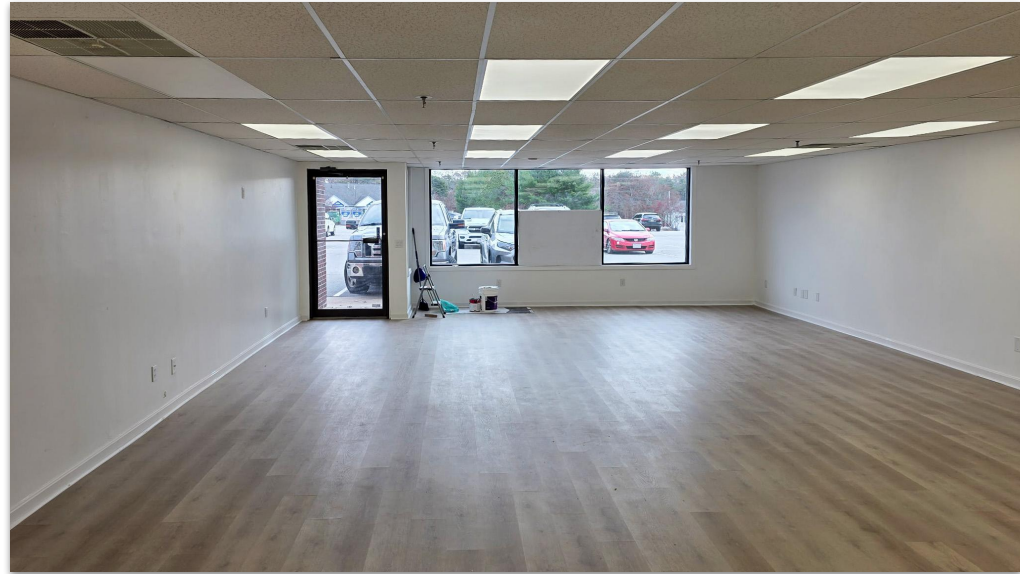
4 Barlow's Landing Road, Unit 7, Pocasset, MA

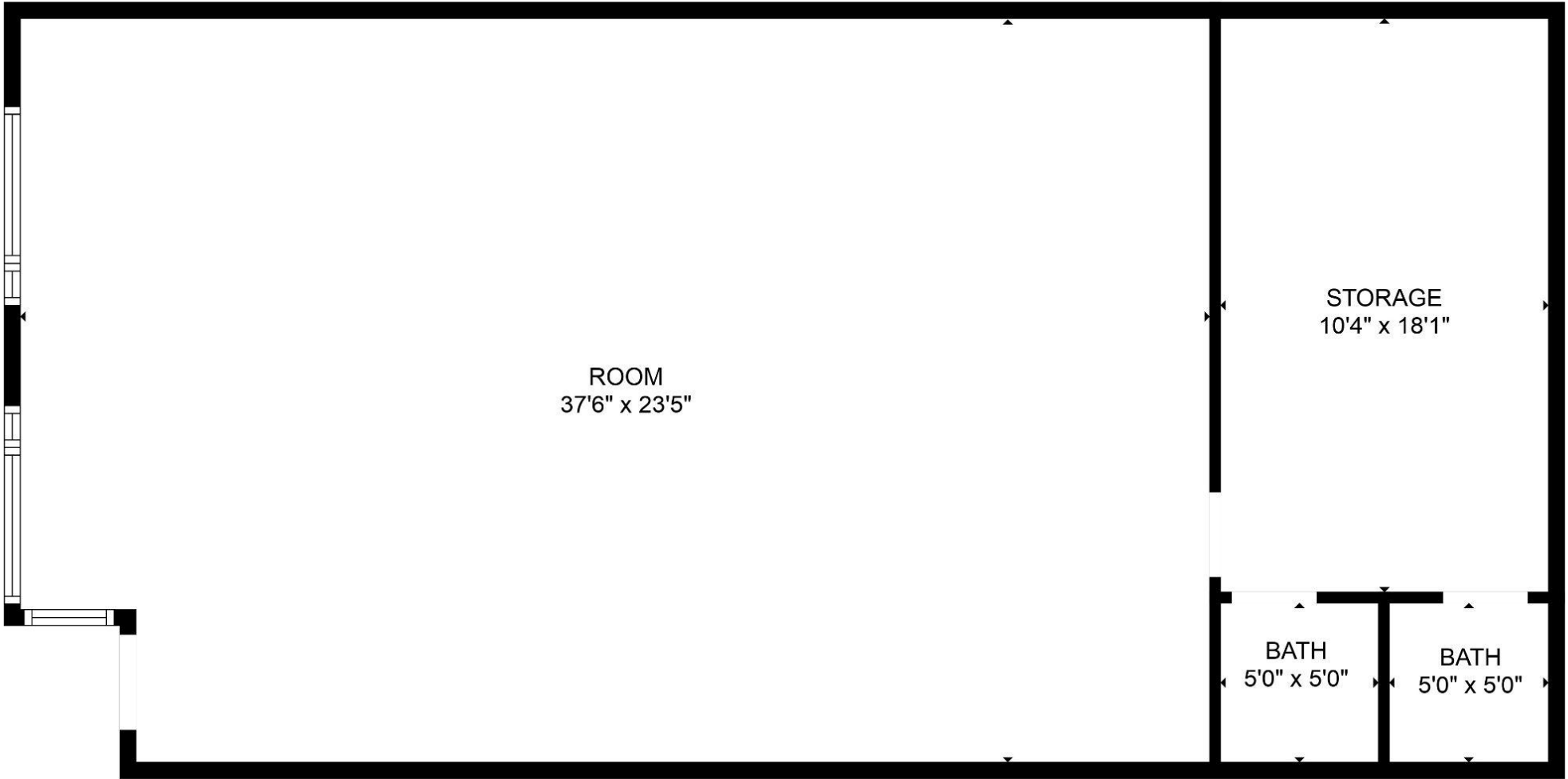


- **High Visibility:** Prominent display windows ensure excellent exposure.
- **Convenient Location:** Close to major North-South routes and key Cape Cod connectors.
- **Functional Layout:** Open floor plan with storage area and two restrooms.
- **Comfort & Convenience:** Air-conditioned space with off-street parking.
- **Strong Traffic:** High daily traffic counts, with peak volumes during summer.

INTERIOR PICTURES

4 Barlow's Landing Road, Unit 7, Pocasset, MA





ESTIMATED AREAS
GLA FLOOR 1: 0 sq. ft EXCLUDED AREAS 1182 sq. ft
Total GLA 0 sq. ft, total area 1182 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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ABOUT

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